

# \$84,000 - Ne-11-37-6 W5, Rural Clearwater County

MLS® #A2228881

**\$84,000**

0 Bedroom, 0.00 Bathroom,  
Land on 85.10 Acres

NONE, Rural Clearwater County, Alberta

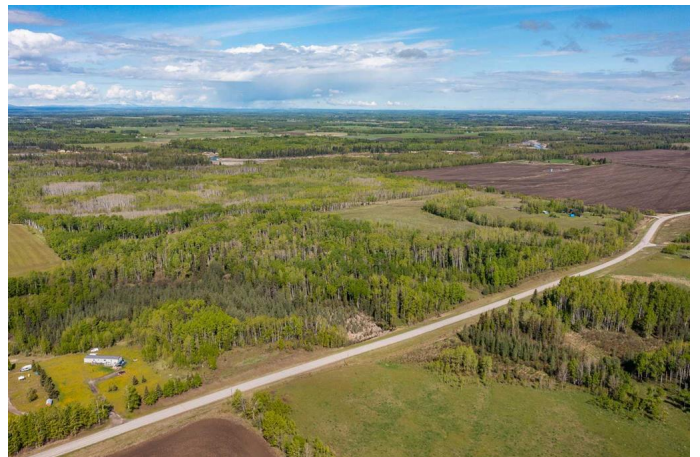
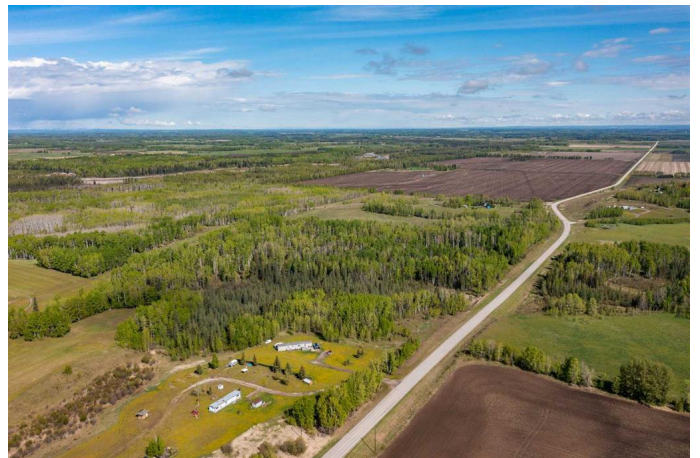
85 Acre Grazing Lease North of Caroline --  
This grazing lease encompasses an 85-acre parcel situated north of Caroline, Alberta, along Range Road 6-1. The land offers a carrying capacity of 42 AUMs, suitable for livestock grazing. The lease provides exclusive rights for grazing purposes, with terms and conditions governed by the Public Lands Act and associated regulations. Leaseholders are responsible for sustainable range management practices to maintain the ecological health of the land. Current lease is a 10 year term (May 01, 2021 to April 30, 2031).

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2228881         |
| Price     | \$84,000         |
| Bathrooms | 0.00             |
| Acres     | 85.10            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Ne-11-37-6 W5           |
| Subdivision | NONE                    |
| City        | Rural Clearwater County |
| County      | Clearwater County       |
| Province    | Alberta                 |



Postal Code           T0M 0M0

**Amenities**

Waterfront            See Remarks

**Additional Information**

Date Listed           June 4th, 2025  
Days on Market       10  
Zoning                Forestry District 1

**Listing Details**

Listing Office         RE/MAX real estate central alberta

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