



GRASSROOTS
REALTY GROUP

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**Meridian 4 Range 6 Township 12 Section 4 Quarter N
Rural Cypress County, Alberta**

MLS # A2237123



\$1,300,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	Co-operative, See Remarks
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Medicine Hat
Basement:	-	LLD:	4-12-6-W4
Exterior:	-	Zoning:	A2
Foundation:	-	Utilities:	Electricity Connected, Water
Features:	-		

Major Use: Hay

Prime Irrigated Land Near Medicine Hat – 64.76 Acres. Located just off Highway 3 on the outskirts of Medicine Hat, this well-maintained 64.76 acre parcel offers an excellent opportunity for agricultural or investment use. The land is equipped with irrigation, ensuring consistent productivity and crop potential. With convenient highway access and close proximity to city amenities, this property presents a unique blend of rural benefits and urban convenience. Whether you're expanding your current farming operation or seeking land with long-term potential, this parcel is worth a look. S.M.R.D. water rights for 53 acres.