



THE
A-TEAM

**RE/MAX
FIRST**

271126 RANGE ROAD 43 , Cochrane T4C 1A1

MLS®#: **A2108345**

Area: **NONE**

Listing Date: **02/15/24**

List Price: **\$3,999,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
Sub Type: **Agriculture**
City/Town: **Cochrane**
Year Built: **0**
Lot Information
Lot Sz Ar: **6,969,600 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

94
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Cleared**
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc:
Zoning: **AG**

Remarks

Pub Rmks: **Welcome to the east side of the rockies, this 160 acre property 10 mins north of Cochrane includes an amazing mountain view, a 130 acre alfalfa hay field, 800 Amp underground power and natural gas. A great well, out buildings, shelters, a Barn with fenced pens, automatic water bowls to serve 200 head. Powered chicken**

coop. And powered horse shelter with round pen and tack room. The property also includes a 4000 sq ft commercial shop with office, 3pcs washroom and 200 Amp service. boiler slab heat and overhead monorail lift. Build your dream home right here. This property also shares property lines with two gravel companies, this is the fourth quarter to complete a full section mega pit. Make your own deal with them, or start your own business.

Inclusions:
Property Listed By:

all farm chattels are negotiable
Royal LePage Benchmark

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



