

# **\$1,250,000 - 35532 Range Road 141 Range, Rural Paintearth No. 18, County of**

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MLS® #A2130487

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 160.40 Acres

NONE, Rural Paintearth No. 18, County of,  
Alberta

Full 160 Acre quarter with nice yard site 10 miles south of Castor. Land owner is in the process of applying for a water license for "Land Irrigation". The owner has made a large investment in capital investment to prepare this property for irrigation. There is a substantial accessible water supply and the owner is in the process of working through the process of registering a water license. The irrigation system has been tested and works well. 140 acres cultivated, 10 acre yard site, 10 acres low land, several out buildings. Currently the property is set up to handle 250 to 300 head of cattle with one man and a dog. See attached owner's written description of the current "Operational Beef Farm" This quarter is priced and being sold as irrigatable crop land. Soil is Sandy Clay, with little or no rocks sitting on a natural aquifer. The home is a 1989 16 wide X 72 mobile home. on blocks. The 10 X 16 addition is on a full 8' concrete foundation. There is a high end drinking water system and separate water well for the home in basement of the addition. Water well report indicates 10 gal/ minute.



## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2130487    |
| Price  | \$1,250,000 |

|           |               |
|-----------|---------------|
| Bathrooms | 0.00          |
| Acres     | 160.40        |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Status    | Active        |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 35532 Range Road 141 Range         |
| Subdivision | NONE                               |
| City        | Rural Paintearth No. 18, County of |
| County      | Paintearth No. 18, County of       |
| Province    | Alberta                            |
| Postal Code | T0X0X0                             |

### Amenities

|            |   |
|------------|---|
| Utilities  | Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Phone Not Available |
| Waterfront | Pond  |

### Interior

|            |                        |
|------------|------------------------|
| Appliances | Refrigerator, Stove(s) |
|------------|------------------------|

### Exterior

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Cleared, Gentle Sloping, Pasture |
|-----------------|----------------------------------|

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2024 |
| Days on Market | 469           |
| Zoning         | Agriculture   |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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