

\$3,500,000 - Nw 18-49-5 W5m, Rural Brazeau County

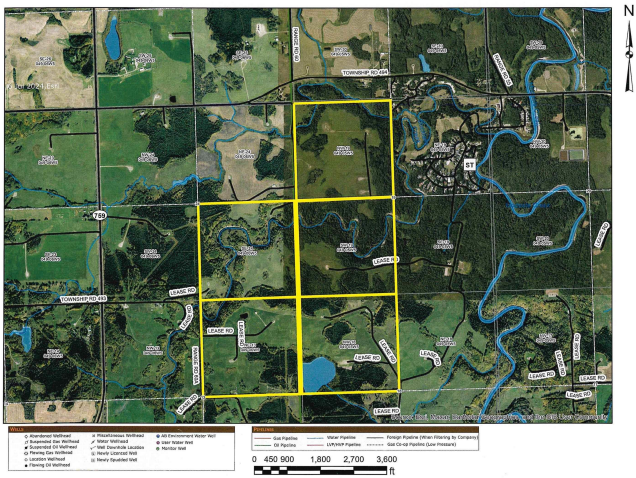
MLS® #E4461982

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Rural on 794.86 Acres

None, Rural Brazeau County, AB

WHAT AN OPPORTUNITY to own 4 quarters & take over a lease Qtr. Whether you are looking for starting your own cattle & or horse ranch or just using these properties as an investment. There is 52,455 in surface lease revenue. You could also lease out the quarters if you want the properties for an investment. One qtr. has a lake that would be a great spot to add some cabins, possibly campground with approval. You will find there is ample water for the animals with the modest creek running through the Qtr.'s, ponds, & multiple gates for cattle to move to various areas. The land has a variety of gates for accesses. The Birchwood golf course with restaurant/bar is close by. You are 20 minutes to Drayton Valley or same distance to Breton or Tomahawk. Land is NW-18-49-5 W5M, NW-19-49-5 W5M, NE-13-49-6 W5M, SE-24-49-6 W5M Lease is SW-19-49-5 W5M The creek separates 1 qtr. & lease which is close to Birchwood and the other 3 are together and access is Hwy 39 RR60. Think of the options you could have!



Essential Information

MLS® #	E4461982
Price	\$3,500,000
Bathrooms	0.00
Acres	794.86

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Nw 18-49-5 W5m
Area	Rural Brazeau County
Subdivision	None
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T0C 1W0

Exterior

Exterior Features	Backs Onto Lake, Creek, Cross Fenced, Fenced, Golf Nearby
-------------------	---

Additional Information

Date Listed	October 13th, 2025
Days on Market	16
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 9:02pm MDT