



**162 Hays Rd 30 N**  
**Hays, Alberta**

**MLS # A2290210**



**\$2,750,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	173.86 Acres		
<b>Lot Feat:</b>	Farm, Gentle Sloping, Lawn, No Neighbours Behind, Pasture, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Near Town:</b>	Hays
<b>Basement:</b>	Full	<b>LLD:</b>	28-13-13-W4
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Beef, Hay, Mixed, Pasture

Whether you're looking to expand your existing farming operation or start a new venture in the agriculture industry, this stunning 173.86-acre farm at Hays, Alberta offers everything you need. Hays has a wonderful small town school where students benefit from close knit class rooms and dedicated teachers. This is a beautiful small town where family values and close community still exist. Bordering Crown land and located not far from the Bow River, the property includes irrigation rights—featuring 128.66 acres of flood irrigation. The flood irrigation system operates on pressure alone. No pump is needed, meaning no power bills!!! The irrigated land has been grazed and hayed and will be seeded to oats and hay in 2026. The remaining 45 acres are ideal pastureland—perfect for horses or a few head of cattle. This parcel comes with the option to apply for Hays Grazing Association. Current allotment is 85 pairs or 106 yearling breeding heifers. No value has been assigned to this allotment, but approximately 150 days of grazing adds significant benefit to potential cattle operations. The land includes three dugouts: one designated for the home and yard, with the yard's irrigation also running solely on pressure. The cozy 3-bedroom, 2 bathroom home is well-suited for a young family, and the spacious 4-acre yard provides plenty of room for children to play. The home features a newer tin roof and furnace (both installed in 2021), central air, a central vacuum system along with a Homes Eco-Water treatment system which includes a reverse osmosis system for drinking water. A 40' x 60' shop adds incredible functionality, with in-floor heating on one side—perfect for winter work—and open space on the other side for tractors, vehicles, or other equipment. The shop also features an industrial wood burning furnace which will heat both

sides of the shop. The barn offers 2 double tie stalls, 2 box stalls, a tack room and tack up area. The corrals are designed for flexibility and ease of use, featuring a combination of light panels, windbreak, and heavy-duty panels that are easily reconfigured to suit your needs. Call today for your private viewing!