

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

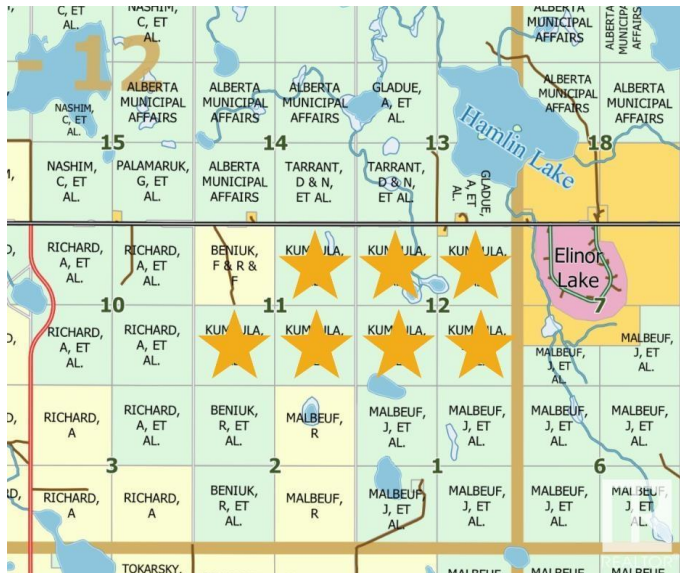
MLS® #E4426971

\$715,000

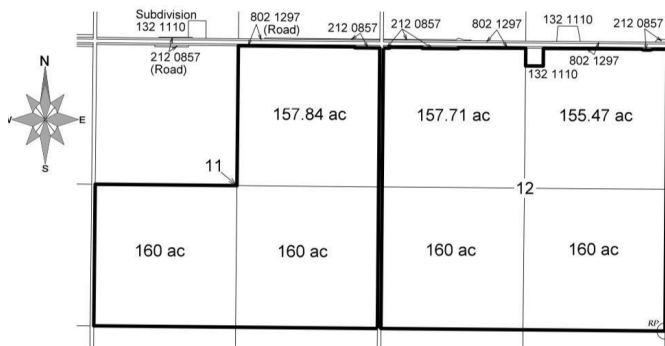
0 Bedroom, 0.00 Bathroom,
Rural on 1111.00 Acres

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 13

Zoning Zone 60

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Listing information last updated on April 3rd, 2025 at 7:32pm MDT