

\$669,000 - On Highway 761, Rural Clearwater County

MLS® #A2220242

\$669,000

0 Bedroom, 0.00 Bathroom,
Land on 159.33 Acres

NONE, Rural Clearwater County, Alberta

Situated along paved Highway 761, this 159.33± acre, income-generating parcel offers quality fenced, cleared pasture with straight forward access. Surface lease income is generated by the well site in the southwest corner of the property to the amount of \$3000.00 per year. Located 13 minutes from Leslieville and about 30 minutes to Sylvan Lake or Rocky Mountain House, it's within reasonable reach of services while maintaining its quiet rural setting.

The land is open and workable, with a 1.10± acre dugout in the northwest corner providing a natural, year-round water source for livestock. The ground has a gentle lay, making it easy to manage for seasonal grazing or rotational use. Zoned agricultural, it's well suited for cattle or mixed livestock.

Access is directly off pavement, offering reliable entry without the maintenance concerns of gravel roads. A solid, functional piece of pastureland in a practical location.



Essential Information

MLS® #	A2220242
Price	\$669,000
Bathrooms	0.00
Acres	159.33
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	On Highway 761
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 1H0

Exterior

Lot Description	Pasture, Cleared
-----------------	------------------

Additional Information

Date Listed	May 21st, 2025
Days on Market	11
Zoning	AG

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.