

\$379,000 - Se-8-79-8-w6 84 Range, Rural Saddle Hills County

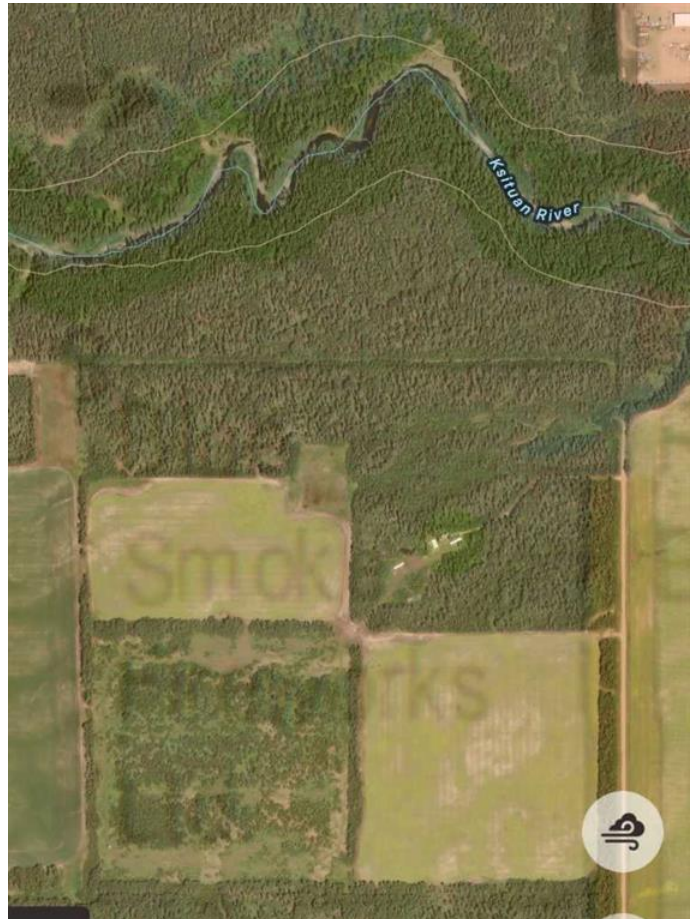
MLS® #A2218711

\$379,000

0 Bedroom, 0.00 Bathroom,
Agri-Business on 0.00 Acres

NONE, Rural Saddle Hills County, Alberta

Wilderness Ready: 161 Acres Off-Grid with Camp, Blinds & Crop Potential | Ksituan River Wildlife Corridor. If you've ever dreamed of land that lets you disappear from the grid, live off the land, and track big game from your front door—this is your calling. Welcome to 161 acres of untouched opportunity nestled just off the Ksituan River—prime hunting territory inside a natural wildlife corridor. Here, deer, elk, and moose aren't passing through—they live here. This is your private basecamp for self-reliance, sustainability, and serious hunting. The Land: 70 acres previously seeded to fescue—open and available for 2025 cropping (barley? oats? your call). Two retro fitted hunting blinds (metal grainaries) with natural mineral lick locations nearby. A dugout, fire pit, maintained trails, and full perimeter access—ready for quads, sleds, or silent walks with your rifle in hand. The Camp: 2008 custom trailer in near mint condition—designed for long stays. Two full private suites each with: kitchens (x2 stoves, oven, fridges, microwaves), bedrooms, tubs/showers, office space, and extra storage. Satellite TV, A/C, roll shutters, BBQ, built-in roof access stairs for convenience and security. Shared laundry, central vac, propane HWT, furnace, water cistern, and underground power ready for solar setup. (100 amp service. Generator wiring to grainery for weather protection. Generator not included.) Extras



That Hit Different: 2024-built 19x42 ft metal shop/garage with gravel floor + dual roll-up doors (power-ready). Includes ride-on mower, old-school farm relics including a vintage Airstream trailer, tractor, plow, seeder, baler. Case Tractor for clearing snow (needs hydraulic ram), 55 ft tractor trailer w/illumination roof for additional storage and meat a locker with freezer unit (fits two elk). Security & trail cams also not included”but the setup is dialed and ready. Drone footage now added! It’s a lifestyle reset for those who crave wild living, off-grid peace, and the thrill of the hunt. Book your private showing today.

Essential Information

MLS® #	A2218711
Price	\$379,000
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Se-8-79-8-w6 84 Range
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T3S 0A6

Amenities

Utilities	Propane
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Additional Information

Date Listed	May 6th, 2025
Days on Market	14

Zoning

AG

Listing Details

Listing Office

eXp Realty



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