

# \$1,050,000 - 44 Rge Rd, Rural Cypress County

MLS® #A2163226

**\$1,050,000**

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

NONE, Rural Cypress County, Alberta

Prime Land Opportunity in Cypress, MD!

Explore 49.61 acres of versatile land with exceptional features:

40 acres of productive farmland  
Well-maintained perimeter fencing  
SMRID turnout (currently without water rights)  
Domestic water co-op share available on-site  
Direct access to paved RR 55 Hwy, just 1 mile south of Medicine Hat, AB  
3 acres of established trees  
2-acre groundwater pond  
Perfect for a potential home site, greenhouse, tree nursery, hobby farm, or development project. A prime location with endless possibilities!



## Essential Information

MLS® #	A2163226
Price	\$1,050,000
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

## Community Information

Address	44 Rge Rd
Subdivision	NONE

City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 4H8

### **Additional Information**

Date Listed	September 5th, 2024
Days on Market	206
Zoning	Ag

### **Listing Details**

Listing Office	Real Estate Centre - Coaldale
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