

# **\$134,900 - Ne 35-6-1-w5, Rural Pincher Creek No. 9, M.D. of**

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MLS® #A2203788

**\$134,900**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 81.81 Acres

NONE, Rural Pincher Creek No. 9, M.D. of,  
Alberta

**\*UP FOR BIDS\***

Grazing Lease Opportunity â€“ 81.81  
Acres West of Pincher Creek

This 81.81-acre grazing lease offers excellent pastureland with a 32 AUM capacity, making it an ideal opportunity for livestock grazing. The property is fully fenced with a secure 4-wire fence and features two dugouts for reliable water access. Lush native grasses provide quality forage throughout the season.

A 40' sea-can is included for storage, adding convenience for your operations. Located west of Pincher Creek near the scenic Castle River, this lease combines functionality with a stunning setting.

Annual lease fee: \$292.32

Lease transfer cost: \$3,150.00 + GST

Donâ€™t miss out on this well-maintained and productive grazing lease. Contact us today for more details!



\*All bids must be submitted by 12pm  
on May 2, 2025.

### Essential Information

MLS® #	A2203788
Price	\$134,900
Bathrooms	0.00
Acres	81.81
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	Ne 35-6-1-w5
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### Additional Information

Date Listed	March 19th, 2025
Days on Market	51
Zoning	AG

### Listing Details

Listing Office	Real Estate Centre - Blairmore
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