

13308 Range Road 32
Rural Cypress County, Alberta

MLS # A2255308

\$1,125,000



Division:	NONE		
Cur. Use:	See Remarks		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	470.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Medicine Hat
Basement:	-	LLD:	14-13-3-W4
Exterior:	-	Zoning:	A2, Agriculture
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

Spread across three cultivated quarters, just 30 minutes east of Medicine Hat. Each quarter of farmland is individually fenced with Texas gates and ready for use. There are 3 dugouts in total; two are spring-fed. 1 dugout has a well with a windmill on it. There are also 2 grain bins with steel floors. There is approximately \$6,000/year in well site lease revenue. Quarter 1: NW 14-13-3-W4. Quarter 2: NE 14-13-3-W4. Quarter 3: NE 15-13-3-W4. Land was seeded to Triticale and spring wheat in 2024, and to all Spring Wheat in 2025.