

# **\$476,000 - Ne 19-8-2 W5m Approx 5 Km West Of Hwy 22 & Township Rd 84, Lundbreck**

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MLS® #A2189271

**\$476,000**

0 Bedroom, 0.00 Bathroom,  
Land on 161.00 Acres

NONE, Lundbreck, Alberta

Discover Your Agricultural Paradise in Lundbreck, Alberta! Located in the Municipality of Pincher Creek No. 9, this 161-acre vacant land on NE 19-8-2 W5M is a rancher's dream, a haven for livestock enthusiasts. Enclosed by a secure barbed wire fence, this vacant land promises fertile soil and vast expanses, providing the ideal backdrop for your agricultural masterpiece. What sets this land apart is its status as one of Canada's conserved areas. First of all, it's important to understand that the goal of this CE is to maintain the land use for ranching/cattle grazing, and conserve the natural habitat in the community of the Municipal District of Pincher Creek. Rooted in western heritage, this community gracefully balances growth with environmental preservation. Conveniently located approximately 5 KM west of highway 22 and Township Rd 84, the easement allows for access from the north approximately 2 miles south from Township Rd 85A this property also allows for raising or holding of animals associated with ranching. The landscape features two dugouts, as well as an old water trough and water line. One of the dugouts is dedicated for watering ranching animals, completing the allure of this promising agricultural paradise. Landowners can apply for several grants to assist with improvements to the land such as water wells, dugouts, new fences/electric fences. Don't miss out this



unique opportunity and secure ownership of your very own rural masterpiece! Because of the current CE on this property you are not allowed to build a home.

### Essential Information

MLS® #	A2189271
Price	\$476,000
Bathrooms	0.00
Acres	161.00
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	Ne 19-8-2 W5m Approx 5 Km West Of Hwy 22 & Township Rd 84
Subdivision	NONE
City	Lundbreck
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### Additional Information

Date Listed	January 21st, 2025
Days on Market	155
Zoning	Farmland/Agriculture

### Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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