

\$2,700,000 - 8 Range Road, Rocky Mountain House

MLS® #A2266112

\$2,700,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 0.00 Acres

NONE, Rocky Mountain House, Alberta

A rare opportunity to secure a contiguous 3,834-acre Crown grazing lease located northwest of Caroline and southwest of Cow Lake in the foothills of West Central Alberta. This expansive tract of land is fully fenced and cross-fenced, offering exceptional grazing management and livestock control across rolling terrain with a blend of clear pasture and native grass.

The lease includes multiple artesian wells, creek, a cattle handling pen, and several hundred acres of cleared grazing ground, providing reliable water and strong productivity. With current approved capacity for approximately 500 AUM, there is potential to expand carrying capacity through application.

Surface revenue is generated from existing powerline, gas, and oil infrastructure, adding steady supplementary income to the operation. The property features river frontage and access, offering both practical and natural appeal.

This lease presents an excellent long-term agricultural investment in one of Alberta's most desirable ranching regions – well-maintained, self-contained, and suited for serious cattle producers seeking scale, water security, and operational continuity in a single block of connected land.

LAND INCLUDED AS FOLLOWS W5



35-36-08 NE,NW,SE,SW / W5 36-36-8
SE,SW,NE,NW / W5 01-37-08
NE,NW,SE,SW/ W5 02-37-08 SE,SW,NE,NW
/ W5 11-37-08 SE,SW,NW,NE / W5 12-37-08
SE, SW,NE,NW
LEASE SALE SUBJECT TO PROVINCAL
APPLICATION AND APPROVAL. LEASE
RE-NEWED SEPT. 25, 2025 AND GOOD
FOR 10 YEARS WITH OPTION FOR
CONTINUED RENEWAL

Essential Information

MLS® #	A2266112
Price	\$2,700,000
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	8 Range Road
Subdivision	NONE
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T0M0M0

Amenities

Waterfront	Stream
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Additional Information

Date Listed	October 21st, 2025
Days on Market	3
Zoning	AG

Listing Details

Listing Office	Century 21 Maximum
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