

\$5,850,000 - On Rge Road 71, Rural Cypress County

MLS® #A2174389

\$5,850,000

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

NONE, Rural Cypress County, Alberta

Irrigation Land for Sale!

Location: NE 35-12-7 W4 & SE 35-12-7 W4

NE 35-12-7 W4:

156.36 acres m/Â total

150 acres of SMRID water rights

Newer Reinke 7-tower pivot with corner arm

New 100hp pump, turnout, and controlsÂ (also
services the South 1/4)

SE 35-12-7 W4:

Approximately 145 acres (note: yard currently
being subdivided)

86 acres of SMRID water rights (pivot
coversÂ 124 acres; additional water rights will
need to be purchased or leased)

Newer Reinke 7-tower pivot

Soil Quality: Excellent lighter soils, perfect for
row crops!

Donâ€™t miss this opportunity to invest in
agricultural land with top-notch irrigation
infrastructure.

Essential Information

MLS® #	A2174389
Price	\$5,850,000
Bathrooms	0.00
Acres	0.00



Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	On Rge Road 71
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 4H8

Additional Information

Date Listed	October 21st, 2024
Days on Market	165
Zoning	AG

Listing Details

Listing Office	Real Estate Centre - Coaldale
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