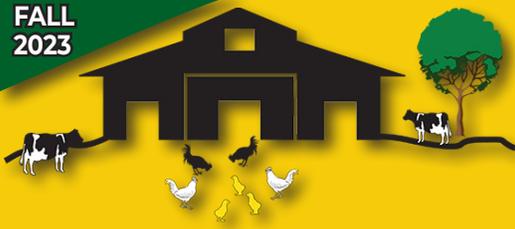


FALL
2023



BC FARM & RANCH REALTY CORP.

BC's Leader in Agricultural Real Estate

We sell acreages just like yours!

TANGLEBANK NURSERY



29985 Downes Rd, Abbotsford

\$4,799,000 | MLS# R2781417

- Iconic Tanglebank Gardens & Nursery and Brambles Bistro
- 20 acres of immaculate grounds w/ turnkey, year round business
- Bistro has rare liquor license on ALR property
- Potential to expand to banquets and/or weddings

PRIVATE PARADISE



9200 Rendell Creek Rd,
Christian Valley

\$3,995,000 | MLS# 10280482

- Over 611 acres of hay, ranch, and timber land
- World class recreation, fishing, hunting and valley views
- Renovated 6 bedroom home plus cabins, workshop with carriage home, barn and more

119+ ACRES & HOME



2760 Petit Creek Rd, Merritt

\$2,599,900 | MLS# 173472

- 2,632 sq ft home on 119+ riverfront acres
- New 1,000 sq ft shop, alfalfa crop, 200 amp service, 5,400 sq ft implement shed and 2,400 sq ft covered cow barn
- Great opportunity to own a beautiful home & property in a serene location.

RIVERFRONT ACRES



152 Salmon River Rd, Salmon Arm

\$1,873,000 | MLS# 10256306

- Riverfront irrigated 17 acres, Buildings High and Dry, never floods
- like new 3600 sq.ft. 3 bedroom rancher with geothermal heating & A/C
- 17x52 RV storage, 26x40 hay shed or storage, 2 bay insulated workshop 28x45
- the land is flat useable acreage planted in Alfalfa grass mix, water lic.

BUSINESS READY



711 256 St, Langley

\$9,500,000 | MLS# R2799249

- Rare 55.55 Acre property w/ huge 2,839 ft - 2 road frontage
- Tons of infrastructure & 3 commercial vehicle parking
- Processing plant, livestock barns, office, workshops & more.
- Main home w/ suite below + mobile

BEAUTIFUL MATSQUI SETTING



35494 Hallert Rd, Abbotsford

\$2,130,000 | MLS# R2794395

- House, workshop, chicken coop & barn on 7.99 acres (not in ALR)
- 2 bdrm/2 bath home (potential for more bdrms in basement)
- Plenty of natural light in living & family rooms, both with natural gas fireplaces
- Backyard with patio, pasture, fruit trees

GREAT LOCATION



43151 Quesnel Hixon Rd, Quesnel

\$3,900,000 | MLS# R2731189

- Versatile 1,600 acre ranch
- Foley Ranch - historically a popular fishing resort located directly on Nelson Kenny Lake
- Timber value based on 2021 report

CHARMING COUNTRY MANOR



2240 256 St, Langley

\$10,998,000 | MLS# R2761858

- 156 park like acres with a 2-storey, 4,633 sqft home
- 2 caretakers cottages
- majestic old growth forests

PARKVILLE AREA



Lot 138 Shawn Road, Coombs

\$2,050,000 | MLS# 937849

- Over 160 acres, located mins from Parkville
- Mainly level parcel w/ approx 80 acres cleared & balance in marketable timber
- Great Mt. Arrowsmith views would make a great dream home/farm location

7 AC HARRISON LAKE



6222 Else Road, Agassiz

\$1,790,000 | MLS# R2757125

- Located a few minutes from Harrison Lake & from Agassiz town centre
- Fully usable, flat land
- Many barns & entirely fenced
- Facing sunny side with beautiful views

32 ACRES IN MISSION



10979 Farms Rd, Mission

\$3,199,900 | MLS# R2779301

- Income producing blueberry farm planted in Duke & Bluecrop varieties
- 1200 feet frontage w/ 2 driveways
- Property is on city water & has good rental income monthly

