

\$2,500,000 - Twp 314, Rural Bighorn No. 8, M.D. of

MLS® #A2245154

\$2,500,000

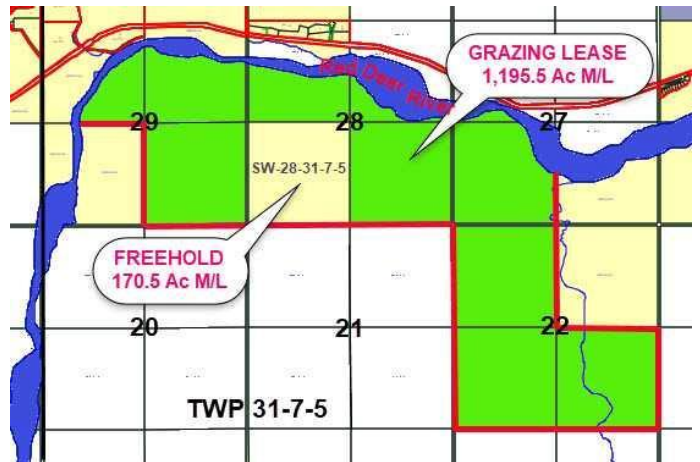
3 Bedroom, 1.00 Bathroom,
Agri-Business on 170.50 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

FOR SALE BY PHASED TENDER. Discover an outstanding chance to acquire approximately 1195+ acres of prime grazing leased land with a 10-year lease, complemented by an additional 170+ acres of freehold deeded land that creates a superb blend of ranching and recreational real estate in Alberta's picturesque foothills.

The ranch headquarters is thoughtfully equipped with a charming traditional log cabin that features stainless steel appliances, a wood-burning stove, three bedrooms, one bathroom, wood and tile flooring and plenty of windows to enjoy the rare and breathtaking views. Outside, you'll find a 40x60 Quonset barn, an older corral system and a 30x40 barn with a loft, ready to support a smooth operational transition for experienced cattle producers or outdoor enthusiasts alike.

Located just 24 miles southwest of Sundre, this ranching operation sits along the scenic south bank of the Red Deer River, offering panoramic views, natural? and breathtaking beauty and productive land. The property features a balanced mix of open meadows, treed areas, numerous natural springs, and fertile pastureland delivering excellent grazing potential. The grazing lease can support up to 233 AU. The parcel is naturally secured with the river forming a robust northern boundary. ?This amazing property is connected to roughly 70,000 acres of crown land directly accessible from the property. South of the



property, there is public land that can be grazed by cattle with an application process and would also be valuable for recreational use. With its prime location, proven productivity, and solid infrastructure, this property presents a rare investment opportunity for seasoned ranchers, recreation buyers, or anyone looking to expand into Alberta's sought-after ranching territory. NOTE THAT THE LIST PRICE IS THE OPENING TENDER.

Essential Information

MLS® #	A2245154
Price	\$2,500,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Acres	170.50
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

Community Information

Address	Twp 314
Subdivision	NONE
City	Rural Bighorn No. 8, M.D. of
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking	Gravel Driveway
Waterfront	River Access, River Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Natural Woodwork, Open Floorplan, Beamed Ceilings, Wood Counters
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Lot Description	See Remarks, Views, Secluded
Roof	Metal
Construction	Log
Foundation	Wood

Additional Information

Date Listed	August 6th, 2025
Zoning	AG

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

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.