

**124041, 280 Range Road Road  
Rural Willow Creek No. 26, M.D. of, Alberta**

**MLS # A2251737**



# \$1,150,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	-		
Lot Size:	160.00 Acres		
Lot Feat:	Farm, No Neighbours Behind, Pasture, Private, Yard Lights		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Claresholm
Basement:	-	LLD:	30-12-27-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Beef, Equestrian

Available now! This quarter section just minutes from Claresholm, Alberta is perfect for a hobby or small farm operation or to add to your current holdings. This property is in a perfect location! From highway 2, going through town you arrive mostly by highway 520 and then maintained road. You'll wish it was a longer drive so that you can enjoy the lush prairie and foothills. The scenery doesn't stop there. The view from the homes is stunning in every direction! Currently this property is arranged to house multiple horses and has additionally held over 200 head of cattle in the past. The majority of the property is used as grass pasture land that has a cross fence roughly half way through. The pens have 3 watering stations run from a 3500 Gal cistern with well access. In the pen area there is also a newer 27'x39' barn with stalls as well as a tack shed behind the home. Need room for equipment? No problem! Just behind the principal home is a 60'x 40' Quonset. This property has two separate homes including a 3 bedroom house over 1600 squ ft with an unfinished basement as well as a 3 bedroom mobile coming in over 1500 squ ft. The home properties are fed from one well while the stock waterers are fed from another shallow well or the cistern. To add there is a brand new paved road to the property as of early October. Certified third party appraisal included in supplements, call your favorite realtor today!