



GRASSROOTS
REALTY GROUP

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Township 120
Rural Cypress County, Alberta

MLS # A2331595



\$1,100,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** -

Beds: - **Baths:** -

Garage: -

Lot Size: 92.66 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Medicine Hat

Basement: -

LLD: 6-12-5-W4

Exterior: -

Zoning: HWYC, Highway Commercial

Foundation: -

Utilities: -

Features: -

Major Use: See Remarks

Excellent 92.66-acre dryland farm parcel located just 3 km south of Medicine Hat on Township Road 120. This well-positioned property offers direct paved access connecting Highway 3 and Highway 1, providing convenient transportation links for agricultural operations. Currently used for dryland farming, the land was previously under irrigation via SMRID (no water rights transfer with the sale). The property sits in close proximity to multiple agricultural service businesses, making it highly functional for ongoing farming activities. Zoned Highway Commercial, this parcel presents outstanding land banking opportunity with strong potential for future value appreciation due to its strategic location and development potential while remaining ideal for continued agricultural use. Perfect holding property for producers or investors seeking exposure to the Medicine Hat area with excellent access and long-term upside. Property photo outline shows approximate boundaries.