

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## AGRICULTURE FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Rural Bighorn No. 8, M.D. Of, Alberta

**Listing ID:**  
31393


**MLS ID:**  
A2241099

**\$5,999,999**



 **BOB BOSWELL**  
 (403) 875-0396

 Heritage Elite Realty  
 403-219-2704

 70065 Highway #40 Highway , Rural Bighorn No. 8, M.D. Of , Alberta T0W 0W0

-----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. This aquifer flow has never stopped in the time the father of the current owner purchased as a homestead, the property from the C.P.R. in 1921. This 83.54 acre parcel was created along with one more parcel by way of subdivision on the 28th of february 1990. The water lisein a desirable subdivision.nce was issued under the provisions of the WATER RESOURCES ACT is current and the same authorization 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 house is a Lindel Cedar walkout bungalow with large decks on two sides which take full advantage of the pristine view of the Ghost River and the foothills. All of the afore mentioned are in need of some repair and TLC. but priceless in their unique beauty. WATER is the #1 commodity of the future and is touted as the #1 investment in todays market.

-----WATER IS #1-----

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.