



51040 Twp Road 864 , Rural Clear Hills County, Alberta - \$799,900



Main Photo

Property Description

Rare Opportunity – 160 Acre Turnkey Farm Property with Home, Hay, Tree Nursery & More!

Welcome to this exceptional 160-acre farm, perfectly set up for a thriving agricultural or ranching operation with all the comforts of country living. This well-rounded property features 120 acres of productive hay land and an additional 25 acres home to a lucrative tree nursery, boasting over 2,000 mature blue spruce trees (4-8 feet tall) planted in 2012—ready for harvest and profit.

Fully fenced and cross-fenced, the land is ideal for horses or cattle and includes six dugouts to ensure ample water supply year-round. The 24x48 barn is ready for livestock with seven stalls, a heated tack room, calving room, and a rolling mill to process your own feed. Three additional horse shelters complete the setup.

At the heart of the property sits a stunning 2,946 sq ft home built in 2018. This spacious residence offers 6 bedrooms, 3 bathrooms, 2 inviting living rooms, and a custom kitchen with a massive island, perfect for



hosting and everyday living. The home features 10' ceilings on the main floor, a heated attached garage, laundry on both levels, a wet bar, and a luxurious master ensuite with a jetted tub.

Outside, you'll find a collection of useful outbuildings including multiple sheds, an older garage, a chicken coop, and a greenhouse. A beautifully treed area with mature spruce includes scenic trails and a private campground—perfect for peaceful getaways or guest enjoyment.

Whether you're expanding your farming operation or looking for a self-sustaining lifestyle in a serene setting, this property offers incredible value and versatility. Don't miss your chance to own this private, income-producing oasis!

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