



**GRASSROOTS**  
REALTY GROUP

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**Township Road 121  
Rural Cypress County, Alberta**

**MLS # A2073544**



**\$1,300,000**

**Division:** NONE

**Lot Size:** 50.46 Acres

**Lot Feat:** -

**By Town:** Medicine Hat

**LLD:** 6-12-5-W4

**Zoning:** A1-IDP, Agricultural Dist

**Water:** -

**Sewer:** -

**Utilities:** -

An extremely rare opportunity to buy prime land less than one and a half miles from the city limits of Medicine Hat. Fifty acres of prime irrigated agricultural / residential /commercial land with the best possible water situation. Fifty one acres of SMRID (Saint Mary's River Irrigation District) water rights for agricultural use (FUTURE PIVOT) and an additional West Side Water Co-op connection for year round delivery of potable water for a home should you choose to build one. Three phase power. This land has not been previously available for purchase since the 1950's. <https://www.youtube.com/watch?v=lz-vCgbvI1I>