

\$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
Sold Price	\$1,100,000
Bathrooms	0.00
Acres	50.46
Type	Land
Sub-Type	Commercial Land
Status	Sold

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
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Additional Information

Date Listed	September 19th, 2023
Date Sold	August 23rd, 2025
Days on Market	704
Zoning	A1-IDP, Agricultural Dist
HOA Fees	0.00

Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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