

275083 Twp Rd 41  
Hill Spring, Alberta

MLS # A2267528



**\$899,900**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Cattle		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Garage Faces Front, Gravel Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	40.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Pasture, Rectangu		

**Heating:** High Efficiency, Forced Air, Natural Gas, Wood

**Floors:** Laminate, Wood

**Roof:** Metal

**Basement:** Full

**Exterior:** Brick, Masonite

**Foundation:** Poured Concrete

**Features:** Central Vacuum, See Remarks, Vinyl Windows

**Water:** Cistern, Well

**Sewer:** Septic System

**Near Town:** Hill Spring

**LLD:** 7-4-27-W4

**Zoning:** Agricultural

**Utilities:** -

**Major Use:** Beef

What a stunning view! This 40 acre more or less farm with residence next to Hill Spring has gorgeous views of the southwest rockies with a beautiful wetland on the northeast corner. Currently used as a cattle operation, this farm comes with a 1276 square foot house, well appointed with large living areas upstairs and down as well as a wood burning stove for added ambiance. Already set up with corrals, metal clad shop, barn, carpenter shop, and chicken coop, this property would allow easy startup for anyone looking to start a cattle operation. 22 Acres water rights available