



12228 Range Road 64
Rural Cypress County, Alberta

MLS # A2294021



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,215 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	30.00 Acres		
Lot Feat:	Farm		

Heating:	Central	Water:	Dugout
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	17-12-6-W4
Exterior:	Log	Zoning:	A1-IDP, Agricultural Dist
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Skylight(s)		

Inclusions: Fridge, stove, washer, dryer, shop contents, yard equipment, wood burning heater, water pumps and filters, irrigation equipment. (all inclusions sold "as-is")

UNIQUE PROPERTY just minutes from Medicine Hat city limits. This 30 acre parcel comes with 27 acres of IRRIGATION RIGHTS ! This is a SIGNIFICANT ASSET; having agricultural water rights! There are 2 Alfalfa fields with wheel move irrigation systems, and a landscaped 3 acre yard in between them. Great Potential to Farm , feed some Cattle , keep Horses, run a Short Term Rental , Hobby Farm , or any combination of these. Structures include a 2 bedroom (plus loft) Cedar Log home, a detached double garage, a 32 x 42 workshop with a concrete floor and tall doors, a 16 x 30 tack hut, and a 22 x 32 barn with corrals and feeders. The property is cross fenced and has a full perimeter fence. The yard has numerous mature fruit trees (pear , apple , plum), and even honey supplied from the bee-keepers! The dugout is sourced from SMRID. The A1 / IDP Zoning allows for many options. This property has so much potential. The possibilities here are MANY !