

# **\$1,040,000 - 40 Township, Rural Pincher Creek No. 9, M.D. of**

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MLS® #A2220157

**\$1,040,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

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

This 160-acre parcel, located at SE1-4-30-W4, is situated two miles west of Twin Butte in the picturesque Yarrow Valley, just 15 minutes from Waterton National Park. The undeveloped land features a diverse landscape, with 5% covered by serene ponds, 40% comprised of native grassland ideal for grazing or conservation, and 55% enveloped in aspen, poplar, and cottonwood trees, creating a private, forested retreat. The property offers stunning views of the Rocky Mountains to the west and south, making it an exceptional setting for a future home, recreational property, or conservation project.

The land supports a rich variety of wildlife, including elk, moose, white-tailed deer, mule deer, black bears, cougars, wolves, coyotes, foxes, and numerous bird species such as hawks, owls, and waterfowl, making it a prime location for hunting enthusiasts. The diverse terrain, with its mix of open grasslands, wooded areas, and water sources, provides ideal habitats for these species, enhancing the property's appeal for recreational hunting or wildlife observation. The land is easily accessible via M.D. road access to the southeast corner, with a partially developed road allowance along the south side and an additional road allowance on the east. Power lines are within one mile, facilitating potential



service connections, and water sources are readily developable. Additionally, the current owners are willing to lease back the land for cattle grazing, providing an immediate income stream for the new owner. This unique opportunity combines the natural beauty, hunting potential, and development possibilities of Alberta's foothills with a practical investment option in one of the province's most scenic regions.

**Essential Information**

MLS® #	A2220157
Price	\$1,040,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Recreational
Status	Active

**Community Information**

Address	40 Township
Subdivision	NONE
City	Rural Pincher Creek No. 9, M.D. of
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

**Additional Information**

Date Listed	May 11th, 2025
Days on Market	2
Zoning	AG

**Listing Details**

Listing Office	2 PERCENT REALTY
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