# \$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

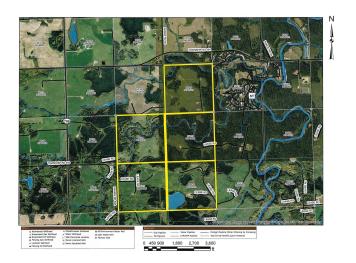
None, Rural Brazeau County, AB

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 gtr. & 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 28

Zoning Zone 90

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Listing information last updated on November 10th, 2025 at 12:17am MST