



GRASSROOTS
REALTY GROUP

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11312 Range Road 63
Rural Cypress County, Alberta

MLS # A2264647



\$12,500,000

Division:	NONE		
Cur. Use:	Agricultural, Commercial, See Remarks		
Style:	-		
Size:	0 sq.ft.	Age:	2007 (18 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	92.96 Acres		
Lot Feat:	Level		
Heating:	-	Water:	Co-operative, Dugout
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Medicine Hat
Basement:	-	LLD:	21-11-6-W4
Exterior:	-	Zoning:	A2, Agriculture
Foundation:	-	Utilities:	-

Features: -

Major Use: Cucumbers, Tomatoes

Modern 10-Acre Greenhouse Facility on 93 Irrigated Acres – Near Medicine Hat, Alberta. Outstanding opportunity to acquire a modern, large-scale greenhouse operation located just 15km from Medicine Hat. This 93-acre irrigated property is zoned Horticulture, offering significant room for expansion and future development. The centerpiece of the property is a state-of-the-art 10-acre (419,328 sq. ft.) Venlo-style poly greenhouse featuring 26 bays (24' x 672' x 21' gutter height) designed for efficient, high-output production. The operation is supported by an 84' x 170' Venlo shop that houses the boiler and irrigation rooms (separated by glass walls) and includes a fully air-conditioned office, accessible washrooms, lunchroom, and mezzanine—all built to commercial code standards. A 17' x 11' walk-in cooler provides additional storage capacity. The water management system is designed for sustainability and efficiency. Rainwater is collected from the greenhouse roof and directed to a 5,000,000-gallon dugout, which is replenished via the SMRID system during summer months to ensure ample supply through the winter. Heating is provided by two 800 HP Crone boilers with Zantingh burners, distributing heat through an integrated pipe and rail system that doubles as transport for electric and hand carts. Key operational highlights include: -CO2 capture system improving plant growth and heat efficiency-Central inflation system for optimal insulation-Argus Titan climate and irrigation control software with 24-hour support-Backup diesel generator with automatic switchover-Fog cooling system for summer operation-Two 41,000-gallon water silos (fresh and recirculated) with advanced filtration -Electric, hand, and maintenance carts included. The property also features a modern Valley pivot

with pumping unit irrigating approximately 40 acres of hayland, and a wheel line with PTO pump servicing an additional 10 acres. A 2007 mobile home (20' x 76', 1,520 sq. ft.) provides comfortable on-site accommodation with 3 bedrooms, 2 bathrooms, central air conditioning, and a 14' x 24' deck—ideal for staff housing or management use. Currently employing approximately 35 workers through the Foreign Worker Program, the operation packages its produce through Redhat Co-op in Redcliff, located just 22 km away. The property is easily accessible, with a paved road within 800 meters of the entrance. This well-maintained and fully equipped facility represents a rare opportunity to acquire a turnkey commercial horticultural enterprise with modern infrastructure, expansion potential, and excellent logistics in a prime Southern Alberta location.