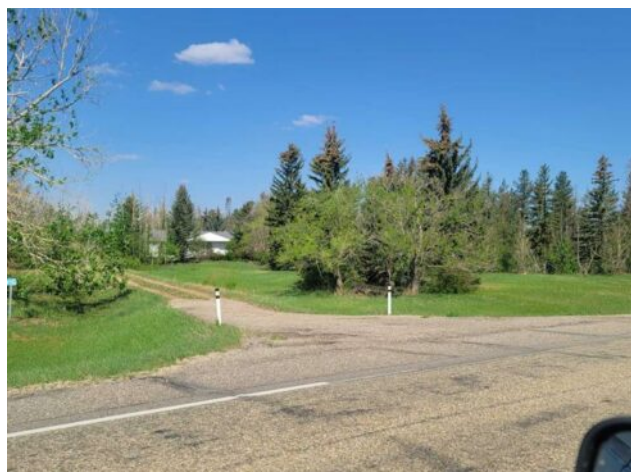


39114 Highway 36  
Rural Paintearth No. 18, County of, Alberta

MLS # A2201874



## \$549,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	1950 (76 yrs old)
Beds:	-	Baths:	-
Garage:	Gravel Driveway		
Lot Size:	155.47 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	-	Sewer:	Other, Septic Tank
Roof:	Metal	Near Town:	Castor
Basement:	-	LLD:	8-39-13-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, High Speed Internet
Features:	-		

Major Use: Beef, Hobby Farm

155.47 acres just north of Castor off highway 36, this mixed farming land has a shelter belt and landscaping trees surrounding a 1612 sq. ft. bungalow. This home was moved there in 1985 on a full basement. It has 3 bedrooms and one bathroom, major renovation is needed. There is also a 2000 sq. ft 3 bedroom, 2 bath, 2 storey older second residence, also needing a major reno. There is 100 Ac. Cultivated with 40 Ac. in grass. Located between the two residences is a large garden, which can be watered from a dugout close by. Great revenue property with rented farm land and house. The property is located only 8 min away from the Valley Ski Hill and the Battle River Valley. Access to the property is very easy and there is good value in the property.