



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**176 , Rural Foothills County TOL 1H0**

MLS®#: **A2101391**      Area: **NONE**      Listing Date: **08/22/24**      List Price: **\$2,395,000**  
 Status: **Active**      County: **Foothills County**      Change: **-\$100k, 05-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Recreational**  
 City/Town: **Rural Foothills County**  
 Year Built: **0**  
 Lot Information  
 Lot Sz Ar: **16,609,863 sqft**  
 Lot Shape:  
 Access: **Gravel Road,Paved Road**  
 Lot Feat: **Few Trees,Pasture,Sloped,Views,Waterfront**  
 Park Feat:

DOM

**90**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating:  
 Sewer:  
 Ext Feat:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:  
 Construction:  
 Flooring:  
 Water Source:  
 Fnd/Bsmnt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**A**

Remarks

Pub Rmks: **Nice mixture of crop land and pasture plus good building sites with views and over half mile of Highwood River frontage. A Total of 381.31 Acres of LAND ONLY. Approximately 150 acres cultivated, 231 acres of pasture and 15 acres Hay-land. Easy access to Hwy 22 (Cowboy Trail) and Longview000. 3 separate titles- NW S17 T18 R2 W5 - 160 Acres, Ptn NE S17 T18 R2 W5 - 67.91 Acres m/l, SW S17 T18 R2 W5 - 153.4 Acres. G.S.T. is payable over and above the purchase price. There is a considerable amount Surface lease on this property. Cattle being watered from a water flood well on the south end of the property. Seller will split the cost of fencing out the SE portion of the section where the house is. . There is NO fence along the river, seller uses electric fence when grazing cattle. Cropland and pasture rented for this season but will be lots of pasture carried over. Seller may consider selling the SW of 17 separately.**

Inclusions:  
Property Listed By: **Set of Steel Corrals  
Royal LePage Solutions**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









