

# \$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       552

Zoning                A1-IDP, Agricultural Dist

## **Listing Details**

Listing Office         SOURCE 1 REALTY CORP.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.