

# \$1,300,000 - Township Road 121, Rural Cypress County

MLS® #A2086977

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 50.46 Acres

NONE, Rural Cypress County, Alberta

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>



## Essential Information

MLS® #	A2086977
Price	\$1,300,000
Bathrooms	0.00
Acres	50.46
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

## Community Information

Address	Township Road 121
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta

Postal Code            T1A 7G1

## **Exterior**

Lot Description        Near Shopping Center, Seasonal Water, Level

## **Additional Information**

Date Listed            October 18th, 2023

Days on Market        595

Zoning                  A1-IDP, Agricultural Dist

## **Listing Details**

Listing Office           SOURCE 1 REALTY CORP.

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