

**412054 Range Road 6-2
Rural Clearwater County, Alberta**

MLS # A2274862



\$900,000

Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Acreage with Residence, Mobile Home-Single Wide	
Size:	1,046 sq.ft.	Age: 1984 (42 yrs old)
Beds:	3	Baths: 1
Garage:	Quad or More Detached	
Lot Size:	154.70 Acres	
Lot Feat:	Pasture	

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	15-41-6-W5
Exterior:	See Remarks	Zoning:	Ag
Foundation:	Wood	Utilities:	Natural Gas Connected
Features:	See Remarks		

Inclusions:	Basement fridge, water softener
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154 acres located on a no exit road north east of Rocky Mtn. House. Approximately 100 acres of arable land that has been used as pasture over the past few years. The residence is a 16 x 66' manufactured home that was custom built in 1984 and moved onto the existing preserved wood foundation. The main floor features a front end living room with a central kitchen/dining room (note the dishwasher was new in November), small bedroom, four piece bathroom and main bedroom at the far end. Downstairs is a rec room with a walk out on the north side, bedroom, office or storage room, and a large laundry room. The 40 x 60' Quonset has a concrete floor and a 16' mezzanine at the south end. There is an older set of corrals and stock waterer, and a wood boiler that services the house but has not been used in several years. Two surface leases on the property with annual incomes of \$2100 and \$2800.