



162 Hays Rd 30 N
Hays, Alberta

MLS # A2290210



\$2,750,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	173.86 Acres		
Lot Feat:	Farm, Gentle Sloping, Lawn, No Neighbours Behind, Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Near Town:	Hays
Basement:	Full	LLD:	28-13-13-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Beef, Hay, Mixed, Pasture

Whether you're looking to expand your existing farming operation or start a new venture in the agriculture industry, this stunning 173.86-acre farm at Hays, Alberta offers everything you need. Hays has a wonderful small town school where students benefit from close knit class rooms and dedicated teachers. This is a beautiful small town where family values and close community still exist. Bordering Crown Land and located not far from the Bow River, the property includes 128.66 irrigated acres. The existing irrigation system operates on pressure alone, helping keep annual electricity costs extremely low, an excellent advantage for any farming operation. The irrigated land is in to oats and hay this year. This parcel comes with the option to apply to the Hays Grazing Association for 2027. The current allotment is 85 pairs or 109 yearling breeding heifers. No value has been assigned to this allotment, as they are not bought and sold but approximately 150 days of grazing adds incredible value to potential cattle operations. The property is also fenced and cross fenced for rotational grazing and the remaining 45 acres are ideal pastureland, perfect for horses or a few head of cattle. The land includes three dugouts: one designated for the home and yard, with the yard's irrigation also running solely on pressure. The cozy 3-bedroom, 2 bathroom home is well-suited for a young family, and the spacious 4-acre yard provides plenty of room for children to play. The home features a newer tin roof and furnace (both installed in 2021), central air, a central vacuum system along with a Homes Eco-Water treatment system which includes a reverse osmosis system for drinking water. The impressive 40' x 60' shop is well equipped for both practicality and efficiency, offering ample space for storage, equipment maintenance, and day to day operations. Stay

warm while keeping costs down with the commercial wood burning furnace capable of heating the entire shop, or enjoy the comfort of in-floor heat in the work shop area. The barn offers 2 double tie stalls, 2 box stalls, a tack room and tack up area. The corrals are designed for flexibility and ease of use, featuring a combination of light panels, windbreak, and heavy-duty panels that are easily reconfigured to suit your needs. Call today for your private viewing!