

# \$2,900,000 - 162 Hays Rd 30 N, Hays

MLS® #A2234047

**\$2,900,000**

3 Bedroom, 1.00 Bathroom, 954 sqft

Agri-Business on 173.86 Acres

NONE, Hays, Alberta

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 remaining 45 acres are ideal pastureland—perfect for horses or a few head of cattle. With the option to apply for Hays Grazing Association the current owners are grazing over 100 head of yearlings this year. No value has been assigned, approximately 150 days grazing. 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



sideâ€”perfect for winter workâ€”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!

Built in 1952

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2234047      |
| Price          | \$2,900,000   |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 954           |
| Acres          | 173.86        |
| Year Built     | 1952          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 162 Hays Rd 30 N |
| Subdivision | NONE             |
| City        | Hays             |
| County      | Taber, M.D. of   |
| Province    | Alberta          |
| Postal Code | T0K1B0           |

**Amenities**

|              |                                            |
|--------------|--------------------------------------------|
| Parking      | Garage Door Opener, Single Garage Attached |
| # of Garages | 1                                          |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Central Air Conditioner |
| Heating      | Forced Air, Natural Gas                                                                      |
| Cooling      | Central Air                                                                                  |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Unfinished                                                                             |

### Exterior

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Gentle Sloping, Lawn, Treed, Farm, No Neighbours Behind, Pasture |
| Roof            | Metal                                                            |
| Construction    | Wood Frame, Wood Siding                                          |
| Foundation      | Poured Concrete                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 106             |
| Zoning         | AG              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.