



390039 Range Road 5-4 , Rural Clearwater County, Alberta - \$2,364,000



Main Photo

Property Description

A fully operational, income-generating Equestrian & Event facility on a Qtr section of land, priced below appraised value & well below replacement Value! Located on PAVED Hwy 11, just 32 minutes West of Red Deer on PAVEMENT, this turn-key property includes approx 120 acres of productive HAY LAND & a 25,000 sq ft (100'x250'x20') engineered steel building, purpose-built in 2015. This fully insulated, heated arena features reinforced overhead doors to ensure alternative useage, a temperature-controlled wash bay, private tack room, HRV systems, radiant heaters, and large-scale ventilation—designed to handle commercial-level activity. This exceptional facility currently generates multiple streams of income from

boarding, training, haul-in riders, riding clinics, Jumping, Western/Cattle events, 4H Beef & Horse activities and more. Infrastructure includes a 2022- heated 84'x36' barn with 12 Hi-Hog stalls, complete with auto-waterers, a 2022- 80'x40x16' hay/equipment shed, Steel Pipe paddocks with an approx 65 horse capacity, auto-waterers, fenced and cross-fenced for efficient management. The property is serviced by two water wells, two septic systems, natural gas to the arena & propane to the 2013- 1,520 Sqft 4 Bdrm/2 Bthrm Home and barn. The Viewing lounge with kitchen & accessible bathrooms, enjoys in-floor heat & HRV to add comfort & functionality. The 34'x100' Upper Mezzanine is roughed-in for a kitchen, six bathrooms & two showers—ready for expansion into additional revenue space. Residential option includes a 2013 - 1,520 4 Bedroom modular home or removable to lower the price, with a builder ready to BUILD YOUR CUSTOM DREAM HOME! Paved access on two sides, Mountain views, with major highway infrastructure (Hwy 11 twinning) underway, it will reduce the landbase but this strategically located property has a massive growth potential. ALL essential equipment for continued operations is included but can also be excluded for a reduced price. Whether you want to expand, invest, or own privately with some business income on the side, this property delivers value, infrastructure & opportunity—well BELOW appraised Market Value! NOTE: 2013 Modular Home & ALL Horse equipment, to run the business is included.

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