$715,000 - 12-65-12-w4 Twp Rd 652, Rural Lac La Biche County

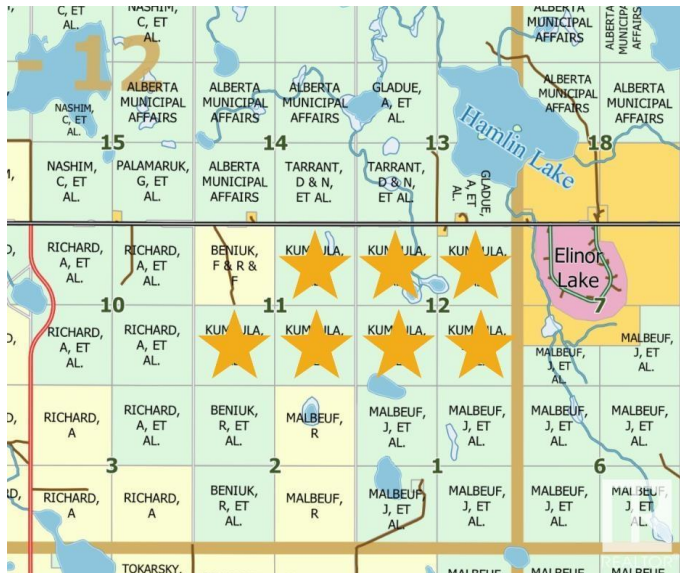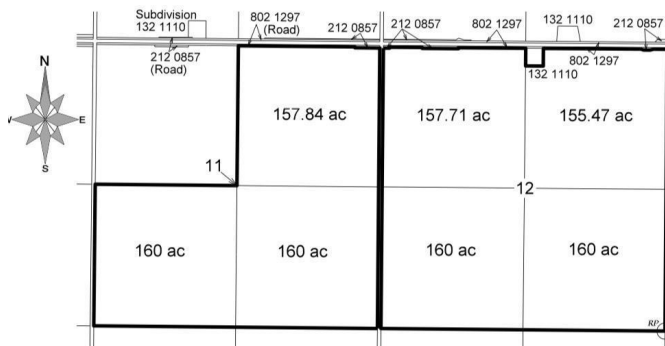MLS® #E4426971

$715,000

0 Bedroom, 0.00 Bathroom,
Rural on 1111.00 Acres

None, Rural Lac La Biche County, AB

Attention Ranchers! Expand your cattle operations with 7 adjoining quarters, grazing lease of over 1110 acres, all with newer perimeter fencing, 3 sections separately fenced. Current AUM of 386. Includes a yearly total oil/ gas revenue of $5500 from 4 wells. Rich pastures have been lightly grazed the last two years, thriving landscape and an abundance of good water throughout. This lease provides an excellent opportunity to manage and operate your livestock in a favourable environment with reliable resources. Ready for your farming operations and dreams to grow!

TOWNSHIP 65 RANGE 12 WEST 4 MERIDIAN

Grazing Lease Area=
1,111.02 Acres (449.61 Ha), more or less.

Essential Information

MLS® #	E4426971
Price	$715,000
Bathrooms	0.00
Acres	1,111.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	12-65-12-w4 Twp Rd 652
Area	Rural Lac La Biche County

Subdivision	None
City	Rural Lac La Biche County
County	ALBERTA
Province	AB
Postal Code	T0A 2L0

Exterior

Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Stream/Pond, See Remarks

Additional Information

Date Listed	March 21st, 2025
Days on Market	20
Zoning	Zone 60