

# \$2,950,000 - 12101 Range Road 64, Rural Cypress County

MLS® #A2251086

**\$2,950,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 144.43 Acres

NONE, Rural Cypress County, Alberta

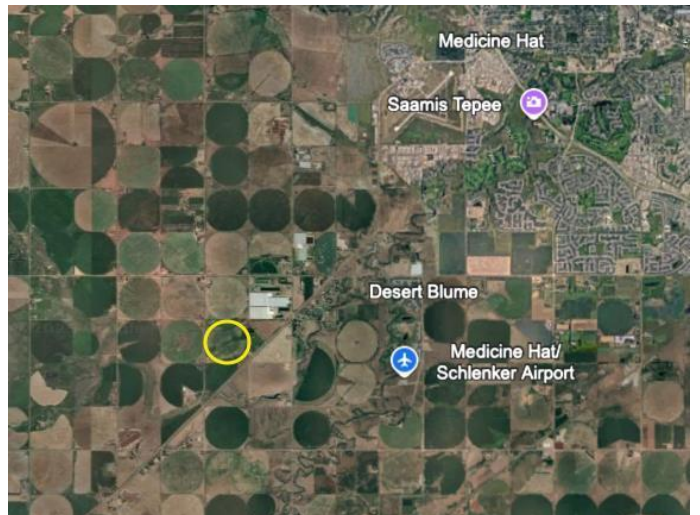
For sale is an exceptional agricultural investment. This 144-acre irrigated parcel includes 142.5 Acres of SMRID Water rights and 7 Tower Valley Pivot. Strategically located just outside the city of Medicine Hat. Premium highway frontage along Highway 3, this property offers excellent accessibility, and convenience for farming operations, transportation, and potential future development. Whether you're an established farmer looking to expand or an investor seeking high-yield land, this turnkey irrigated acreage is ready to deliver outstanding productivity and value.

## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2251086      |
| Price      | \$2,950,000   |
| Sold Price | \$2,875,000   |
| Bathrooms  | 0.00          |
| Acres      | 144.43        |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Sold          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12101 Range Road 64 |
| Subdivision | NONE                |



|             |                      |
|-------------|----------------------|
| City        | Rural Cypress County |
| County      | Cypress County       |
| Province    | Alberta              |
| Postal Code | T0K1Z0               |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 22nd, 2025         |
| Date Sold      | September 11th, 2025      |
| Days on Market | 19                        |
| Zoning         | A1-A2, See Bypass Boundar |
| HOA Fees       | 0.00                      |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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