



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**Hwy 524**  
**Rural Taber, M.D. of, Alberta**

**MLS # A2324738**

**\$7,220,000**



<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Cattle, Pasture		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	476.52 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Hays
<b>Basement:</b>	-	<b>LLD:</b>	33-12-12-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	FR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Beef, Calf, Pasture

476.52 acres of beautiful land surrounded on 3 sides by the Bow River. Located just East of Hays this prime property includes 340.53 Acres of Bow River Irrigation District irrigation rights. There are 4 pivots included for maximum irrigation coverage. Currently running cattle but suitable for a variety of crops or operations. Easy access from HWY 524 and multiple options for building sites to put up a home with stunning views.