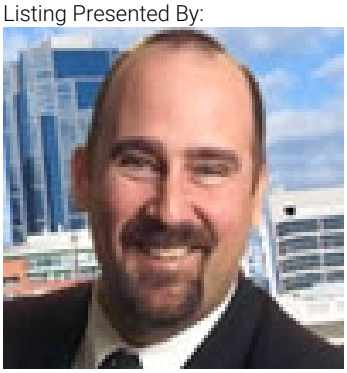


0 394 ave west Rural Foothills County Alberta

$2,000,000

Spring Willow Ranch is for sale. This is your chance to own a highly productive piece of ranch land. Featuring 160 acres of well-managed land in the foothills of Southern Alberta, this exceptional property offers excellent grazing potential, strong agricultural value, and outstanding versatility. Surrounded by farmland yet just minutes from Diamond Valley, it combines rural privacy with convenient access to nearby amenities.Currently set up for livestock, the property includes good perimeter and cross fencing, four deep dugouts with gravity-fed water systems, and a well with a waterer. Springs from the adjacent hills flow through the land--typically year-round--supporting excellent grass growth, a strong carrying capacity for livestock, often producing enough surplus for a cut of hay during the grazing season.Whether you're seeking premium grazing land, a ranch with future homesite potential, or a property with business or event potential within 30 minutes of Calgary, this property offers an excellent combination of grass, water, infrastructure, privacy and location.This quarter section features rolling hills, a small stand of mature trees, water systems, corrals, bins, and a unique saloon-style accessory building with more than 1,600 square feet of space. Previously used for dances and wedding venues, the saloon is a unique piece of cowboy heritage and also offers excellent potential as a ranch market store. With its sweeping views and distinctive character, this area offers excellent potential for a future building site, subject to county approval.The adjacent quarter section is soldThis is truly a one-of-a-kind property and a rare opportunity to own an outstanding piece of Alberta ranch land. (id:6769)

Listing Presented By:



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