

# \$1,050,000 - 53312 Range Road 105, Rural Yellowhead County

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MLS® #A2139806

**\$1,050,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft  
Residential on 318.02 Acres

NONE, Rural Yellowhead County, Alberta

Make your ranching dreams come true in Yellowhead County with this rare and ready-to-go 320-acre farm, located just 4 km south of Chip Lake and minutes from pavement. Comprised of two adjoining quarter sections, this fully cleared and highly functional property is perimeter and cross fenced, with a strong mix of pasture and hayland thatâ€™s been managed using rotational and bale grazing for the past seven years. Itâ€™s an ideal setup for a young farmer starting out or a seasoned producer looking to expand with ease. The south quarter features a well-maintained 3-bedroom, 2.5-bathroom bungalow with a full basement and recent upgrades throughout. The attached oversized double garage has been converted into a farm product processing space, but could easily be restored to its original use. The developed farmyard offers serious infrastructure, including a 40â€™x80â€™ steel-clad shop/barn with 220v power, nine steel corrals, four automatic stock waterers, multiple open-faced animal shelters (24â€™x40â€™ and 24â€™x50â€™), and a dugout. Reliable water access is ensured with 2 drilled water wells spread across the property. The north quarter is fenced specifically for bison and includes its own power service, a drilled well, pump house, two Ritchie automatic waterers, and a hydrantâ€”making it fully independent and ready for livestock. This quarter can



support a separate herd or expansion into niche markets like bison or specialty breeds. With no chemical use on the property for over three years, this land is also eligible for organic certification, offering additional market potential.

Access is easy via a quiet dead-end road just two minutes off the main route, providing the perfect mix of seclusion and convenience. The nearby communities of Wildwood and Evansburg offer essential services such as schools, banks, grocery and hardware stores, UFA, and community centersâ€”making this a great place to live, work, and raise a family. Whether you're just starting out or ready to grow your operation, this thoughtfully developed ranch property is a rare find in Albertaâ€™s cattle country.

Built in 1974

**Essential Information**

MLS® #	A2139806
Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	318.02
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	53312 Range Road 105
Subdivision	NONE
City	Rural Yellowhead County
County	Yellowhead County

Province	Alberta
Postal Code	T0E 2M0

### Amenities

Parking	Off Street
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### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden
Lot Description	Landscaped, Cleared, Farm, Garden, Lawn, Pasture
Roof	Metal
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	June 7th, 2024
Days on Market	360
Zoning	RD

### Listing Details

Listing Office	Digger Real Estate Inc.
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