

\$3,500,000 - Nw 18-49-5 W5m, Rural Brazeau County

MLS® #E4461982

\$3,500,000

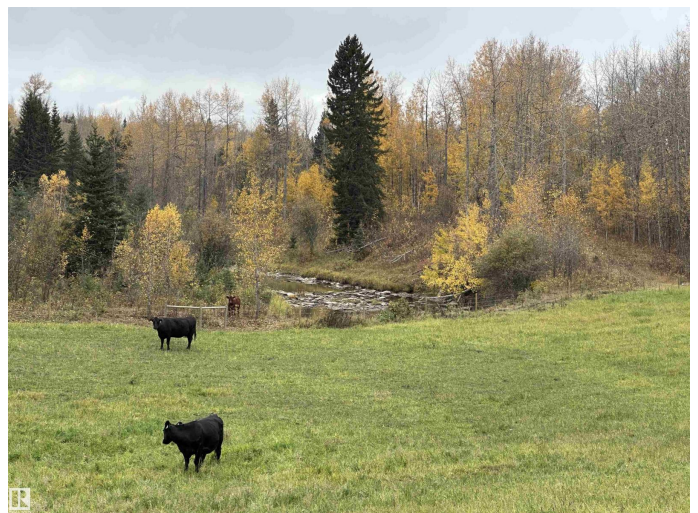
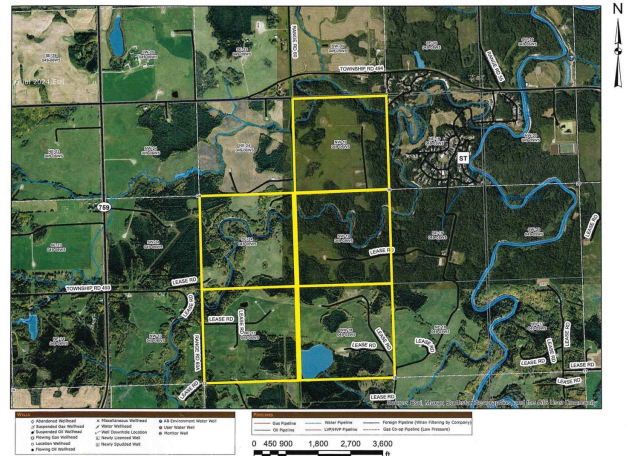
0 Bedroom, 0.00 Bathroom,
Vacant Land on 795.10 Acres

None, Rural Brazeau County, Alberta

WHAT AN OPPORTUNITY to own 4 quarters & take over a lease Qtr. Whether you are looking for starting your own cattle & or horse ranch or just using these properties as an investment. There is 52,455 in surface lease revenue. You could also lease out the quarters if you want the properties for an investment. One qtr. has a lake that would be a great spot to add some cabins, possibly campground with approval. You will find there is ample water for the animals with the modest creek running through the Qtr.'s, ponds, & multiple gates for cattle to move to various areas. The land has a variety of gates for accesses. The Birchwood golf course with restaurant/bar is close by. You are 20 minutes to Drayton Valley or same distance to Breton or Tomahawk. Land is NW-18-49-5 W5M, NW-19-49-5 W5M, NE-13-49-6 W5M, SE-24-49-6 W5M Lease is SW-19-49-5 W5M The creek separates 1 qtr. & lease which is close to Birchwood and the other 3 are together and access is Hwy 39 RR60. Think of the options you could have! (id:6289)

Essential Information

Listing #	E4461982
Price	\$3,500,000
Bathrooms	0.00
Acres	795.10
Type	Vacant Land



Community Information

Address	Nw 18-49-5 W5m
Subdivision	None
City	Rural Brazeau County
Province	Alberta
Postal Code	T0C1W0

Amenities

Amenities	Golf Course
Features	Agriculture
Is Waterfront	Yes
Waterfront	Waterfront on lake

Listing Details

Listing Office RE/MAX Vision Realty



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