

# \$36,999,999 - Se-35-8-2-w4 Se, Rural Cypress County

MLS® #A2227782

**\$36,999,999**

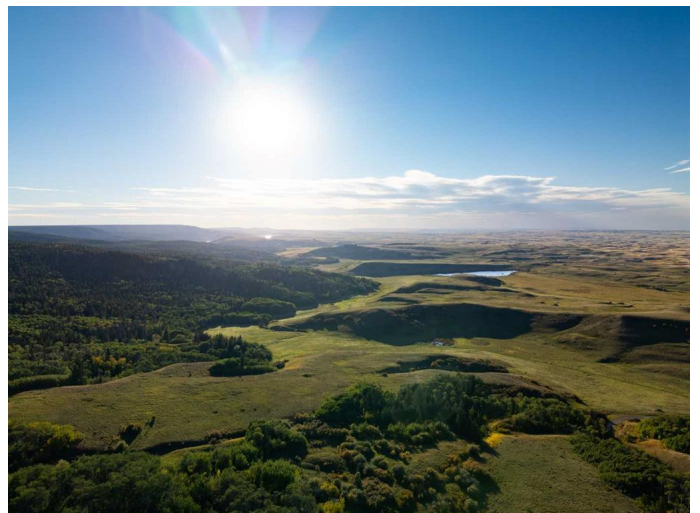
0 Bedroom, 0.00 Bathroom,  
Agri-Business on 0.00 Acres

Elkwater, Rural Cypress County, Alberta

Rare opportunity for this one of a kind ranch located in the beautiful Cypress Hills of Alberta, 45 mins SE of Medicine Hat and 15 minutes from Elkwater townsite. The property boasts 10,622 acres of prime ranch land. The ranch borders on 20 KM of the Cypress Hills Provincial Park and is 1 hour from the Montana border. There are over 100 natural springs, 4 creeks and 2 lakes, with free flowing spring in each quarter, no breaking ice in the winter. The ranch has a carrying capacity of 800 cows and 42 bulls. Fully outfitted with all the facilities needed to support a successful operation, including a 6,500 sq ft shop, 1000-ton hay shed, and a covered handling shed with scaling facility. There are 4 homes on the property. The main home is an impressive 7,184 sq ft estate home with 9 bedrooms, three car garage, massive kitchen and plenty of space for entertaining. Truly a once in a lifetime opportunity.

## Essential Information

MLS® #	A2227782
Price	\$36,999,999
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active



## Community Information

Address	Se-35-8-2-w4 Se
Subdivision	Elkwater
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0K 0B0

## Additional Information

Date Listed	June 9th, 2025
Days on Market	17
Zoning	A2

## Listing Details

Listing Office	ComFree
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.