HOME & SHOP ON 38+ ACRES



3476 Highway 97, Cache Creek

\$959,000 | MLS# 173148

- 3,300 sqft home w/ floor to ceiling windows on south west side framing a panoramic valley view
- 5 bdrms & 4 baths, family room, flex space, decks & covered patio
- Property Fenced & cross fenced w/ 2 livestock shelters & a waterer

1-888-852-AGRI (2474)

www.bcfarmandranch.com



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SILVER VALLEY



24320 Fern Cres. Maple Ridge
\$1,999,999 | MLS# R2792994

- Private oasis on a no-thru road
- 2,437 sqft French provincial inspired home with 5 bdrms, 4 baths
- 2 stall barn w/ paddocks
- Endless trails in nearby Golden Ears Park

GREENHOUSE OPERATION



9860 272 St. Maple Ridge
\$5,562,000 | MLS# R2802026

- 15.02 acre property with 2 road frontages & private drive
- State of the art greenhouse facilities w/ 38,000 sq ft of growing space & automated controls
- Over 31,000 sq ft of warehouse space for processing & manufacturing w/ office & conference areas
- Ideal for agri-business, including vegetable farming & potential for Agri-tourism

EQUESTRIAN CENTRE



13634 Harris Rd. Pitt Meadows
\$3,699,000 | MLS# R2777590

- 5 acres located in prime Pitt Meadows location
- Cozy 3 bedroom home
- 5 stall barn with suite above
- 2 large indoor arena, one with 6 stalls and one with 30 attached stalls
- 18 large outdoor paddocks

EXECUTIVE ACREAGE



5800 28 Ave. Delta
\$5,375,000 | MLS# R2793678

- 10.85 acres w/ custom 3,418 sq ft home & 3 car garage
- Home has primary on main, vaulted ceilings & lg windows
- XL 3-bay workshop has 1,916 sq ft of living space above
- Great visibility for signage - ideal for home based business

135+ ACRES & 3 HOMES



3820 64 St. Delta
\$13,900,000 | MLS# C8046346

- 135 acres on 1 title w/ 3 road frontages
- 3 tenanted homes & leased land in corn & potato crop
- Municipal water, 3 phase power at the lot line
- 50' x 100' Shop

2.3 ACRES ON CITY WATER



5941 268 St. Langley
\$2,199,000 | MLS# R2762850

- Updated 3 bdrm & 4 bath home
- Surrounding mountain views
- Fenced & gated; horse barn that would also make a good workshop

LANGLEY TROUT FARM



7272 252A Crescent, Langley
\$2,449,000 | MLS# R2762850

- 5.4 acre trout farm in North Langley
- 3,490 sq/ft rancher, 6 beds/4 baths, in-law suite
- 3 concrete ponds for fish raising, concrete raceways, lg reservoir pond
- 6 year round artesian wells, natural gas & standby generator

10 ACRE ESTATE



2619 256 Street, Langley
\$6,999,000 | MLS# R2801819

- 4 bed, 4 bath 6,000 sqft modern farmhouse
- Gated 10.7 acres
- Curated antique lighting, bespoke front door and custom bocci lighting
- Entertainers dream with a pool, cabana, outdoor kitchen and expansive pond

10 ACRE FARM W/ RENTAL INCOME



3342 232 St. Langley
\$3,988,888 | Exclusive

- 10 acre farm in the Township of Langley
- Approximately 25,000 sq ft building currently leased
- Greenhouses, shop, older home
- Currently producing rental income

HWY 1 & 264 STREET



26502 52 Ave, Langley
\$2,999,999 | MLS# R2781246

- Gorgeous 4 bdrm custom built estate home w/ 3,500 sq ft on 5 acres
- 3 bdrm mobile home w/ huge deck overlooking the yard & pond
- Large multi-bay shop w/ 2 overhead doors & upper man cave
- RV pad w/ hook ups
- Private & secluded but easy highway access

