



GRASSROOTS
REALTY GROUP

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Thelma Road
Rural Cypress County, Alberta

MLS # A2260867



\$1,650,000

Division:	Elkwater		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	476.66 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Medicine Hat
Basement:	-	LLD:	26-7-3-W4
Exterior:	-	Zoning:	A2, Agriculture
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef, Hay, Mixed

Nestled in the scenic Cypress Hills of Alberta, this expansive nearly 480-acre property offers a rare opportunity to own prime mixed-use agricultural land. Ideally suited for cattle ranching and hay production, this land combines fertile soils, reliable water sources (2 dams and 1 dugout), and breathtaking views. This is a perfect investment for farmers, ranchers, or those seeking a rural retreat. This property benefits from the region's unique microclimate, which supports robust agricultural yields. The area is known for its rich history, vibrant community, and proximity to outdoor recreational opportunities, including hiking, hunting, and wildlife viewing in Cypress Hills Interprovincial Park.