



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12101 Range Road 64
Rural Cypress County, Alberta

MLS # A2251086



\$2,950,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 144.43 Acres

Lot Feat: -

Heating: -

Water: See Remarks

Floors: -

Sewer: -

Roof: -

Near Town: Medicine Hat

Basement: -

LLD: 9-12-6-W4

Exterior: -

Zoning: A1-A2, See Bypass Boundar

Foundation: -

Utilities: -

Features: -

Major Use: Hay

For sale is an exceptional agricultural investment. This 144-acre irrigated parcel includes 142.5 Acres of SMRID Water rights and 7 Tower Valley Pivot. Strategically located just outside the city of Medicine Hat. Premium highway frontage along Highway 3, this property offers excellent accessibility, and convenience for farming operations, transportation, and potential future development. Whether you're an established farmer looking to expand or an investor seeking high-yield land, this turnkey irrigated acreage is ready to deliver outstanding productivity and value.