



12228 Range Road 64  
Rural Cypress County, Alberta

MLS # A2294021



**\$899,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	30.00 Acres		
<b>Lot Feat:</b>	Farm		

<b>Heating:</b>	Central	<b>Water:</b>	Dugout
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-12-6-W4
<b>Exterior:</b>	Log	<b>Zoning:</b>	A1-IDP, Agricultural Dist
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Skylight(s)		

**Inclusions:** Fridge, stove, washer, dryer, shop contents, yard equipment, wood burning heater, water pumps and filters, irrigation equipment. (all inclusions sold "as-is")

UNIQUE PROPERTY just minutes from Medicine Hat city limits. This 30 acre parcel comes with 27 acres of IRRIGATION RIGHTS ! There are 2 Alfalfa fields with wheel move irrigation systems, and a landscaped 3 acre yard in between them. Great Potential to Farm , run Cattle , keep Horses, run a Short Term Rental , Hobby Farm , or any combination of these. Structures include a 2 bedroom ( plus loft ) Cedar Log home, a detached double garage, a 32 x 42 workshop with a concrete floor and tall doors, a 16 x 30 tack hut, and a 22 x 32 barn with corrals and feeders. The property is cross fenced and has a full perimeter fence. The yard has numerous mature fruit trees ( pear , apple , plum ), and even honey supplied from the bee-keepers! The dugout is sourced from SMRID. The A1 / IDP Zoning allows for many options. This property has so much potential. The possibilities here are MANY !