



GRASSROOTS
REALTY GROUP

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SE-35-8-2-W4 SE
Rural Cypress County, Alberta

MLS # A2227782



\$36,999,999

Division:	Elkwater		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Medicine Hat
Basement:	-	LLD:	35-8-2-W4
Exterior:	-	Zoning:	A2
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Mixed, Other, Recreational, See Remarks

Rare opportunity for this one of a kind ranch located in the beautiful Cypress Hills of Alberta, 45 mins SE of Medicine Hat and 15 minutes from Elkwater townsite. The property boasts 10,622 acres of prime ranch land. The ranch borders on 20 KM of the Cypress Hills Provincial Park and is 1 hour from the Montana border. There are over 100 natural springs, 4 creeks and 2 lakes, with free flowing spring in each quarter, no breaking ice in the winter. The ranch has a carrying capacity of 800 cows and 42 bulls. Fully outfitted with all the facilities needed to support a successful operation, including a 6,500 sq ft shop, 1000-ton hay shed, and a covered handling shed with scaling facility. There are 4 homes on the property. The main home is an impressive 7,184 sq ft estate home with 9 bedrooms, three car garage, massive kitchen and plenty of space for entertaining. Truly a once in a lifetime opportunity.