



RIVERFRONT Including 1700 acres of land, Alberta, 1,697.00 Acres

\$2,900,000 CAD

- Agriculture, Big Game, Fishing, House, Off-Road, River Frontage

RIVERFRONT incl. 1700 +/- acres!

Recreation, Cattle Farming, Hunting, Fishing. If you become the proud owner of this property you can do it all! Serene green open meadows with a meandering River in the distance. Whispering trees like mature white poplar trees, evergreens and bush shelter. Moose, Elk, Deer, Bear and other wildlife to be found in abundance. Fishing from the Little Smoky River like: grayling, bulls and trout. Saddle your horses and go for a ride in one of the best ranching country you can find. Imagine being able to enjoy all of this on your own property.

Great location; only 25 km. South of Valleyview off highway # 43, at the end of a dead-end road, guaranteeing lots of privacy.

A total of 454 Acres deeded and 1244 Acres Crownland Lease gives you a large parcel of land right along the Little Smoky River. Approximately 9 km. of Riverfront!

All new perimeter fencing and cross fencing.

A great steel panel corral system, incl. cattle shoot means you do not have to worry about the corrals.

4 Outdoor waterers. Steel panels outdoor riding arena and roping area.

Shop; L-shape; 30' x 60' and 24' x 24'. The shop has a concrete floor and is heated with a wood stove. 220 Power.

Machine shed.

Barn; 36' x 42', includes 4 double stalls. Wood floor on concrete beam foundation with 9" of airspace so will never rot. The barn also has a lean-to.

An excellent artesian well provides the water for the property.

There are 2 dug outs on the land.

Around 100 cow/calf pairs can be held easily on the property.

The AUM's for the lease are a total of 320. You can put them in on June 1, and they must be out by November 1 each year.

The Ranch includes a nice totally renovated 2400 sq. ft +/- Bungalow, original from 1982. It features 3 bedrooms, 2- 3 pc. bathrooms. An open floor plan with T & G engineered wood flooring through-out, maple wood cabinets in the kitchen, including an island and all new appliances. For the cold winter evenings there is a wood stove to keep you warm and cozy. Surface Lease revenue of \$ 1100/year. (dry well)

Taxes 2018: \$ 1895.69

Riverfront properties are not that easy to find so do not miss out on this opportunity!

Main Info

- Postal / Zip Code : T0H 3N0 • Lot Size Acres : 1,697.00 Acres
- State / Province : Alberta • Dwelling : Yes
- Closest City : Valleyview

Home Info

- Year Built : 1982
- Building Features : Barn, Corrals
- Bedrooms : 3
- Baths : 2
- Elevation : 0

Taxes

Tax Year : 2018

Estimated Taxes per year are \$1,896.00

NW 12-68-22-W5 and more

Broker Info



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