



Rural Lac Ste Anne County Alberta

\$1,150,000

Rare opportunity to own 630 acres of mixed bush and pasture near Darwell! This expansive property includes a 1,200 sq ft 3-bedroom, 1-bathroom home, plus a 975 sq ft storage mobile. Sale includes a propane tank, furnishings, and tools, making it move-in ready. Currently generating nearly \$7,000 in passive income from a grazing tenant who is willing to continue leasing, as well as oil and gas well. The land features a 3-acre man-made lake, 3 natural lakes, 100 acres of Black Spruce, and a fully fenced perimeter. Wildlife enthusiasts will appreciate the abundance of wild game, making this the perfect setting for hunting and outdoor activities. With endless possibilities, this property is ideal for farming, recreation, or as a private retreat. This is a rare opportunity to own a full section of land in a prime location, with the flexibility to subdivide into 1/4 sections if desired. Don't miss out on this exceptional offering perfect for those seeking a blend of nature, income, and opportunity! (id:6769)

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
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