



GRASSROOTS
REALTY GROUP

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**Rural Cypress County
Rural Cypress County, Alberta**

MLS # A2337093



\$960,000

Division: NONE

Lot Size: 320.00 Acres

Lot Feat: -

By Town: Medicine Hat

LLD: 9-11-3-W4

Zoning: A2, Agriculture

Water: Co-operative

Sewer: None

Utilities: -

Excellent opportunity to acquire two separately titled quarter sections of land (320-acres total), being sold together, ideally located just off Highway 41 with convenient access to both Medicine Hat and Elkwater. Offering a versatile mix of agricultural use and future possibilities, providing ample grazing land for cattle along with approximately 50 acres currently used for dry hay production. With plenty of open space and a peaceful rural setting, the land also offers potential for a future homesite for those looking to establish a country residence or agricultural operation. The property currently has Elkwater water allotment providing approximately 2 gallons per minute. These water allotment may be transferable to a new owner, subject to approval by the Elkwater Water Co-op. For buyers looking for an even larger landholding, these quarter sections border two additional parcels owned by the same sellers, creating the potential to assemble a larger land package. The adjoining properties include a 20-acre country residential parcel, as well as an 80-acre parcel featuring the owners' residence, barn, Quonset, chicken coops, dugout, berry orchard, and additional grazing land. This presents a unique opportunity for those looking to expand their agricultural operation, create a multi parcel country property, or secure additional land for future use. A unique opportunity to secure a substantial piece of land in a desirable southeastern Alberta location, whether for grazing, hay production, a future country residence, or as part of a larger land package. Both quarter sections must be purchased together.