

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

MLS® #A2073544

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Land 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=Iz-vCgbvI1I>



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2073544        |
| Price     | \$1,300,000     |
| Bathrooms | 0.00            |
| Acres     | 50.46           |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

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

Postal Code            T1A 7G1

## **Exterior**

Exterior Features    Dog Run

## **Additional Information**

Date Listed            September 19th, 2023

Days on Market       578

Zoning                 A1-IDP, Agricultural Dist

## **Listing Details**

Listing Office           SOURCE 1 REALTY CORP.

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