



For Sale

Township Road 64
Cardston County, AB



**Attractive potential for a picturesque
private rural residence or hobby farm.**

Get more property information

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Platinum member

For Sale

Opportunity

The cultivated land makes up an estimated 110-acres with the remaining 50-acres or so being pastureland and gentle rolling hills. The property also features a 40' x 50' (2,000 sf) metal frame and metal clad quonset accessible via TWP Road 64. The property presents an attractive opportunity for developing a rural residence or hobby farm. This site is picturesque, offering quiet and secluded space to build a dream home with next to no neighbors, yet a convenient distance from amenities.

There is no utility infrastructure on the site.

Property details

OPPORTUNITY

159.21 acres

LEGAL ADDRESS

4;22;6;20;NW

ZONING

Agriculture (AG)

SALE PRICE

\$844,000

TAXES

TBD

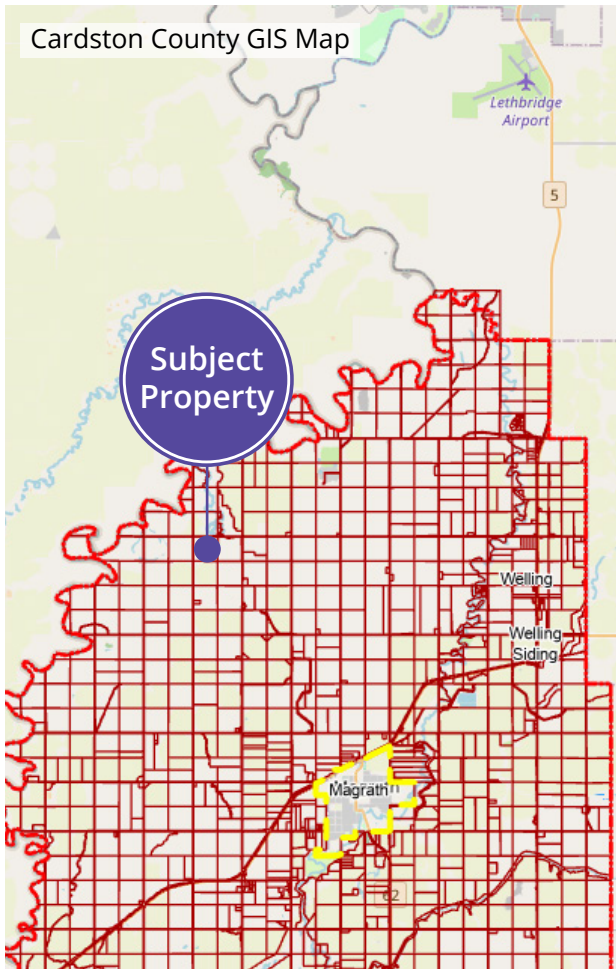
POSSESSION

Negotiable

Location

The subject property is located within Cardston County, approximately 7 miles west of Welling, or 18 miles southwest of the City of Lethbridge. Bordered to the North by Township Road 64, the property is located in a rural agricultural region and features a natural landscape. Day-to-day amenities are conveniently available in the nearby Town of Magrath, while a full range of services and commercial offerings can be found in the City of Lethbridge.





Property highlights



Picturesque rural setting



Court-ordered land sale



50-acres of pasture land & 110-acres cultivated



No existing utility infrastructure



Includes a 2,000 sf metal quonset



Excellent privacy and seclusion



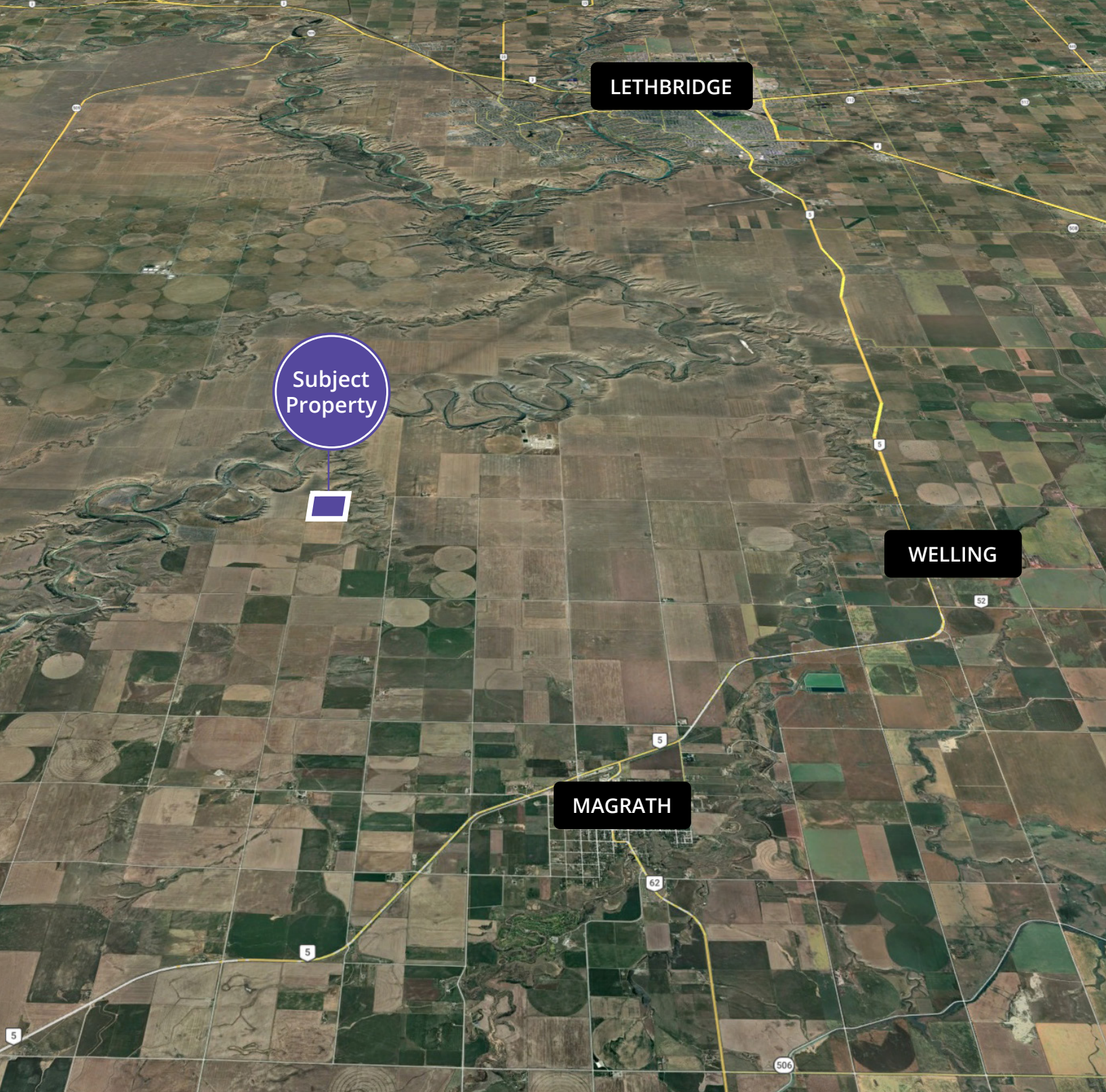
Direct access from existing roads



Quiet location near Welling



Close to amenities in the City of Lethbridge



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