



## 13308 Range Road 32 , Rural Cypress County, Alberta - \$1,125,000



Main Photo

### Property Description

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.

### REALTOR Referral



P:



REALTOR®

**Mobile:** N/A

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