CUSTOM HOME



25491 40 Ave, Langley
\$2,950,000 | MLS# R2793517

- 5 acres w/ custom 2,132 sq ft home set far off the road
- Great 40 x 40 shop w/ large bay door on concrete slab
- Spacious 3 bed/2 bath renovated mobile w/ own patio
- Lots of outdoor space & 3 commercial vehicle parking

2 STRATA LOTS!



26138 56 Ave, Langley
\$3,099,700 | MLS# R2778095

- Nearly 1 acre w/ 2 homes on 2 strata lots w/ city water
- Custom 6,230 sq ft main home w/ legal 2 bed suite above the garage
- Gorgeous patio for entertaining + 2 garages (one detached)
- Second 2 bed/ 1 bath home w/ lots of storage & fenced yard



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HOUSE & ACREAGE



962 235 St, Langley
\$4,199,000 | MLS# R2798297

- 4.2 acre parcel with custom built home in covered area close to trails
- 4 stall barn & 80 x 200 riding ring
- Round pen, fenced pastures, gated entry

31+ ACRES OF ROLLING HILLS



2866 256 St, Langley
\$7,288,000 | MLS# R2796685

- 4,163 sq ft executive home
- Fully fenced with 2 barns; 20 stalls total
- 1,132 sq ft suite above 4 car garage
- 13' x 240' outdoor arena

SOUTH FACING 8+ ACRES



100 238 St, Langley
\$2,799,000 | MLS# R2796010

- Beautifully kept 3 bdrm/2 bath rancher
- Overlooking your own rolling hay fields
- Large 30 x 60 - 3 bay shop
- 7 stall barn & fully fenced
- Dry with no creeks & very clean

EQUESTRIAN ESTATE



21283 8 Ave, Langley
\$3,799,000 | MLS# R2795986

- Campbell Valley Park prime location
- 4.8 Acres on a quiet no-thru street
- Half covered 70 x 200 indoor arena
- Round pen, 9 stalls with all year weather adjoining paddocks, heated tack room, wash rack, covered hay storage
- 3 storey - 3,600 sq ft home

FULLY RENOVATED



26815 20 Ave, Langley
\$2,450,000 | MLS# R2790960

- 4.22 Acres on quiet no-thru street w/ 3,600 sq ft - 6 bdrm/ 5 bath home
- Renovated home w/ new roof, windows, plumbing & more
- Large 294 ft frontage & 2 driveways + park 3 commercial vehicles
- Additional \$3,100 rent from small barn & RV pads

47 ACRE DAIRY FARM



38704 Vye Rd, Abbotsford
\$5,995,000 | MLS# R2771879

- 6 bedroom home extensively updated, huge covered deck
- Multi-bay cow barn w/ 2 drive thrus; 145 comfort stalls
- Double-5 milking parlour & 2034 US gallon milk tank
- 31 x 88 shop w/ 3 bays, 2 bay bunker, each 20 x 150 (12' high)

DAIRY FARM



27625 Gray Ave, Abbotsford
\$10,000,000 | MLS# C8045892

- Fully operational dairy farm
- 3 cow barns, young stock barn, maternity barn
- Westfalia parlour system, back flush system, 6000 Gallon stainless steel milk tank & more

FOR SALE OR LEASE



1831 Peardonville Rd, Abbotsford
Call for Price | MLS# Exclusive

- Over 200,000 sq/ft of growing space
- Outdoor growing beds with irrigation
- Various greenhouse structures
- Office assembly, lunchroom, washrooms

MATSQUI ACREAGE



31105 Olund Rd, Abbotsford
\$2,595,000 | MLS# R2745720

- Gorgeous acreage right on the edge of town
- 3 lg bedrooms & 3 baths plus den all on the main floor
- Attached double garage, 18' x 26' back deck
- 143' of frontage with room for a new shop or truck parking!

