

162 Hays Rd 30 N
Hays, Alberta

MLS # A2234047

\$2,850,000



Division:	NONE		
Cur. Use:	Agricultural, Farm		
Style:	-		
Size:	954 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	173.86 Acres		
Lot Feat:	Farm, Gentle Sloping, Lawn, No Neighbours Behind, Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Near Town:	-
Basement:	Full	LLD:	28-13-13-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		
Major Use:	Beef, Hay, Mixed, Pasture		

Whether you're looking to expand your existing farming operation or start a new venture in the agriculture industry, this stunning 173.86-acre farm offers everything you need. Bordering Crown land and located not far from the Bow River, the property includes irrigation rights—featuring 128.66 acres of flood irrigation. The flood irrigation system operates on pressure alone, meaning no power bills. Impressively, the irrigated land has only been broken once since 2005, preserving its quality. The irrigated land has been grazed and hayed. The remaining 45 acres are ideal pastureland—perfect for horses or a few head of cattle. This parcel comes with the option to apply for Hays Grazing Association. Current allotment is 85 cows or 106 breeding heifers. No value has been assigned to this allotment, but approximately 150 days grazing adds significant benefit to potential cattle operations. The land includes three dugouts: one designated for the home and yard, with the yard's irrigation also running solely on pressure. The cozy 3-bedroom home is well-suited for a young family, and the spacious 4-acre yard provides plenty of room for children to play. The home features a newer tin roof and furnace (both installed within the past 3—4 years), along with an Eco-Water treatment system to ensure clean, reliable water. A 40' x 60' shop adds incredible functionality, with in-floor heating on one side—perfect for winter work—and open space on the other for hay storage, tractors, vehicles, or other equipment. A small barn offers shelter for a few horses or farm animals. In addition there is 170' x 270' riding arena for the equine enthusiasts. The corrals are designed for flexibility and ease of use, featuring a combination of light, windbreak, and heavy-duty panels that are easily reconfigured to suit your needs. Additional

features include two stock waterers in the pens and a solar-powered stock waterer in the pasture. Call today for your private viewing!