

AGRICULTURE OR FUTURE DEVELOPMENT! LOCATED JUST OUTSIDE OF LETHBRIDGE CITY LIMITS



**146 ACRES - LOCATED IN THE COUNTY OF LETHBRIDGE
INTERSECTION OF JAIL AND HOWE ROAD
AT NE 35-8-21-W4 ASKING \$8,500,000**

Unlock the potential of this prime piece of agriculture land or future development land—perfect for forward-thinking investors, builders, or developers. With development already booming in the area, this land offers incredible potential. Whether you're thinking country residential, multi-family, or commercial—the possibilities are endless.

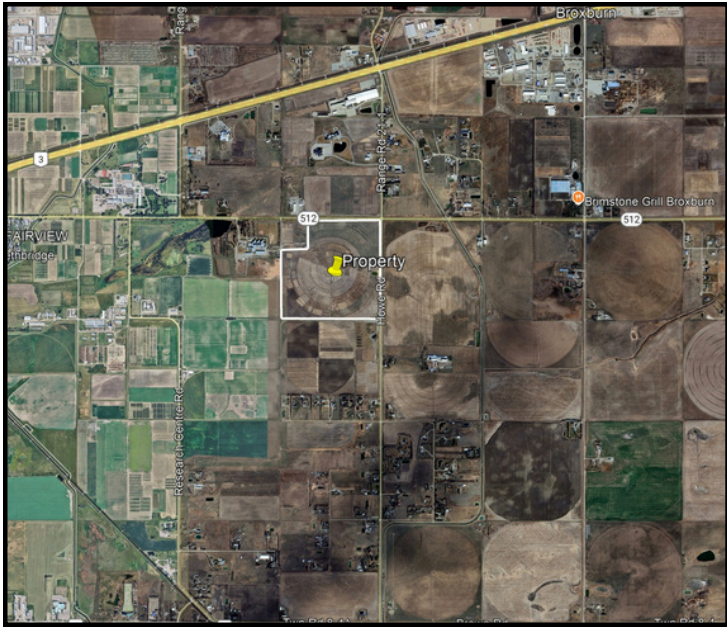
Included in price is 127 Acres of water rights, 2020 Zimmatic pivot, 3 PH Power, Electric Pump.



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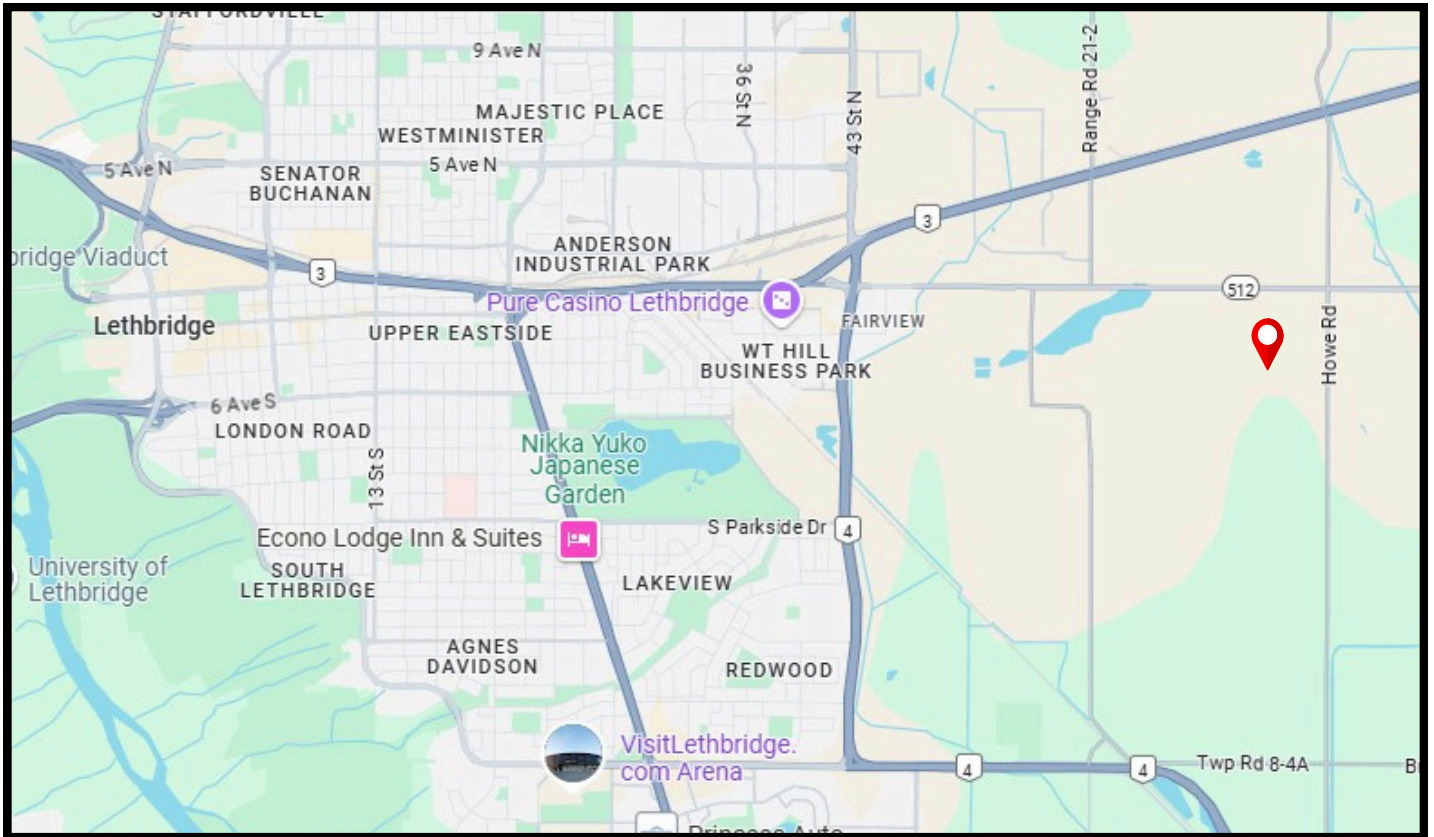
Disclaimer: All information provided is deemed reliable, but is not guaranteed and should be independently verified





Location

Located near 2 busy major Alberta highways and approximately 1 hour to the Canada - US Border



Lethbridge, Alberta, is a vibrant city nestled in the heart of southern Alberta. As of 2023, it boasts a population of 106,550, making it the fourth-largest city in the province. Known for its sunny climate, Lethbridge enjoys over 320 days of sunshine annually, with warm summers and mild winters influenced by the nearby Canadian Rockies.

Historically rooted in coal mining and agriculture, Lethbridge has evolved into a commercial, financial, transportation, and industrial center for southern Alberta. Today, approximately half of its workforce is employed in health, education, retail, and hospitality sectors, with major employers being government-based. The city is home to the University of Lethbridge, renowned for its research programs, and Lethbridge Polytechnic, both contributing significantly to the region's educational landscape.