

\$1,985,000 - 30217 5-4 Township, Rural Pincher Creek No. 9, M.D. of

MLS® #A2248675

\$1,985,000

5 Bedroom, 2.00 Bathroom,
Agri-Business on 158.97 Acres

NONE, Rural Pincher Creek No. 9, M.D. of,
Alberta

Rare Opportunity â€” 158.97 Acres with Home,
Shop, and Exceptional Grazing Land

Just south of Pincher Creek, this beautiful property offers a unique chance to own prime agricultural land with stunning mountain views, abundant water, and multiple purchase options. Buy the full 158.97 acres with residence, shop, and grazing land, or choose between the two individual parcels to suit your needs.

Option 1 â€” Full Package (158.97 Acres)
â€¢ 152.5 acres of productive, well-fenced grazing land with multiple cross-fences
â€¢ 6.47-acre parcel featuring a 2,000 sq. ft. home, heated shop, and cold storage
â€¢ Two scenic ponds, one with an elevated upper bench overlooking the valley and mountainsâ€”ideal for a future build site or peaceful retreat
â€¢ Excellent mix of open pasture and treed areas that attract wildlife
â€¢ Municipal road access from both the north and west sides

Option 2 â€” Grazing Land Only (152.5 Acres)
â€¢ Quality grazing land with hay production potential
â€¢ Good fencing, cross-fencing, and natural shelter from tree stands



• Two ponds, one with a prime view site
• Road access on north and west boundaries

Option 3 “Acreage with Home & Shop (6.47 Acres)

• Spacious 2,000 sq. ft. home
• Heated shop and additional cold storage
• Well-kept yard and easy access to the main road

Whether you’re looking to expand your herd, establish a homestead, or invest in highly desirable farmland, this property offers flexibility and incredible potential.

MLS# A2248418 (House & 6.47 acres)
MLS # A2248528 (bare land)

Essential Information

MLS® #	A2248675
Price	\$1,985,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Acres	158.97
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	30217 5-4 Township
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

Interior

Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
------------	---

Additional Information

Date Listed	August 13th, 2025
Days on Market	2
Zoning	AG

Listing Details

Listing Office	Real Estate Centre - Fort Macleod
----------------	-----------------------------------

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.