



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

13308 Range Road 32
Rural Cypress County, Alberta

MLS # A2255308

\$1,125,000



Division: NONE

Cur. Use: See Remarks

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 470.00 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Medicine Hat

Basement: -

LLD: 14-13-3-W4

Exterior: -

Zoning: A2, Agriculture

Foundation: -

Utilities: -

Features: -

Major Use: See Remarks

Spread across three cultivated quarters, just 30 minutes east of Medicine Hat. Each quarter of farmland is individually fenced with Texas gates and ready for use. There are 3 dugouts in total; two are spring-fed. 1 dugout has a well with a windmill on it. There are also 2 grain bins with steel floors. There is approximately \$6,000/year in well site lease revenue. Quarter 1: NW 14-13-3-W4. Quarter 2: NE 14-13-3-W4. Quarter 3: NE 15-13-3-W4. Land was seeded to Triticale and spring wheat in 2024, and to all Spring Wheat in 2025.