\$5,999,999 - 70065 Highway #40 Highway, Rural Bighorn No. 8, M.D. of

MLS® #A2241099

\$5,999,999

0 Bedroom, 0.00 Bathroom, Commercial on 83.54 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

-----WATER BEAUTIFUL

AQUIFER POTABLE

WATER----- 83.54 acres of beautiful forested/pastured land overlooking and including a portion of the GHOST RIVER just about one half hour west of COCHRANE ALBERTA. This property has been granted a permit for up to 17 acre feet of aquifer water or approx 4,500,000 canadian gallons of aquifer water yearly. This aquifer flow has never stopped in the time the father of the current owner purchased the property as a homestead. The property was purchased from the C.P.R. in 1921 and has been family owned since then. This 83.54 acre parcel was created along with one more parcel by way of subdivision on the 28th of february 1990. The water lisence was issued under the provisions of the WATER RESOURCES ACT and is current The same authorization for the 17 acre feet yearly DOES NOT EXPIRE. The 83 acres has approx 30acres of pasture on the east and 53 acres of pasture /standing forest on the residual. The eastern portion is very close to the village of WAIPAROUS and with proper application to the M.D. of BIGHORN could result in a desirable subdivision. The property shows the historic value of the ranching industry in this country and there is a horse shelter, quonset, hired hand bunk house, general purpose storage shed and other assorted out buildings. The 1986 ranch



#1-----

Built in 1986

Essential Information

MLS® # A2241099 Price \$5,999,999

Bathrooms 0.00 Acres 83.54 Year Built 1986

Type Commercial Sub-Type Mixed Use

Status Active

Community Information

Address 70065 Highway #40 Highway

Subdivision NONE

City Rural Bighorn No. 8, M.D. of

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T0W 0W0

Amenities

Parking Spaces 10

Interior

Heating Wood Stove, Wood

Cooling None

Exterior

Lot Description Many Trees, Farm, Sloped Down, Treed, Views

Roof Cedar Shake

Construction Cedar

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 110

Zoning CRES

Listing Details

Listing Office Heritage Elite Realty

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