



## 122057 Rge Rd 200 , Rural Lethbridge County, Alberta - \$1,000



Main Photo

### Property Description

This property will be sold via UNRESERVED Auction through Team Auctions from October 21-23, 2025. Bidding will take place online at the Team Auctions website, where full auction terms and conditions are available.

Calves, sheep, goats, chickens, turkeys.....??

Discover this incredible 8.19-acre property located just north of Hwy 25 in the County of Lethbridge. Featuring a spacious 1,157 sq. ft. home built in 1957, offering 4 bedrooms and 2 baths, with a fully finished

basement. This property boasts a state-of-the-art 160x60 barn constructed in 2021 as well as a 54x24 barn, approximately 20 years old. Barns have been used as a chicken operation but ideal retrofit for calves, sheep, goats, storage, shop or anything requiring well built, well insulated indoor space!

Additional buildings include a 40x60 shop (part calving barn), built in 2013 and fully insulated with a concrete floor (shop portion), a corral setup designed for calving out 120 cows, featuring an excellent tub, crowding, and working system, alongside a concrete silage pit with an 800-ton capacity. NRCB permits in place and current.

Water resources are abundant, with one share in the Lethbridge potable water co-op and a 3,500-gallon cistern, plus an LNID pressurized line for irrigation and a 1.5-million-gallon dugout.

All buildings and improvements on the property are exceptionally well-built and meticulously maintained. The landscaped yard features hand-move sprinklers, mature trees, established lawns, and ample garden and flower bed areas. Don't miss this unique opportunity!

This property is being sold via Team Auctions.

Register to Bid Online!

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Real Estate Centre - Coaldale*



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