

\$775,000 - Ne Quarter 17- 38- 8- W5, Rural Clearwater County

MLS® #A2224356

\$775,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 160.00 Acres

NONE, Rural Clearwater County, Alberta

160 Acre Sanctuary in the magnificent Clearwater County, Alberta, Canada, just west of Cow Lake off secondary Hiway 752. Approximately 135 acres of pasture, /hay land, a great treed shelter belt on all sides and fenced on all sides. Ponds, natural springs, creek, a touch of marsh terrain and bush cover are perfect natural assets to have for the complete self-contained resources needed for a new homestead or business venture with endless possibilities. Bear, moose, deer, not kitty cats, coyotes, and all the little critters share this piece of splendor along with one or two mythical creatures that drop by unannounced. A long list of fruits and berries like wild straw berries, saskatoons berries, choke cherries, as well as cranberries are here, there and everywhere in the bushy north end area of this full quarter. So many wonderful spots to build your home, so many beautiful spots that need not be disturb at all. Very seldom does this west country land change hands but, this is an opportunity to buy into the Province of Alberta and own what so many only dream of owning one day. Please be very respectful of the land and all the surrounding nature if you are able to successfully bookalook at all the splendor this quarter section has to offer and to see firsthand the endless possibilities the great west can provide you, and or, you and yours. Two surface leases generating approximately



\$12500/year.

Essential Information

MLS® #	A2224356
Price	\$775,000
Bathrooms	0.00
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Ne Quarter 17- 38- 8- W5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Amenities

Waterfront	Creek, Pond, Stream
------------	---------------------

Additional Information

Date Listed	May 23rd, 2025
Days on Market	12
Zoning	Ag

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.