

# \$84,000 - Ne-11-37-6 W5, Rural Clearwater County

MLS® #A2228881

**\$84,000**

0 Bedroom, 0.00 Bathroom,  
Land on 85.10 Acres

NONE, Rural Clearwater County, Alberta

85 Acre Grazing Lease North of Caroline --  
This grazing lease encompasses an 85-acre parcel situated north of Caroline, Alberta, along Range Road 6-1. The land offers a carrying capacity of 42 AUMs, suitable for livestock grazing. The lease provides exclusive rights for grazing purposes, with terms and conditions governed by the Public Lands Act and associated regulations. Leaseholders are responsible for sustainable range management practices to maintain the ecological health of the land. Current lease is a 10 year term (May 01, 2021 to April 30, 2031).

## Essential Information

MLS® #	A2228881
Price	\$84,000
Bathrooms	0.00
Acres	85.10
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Ne-11-37-6 W5
Subdivision	NONE
City	Rural Clearwater County
County	Clearwater County
Province	Alberta



Postal Code           T0M 0M0

**Amenities**

Waterfront            See Remarks

**Additional Information**

Date Listed            June 4th, 2025  
Days on Market        98  
Zoning                 Forestry District 1

**Listing Details**

Listing Office         RE/MAX real estate central alberta

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