



264130 Range Road 71 Rural Bighorn No 8 MD of Alberta

\$3,490,000

Are you a Horse or Car Enthusiast? Either one will find huge value in this One of a kind ranch property with endless opportunities. The buildings are made for the mechanic or body shop, or just showcase your cars and trucks. For the Horse lovers it already has the tack room, cross fenced, the sheds will can be converted to Horse structures plus you can ride the 140 Acres Deeded land plus approximately 1,113 acres leased crown land to the north of the property reaching the Ghost River. The main building is a 5078 sq ft building with amazing mountain views and could be converted to the main house for the property. Currently has a legal suite on one side, two offices and two more larger rooms on the main level. The upper level is open could be renovated into a spectacular home with an existing full length large deck on the south side to take in the mountain views Second residence is a log cabin with kitchen/dining and living room and wood stove on main level, basement has bedroom and washroom space. Large south facing deck. Third residence is a log home on the property with kitchen/living room/ 3 bedrooms and office space. Also a double wide trailer on site. wells, Great tack shop for all your saddles and horse equipment that has been used to run 80 horses on site. There are 4 septic systems plus a commercial septic field. Full commercial power servicing, natural gas, multiple phone lines and internet. Lots of Commercial shops including 64 x 50 ft Hay storage shed with side storage attached 64 x 24. 2nd large storage metal shed 64x 50 ft with concrete floor approx 14 ft ceilings 3 car lifts. 3rd storage shed 50 x 54 is a show room with concrete epoxy floor with heat and AC, interior fully finished with timber beam accents. must see to appreciate the attention to detail. The front half of this building another 48 x 54 storage is plywood wal...

2pc Bathroom 5.83 Ft x 4.75 Ft

Other 6.42 Ft x 10.00 Ft

Recreational Games room 31.33 Ft x 55.58 Ft

Storage 18.11 Ft x 10.00 Ft

4pc Bathroom 10.83 Ft x 5.67 Ft

Bedroom 9.25 Ft x 23.50 Ft

Kitchen 8.25 Ft x 13.83 Ft

Laundry room 11.50 Ft x 12.50 Ft

Listing Presented By:



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4pc Bathroom	7.08 Ft x 4.92 Ft	Living room	9.25 Ft x 17.42 Ft
Recreational, Games room	18.83 Ft x 12.75 Ft	Office	8.83 Ft x 17.00 Ft
Furnace	11.08 Ft x 10.25 Ft	Office	10.83 Ft x 17.33 Ft
Bedroom	12.75 Ft x 18.83 Ft	Recreational, Games room	13.42 Ft x 55.33 Ft
3pc Bathroom	11.75 Ft x 8.17 Ft	Storage	9.17 Ft x 5.25 Ft
4pc Bathroom	8.83 Ft x 5.92 Ft		