PEACEFUL & PRIVATE



4210 Gladwin Rd, Abbotsford
\$2,199,900 | MLS# R2802602

- 5.13 Acres w/ 2,566 sq ft home at end of long driveway boasting amazing views
- 4 bed/ 2.5 bath home w/ huge primary suite sits out of floodplain
- Lot of space on property to park trucks or build your dream shop
- Great location just minutes from Abbotsford city centre, MEI, etc

2 HOMES ON 9+ ACRES



7395 Walters St, Abbotsford
\$3,099,000 | MLS# R2790928

- 2 homes on 9.34 acre blueberry farm
- Main house offers 7 bdrms/8 baths w/ 5,000 sq ft
- Good rental income
- Full production blueberry

HOME & BARN - 49+ ACRES



39539 Vye Road, Abbotsford
\$6,100,000 | MLS# R2768919

- Large rancher style home w/ 6 bdrm & 3 baths
- Multiple barns in good condition, ideal for cattle or equestrian/agri-ventures
- HUGE 4-bay shop, 98' x 39' with 12' overhead doors
- High quality soil, 2 road frontages, city water & natural gas



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82+ ACRES IN SUMAS



1760 Whatcom Rd, Abbotsford
Call for Price | Exclusive

- 82.8 acres divided between 2 titles
- Highly productive land, ample water available
- 2 homes; a 2 bdrm/1 bath over full unfinished basement & a 2 bdrm/1 bath, 1,092 sq ft rancher
- Conveniently located near Hwy 1, US border, amenities

2 LEGAL HOMES!



29939 Harris Rd, Abbotsford
\$3,448,800 | MLS# R2793311

- 18.58 acre parcel w/ 4,190 sq/ft main home & 3 bed modular home
- Detached 1,008 sq/ft studio w/ washroom & natural gas heat
- 726' frontage, 2 driveways, massive 18' power gate
- City water at the road, drilled well on property, upgraded hydro

2 FAMILY LIVING



40650 No. 5 Rd, Abbotsford
\$2,899,900 | MLS# R2762678

- 19.32 acres w/ 2,541 sq/ft rancher & 1,980 sq/ft mobile
- 48' x 368' 2-storey layer barn & 40' x 90' pole barn
- Massive 812' frontage w/ 2 driveway
- 1,000 AMP power service, 3 metres & city water!

HIGH EXPOSURE CORNER



40320 No 5 Rd, Abbotsford
\$3,999,800 | MLS# R2762976

- 30.27 acres w/ custom 2017 built 6,000+ sq ft home
- 1,500+ ft frontage on Interprovincial Hwy & No 5 Rd
- Fertile land ready for crops, berries, etc
- Oversized 1,467 sq ft garage & City Water!

INCOME PROPERTY



34486 Clayburn Rd, Abbotsford
\$4,800,000 | MLS# R2782313

- 35 acres w/ 2 homes, city water & 2 road frontages
- Main 2,254 sq ft & smaller 2nd home both rented
- Planted w/ full production Liberty, Elliot, Duke & Bluecrop
- Great exposure for agri-tourism & road sales

MULTIFAMILY LIVING



1436 Hope Rd, Abbotsford
\$4,350,000 | MLS# R2779341

- 2 homes on 9.1 acres out of floodplain on quiet no-thru street
- Main 4,435 sq ft home w/legal 2 bed suite & 2nd 2,073 sq ft home
- Long concrete driveway w/ separate driveway to access field
- Farm status - blueberry planted w/ poles, wires, drip irrigation

STUNNING MT. BAKER VIEWS



562 Short Rd, Abbotsford
\$2,275,000 | MLS# R2776453

- Nearly 2 acres set up for multifamily living on desirable no-thru street
- 3,463 sq ft 4 bdrm/2.5 bath rancher set far off road
- 1,512 sq ft living accommodation w/ attached garage & shop
- Farm status - approx. 1 acre planted w/ no spray blueberries

20 ACRES FERTILE LAND



49408 Chilliwack Central Road, Chilliwack
\$2,475,000 | MLS# R2795186

- 20 acres with 3 bed/2 bath home & great mountain views!
- 40,000 sq/ft greenhouse ready for your ideas
- 2,000 sq/ft & workshop, plus walk in freezer
- Great location - easy access to HWY 1, quiet but minutes to town

