

# \$2,900,000 - 162 Hays Rd 30 N, Hays

MLS® #A2234047

**\$2,900,000**

3 Bedroom, 1.00 Bathroom, 954 sqft

Agri-Business on 173.86 Acres

NONE, Hays, Alberta

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 offers everything you need. 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, meaning no power bills. Impressively, the irrigated land has only been broken once since 2005, preserving its quality.

The remaining 45 acres are ideal pastureland perfect for horses or a few head of cattle. With the option to apply for Hays Grazing Association the current owners are grazing over 100 head of yearlings this year. 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 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 within the past 3-4 years), along with an Eco-Water treatment system to ensure clean, reliable 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 for hay storage, tractors, vehicles, or other equipment. A small barn offers shelter for a few horses or farm animals. In addition there is 170' x 270' riding arena for the equine enthusiasts.

The corrals are designed for flexibility and ease of use, featuring a combination of light, windbreak, and heavy-duty panels that are easily reconfigured to suit your needs. Additional features include two stock waterers in the pens and a solar-powered stock waterer in the pasture. Call today for your private viewing!

Built in 1952

**Essential Information**

MLS® #	A2234047
Price	\$2,900,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	954
Acres	173.86
Year Built	1952
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

**Community Information**

Address	162 Hays Rd 30 N
Subdivision	NONE
City	Hays
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K1B0

**Amenities**

Parking	Garage Door Opener, Single Garage Attached
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# of Garages 1

### Interior

Appliances Central Air Conditioner, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### Exterior

Lot Description Gentle Sloping, Lawn, No Neighbours Behind, Treed, Farm, Pasture

Roof Metal

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 24th, 2025

Days on Market 38

Zoning AG

### Listing Details

Listing Office Real Estate Centre

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