

# \$5,850,000 - On Rge Road 71, Rural Cypress County

MLS® #A2174389

**\$5,850,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 0.00 Acres

NONE, Rural Cypress County, Alberta

Irrigation Land for Sale!

Location: NE 35-12-7 W4 & SE 35-12-7 W4

NE 35-12-7 W4:

156.36 acres m/lÂ total

150 acres of SMRID water rights

Newer Reinke 7-tower pivot with corner arm

New 100hp pump, turnout, and controlsÂ (also  
services the South 1/4)

SE 35-12-7 W4:

Approximately 145 acres (note: yard currently  
being subdivided)

86 acres of SMRID water rights (pivot  
coversÂ 124 acres; additional water rights will  
need to be purchased or leased)

Newer Reinke 7-tower pivot

Soil Quality: Excellent lighter soils, perfect for  
row crops!

Donâ€™t miss this opportunity to invest in  
agricultural land with top-notch irrigation  
infrastructure.

## Essential Information

MLS® #	A2174389
Price	\$5,850,000
Bathrooms	0.00
Acres	0.00



Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	On Rge Road 71
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 4H8

### **Additional Information**

Date Listed	October 21st, 2024
Days on Market	165
Zoning	AG

### **Listing Details**

Listing Office	Real Estate Centre - Coaldale
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