



**11232 Black & White Trail  
Rural Cypress County, Alberta**

**MLS # A2303885**



**\$2,475,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	74.70 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Medicine Hat
<b>Basement:</b>	-	<b>LLD:</b>	20-11-5-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	A2, Agriculture
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** See Remarks

Exceptional agricultural opportunity just 6 minutes south of Medicine Hat. This 78 acre parcel offers a strong combination of productive land, established infrastructure, and income or operational potential. The property features pasture and reseeded grassland, complete with fencing, corrals, and a stock waterer, making it well-suited for livestock operations. Zoned agricultural, this parcel provides flexibility for a variety of uses including farming, ranching, or business ventures. A standout feature is the impressive range of outbuildings, including an 80' x 40' insulated shop with two overhead doors and a 2-piece bathroom, a 50' x 30' insulated shop, and a 21' x 26' shop. These buildings offer excellent capacity for equipment storage, workshop space, or commercial use. Also included on the property is a stunning 2,522 sqft walkout bungalow featuring 5 bedrooms, an office, den, and 4 full bathrooms. With close proximity to city amenities and a full complement of functional improvements already in place, this is a rare opportunity to acquire versatile agricultural land in a highly desirable location. This property must be sold with attached acreage listing - MLS A2301844. Asking price includes both properties.