



GRASSROOTS
REALTY GROUP

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ON HWY 544
Duchess, Alberta

MLS # A2340221



\$3,500,000

Division: NONE

Lot Size: 176.23 Acres

Lot Feat: -

By Town: -

LLD: 13-20-14-W4

Zoning: AG

Water: -

Sewer: -

Utilities: -

Excellent opportunity to acquire 178 deeded acres on two titles in the highly productive Duchess area of Southern Alberta, offering a strong combination of quality irrigated farmland, modern irrigation infrastructure, surface lease revenue, and efficient operating costs. The property includes approximately 160 irrigated acres with 167 acres of first water rights. Irrigation is supplied by a Reinke centre pivot approximately six years old, with a 50 HP booster pump located at the pivot point. Approximately 15.6 additional acres are dyked, with an existing irrigation ditch along the south side. This area is not currently being utilized or maintained by the owner but provides existing infrastructure should a future owner wish to make use of it. The land is predominantly Class 2 soil and is exceptionally flat and level, providing an excellent agricultural land base with efficient field operations and irrigation. The property has been maintained in a hay rotation and is now ready to transition into a new cropping program. The existing crop is intended to be sprayed out in the fall, leaving the land ready for a new owner to establish the crop of their choice. Adding to the property's investment appeal are two surface lease sites containing three wells, generating approximately \$10,000 annually in surface lease revenue. With pavement access, low property taxes, economical irrigation fees and minimal pumping requirements, this is an attractive opportunity for both established producers and farmland investors. Located in a productive agricultural region known for its long growing season, strong heat units and abundant sunlight, the property offers the flexibility to support a wide range of irrigated crop rotations. A well-positioned irrigated landholding combining quality soils, valuable water rights, modern irrigation equipment, supplemental surface revenue and low carrying costs in one of Southern Alberta's established irrigated farming regions.