

\$5,999,999 - 70065 Highway #40 Highway, Rural Bighorn No. 8, M.D. of

MLS® #A2241099

\$5,999,999

0 Bedroom, 0.00 Bathroom,
Commercial on 83.54 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

-----WATER BEAUTIFUL
AQUIFER POTABLE
WATER----- 83.54
acres of beautiful forested/pastured land
overlooking and including a portion of the
GHOST RIVER just about one half hour west
of COCHRANE ALBERTA. This property has
been granted a permit for up to 17 acre feet of
aquifer water or approx 4,500,000 canadian
gallons of aquifer water yearly. This aquifer
flow has never stopped in the time the father
of the current owner purchased the property
as a homestead. The property was purchased
from the C.P.R. in 1921 and has been family
owned since then. This 83.54 acre parcel was
created along with one more parcel by way of
subdivision on the 28th of february 1990. The
water liscence was issued under the provisions
of the WATER RESOURCES ACT and is
current The same authorization for the 17
acre feet yearly DOES NOT EXPIRE. The 83
acres has approx 30acres of pasture on the
east and 53 acres of pasture /standing forest
on the residual. The eastern portion is very
close to the village of WAIPAROUS and with
proper application to the M.D. of BIGHORN
could result in a desirable subdivision. The
property shows the historic value of the
ranching industry in this country and there is a
horse shelter, quonset, hired hand bunk
house, general purpose storage shed and
other assorted out buildings. The 1986 ranch



house is a Lindel Cedar walkout bungalow with large decks on two sides which take full advantage of the pristine view of the Ghost River and the foothills. All of the afore mentioned are in need of some repair and TLC. but priceless in their unique beauty. WATER is the #1 commodity of the future and is touted as the #1 investment in todays market. -----WATER IS #1-----

Built in 1986

Essential Information

MLS® #	A2241099
Price	\$5,999,999
Bathrooms	0.00
Acres	83.54
Year Built	1986
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	70065 Highway #40 Highway
Subdivision	NONE
City	Rural Bighorn No. 8, M.D. of
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0W 0W0

Amenities

Parking Spaces	10
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Interior

Heating	Wood, Wood Stove
Cooling	None

Exterior

Lot Description	Farm, Many Trees, Treed, Views, Sloped Down
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Roof	Cedar Shake
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	26
Zoning	CRES

Listing Details

Listing Office	Heritage Elite Realty
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