INCOME PRODUCING



42050 Keith Wilson Rd, Chilliwack
\$2,185,000 | MLS# R2798991

- 5 acres with rancher & horse boarding facilities in Greendale!
- 3 bed/2 bath home, horse barns, 85' x 200' arena, 60' round pen, 30' x 30' coverall
- Total of 23 stalls (10' x 12'), each serviced w/ power & water
- 6 horse barns w/ turnouts to 25' x 85' paddock, on separate hydro metre

GREAT RENTAL POTENTIAL



42522 Keith Wilson Rd, Chilliwack
\$3,498,000 | MLS# R2795191

- 23 acres w/ 2 homes & 2 road frontages (Keith Wilson & Sumas Prairie)
- 25' x 130' barn, 80' x 90' barn, 32' x 725' workshop
- Lg horse barn, 80' x 90' barn, 32' x 725' workshop
- Planted w/ Duke berries in 2017 - coming into great production

INCOME PRODUCING/DEVELOPMENT



Exclusive Listing, Fraser Valley
\$3,300,000 | MLS# Exclusive

- 5.17 acres with 2 homes; strong potential for subdivision and development
- Flat, usable land with 2+ acres of mature timber
- Spacious 4-bed family home AND 2-bed mobile home
- Income generating property with great rental opportunities
- 2 road frontages

15+ ACRE HOBBY FARM



43111 Frost Rd, Lindell Beach
Call for Price | MLS# R2790709

- Private & secluded 15.17 acre hobby farm near Cultus Lake
- 1,565 sq ft 3 bed/3 bath family home w/ deck overlooking fenced pastures
- 35' x 48' barn w/ 4 - 5 stalls, lean-to & turn outs
- Land is fenced & cross fenced & ready for horses, sheep or cattle



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FLAT 21 ACRES IN LAIDLAW



58830 St. Elmo Rd, Laidlaw

\$2,995,000 | MLS# R2800989

- Almost 1000 feet of riverfront along the Fraser River, located 20 minutes from Chilliwack
- Extensively renovated original 1912 farmhouse
- 30' x 80' - 3 bay shop w/ unfinished 2nd storey
- Minutes off Hwy 1; permits and plans available

23+ ACRES, 2 HOMES & SHOP



2689 Sutherland Road, Agassiz

\$2,750,000 | MLS# R2768244

- 6-bay shop measuring 71' x 29' w/ 11' overhead doors
- Rancher style main home with double garage
- 2nd home for family or farmhands
- Three wells, including a high-producing well for irrigation & planting

86+ ACRE FARM - 2 TITLES



735 Tuytens Road, Agassiz

\$5,100,000 | MLS# Pending

- 86.6 acres on 2 titles located in Agassiz
- Multiple dairy barns, 40' x 60' shop & bare land
- 3 bed/2 bath home currently producing rental income
- Property offers seclusion, views, and river access

AMAZING RECREATION



17530 Arbor Rd, Agassiz

\$1,749,000 | MLS# R2772142

- 15.6 acres located minutes from Hwy 7 & Sandpiper Golf Course
- 3 bdrm/2 bath home with 2 spacious decks, above ground pool & hot tub
- Ambling creek & seasonal waterfall right off the back lawn
- 22' x 40' open bay machine shed & 34' x 34' shop w/ lean-to, in-ground hoist, washroom & generator

WEST FRASER FARM



7582 Lands Road, Quesnel

\$1,065,000 | MLS# R2773609

- 192+ acres of micro-climate land w/ kilometre of Fraser Riverfront
- 2,400 sq ft rustic hand-hewn log home
- 2 water licenses for domestic & irrigation use
- 1.5 acres of irrigated market garden & fruit trees
- Pasture and hay as well as timber on the property
- 4 greenhouses, 30x32 shop, 50x60 hay barn, 18x50 tractor shed

MERRITT COUNTRYSIDE HOME



2797 Merrit Spences Bridge Hwy, Merritt

\$895,000 | MLS# 173697

- 5 bed/3 bath exquisite home located in Merritt countryside
- 3,500 sq ft of living space w/ high vaulted ceilings, high end appliances, granite counter tops
- River & valley views; practical workshop with space to add more

28 ACRES IN KINGSVALE



240 Busby Rd, Kingsvale

\$2,199,000 | MLS# 172650

- 4 bed/ 4 bath home on 28 acres overlooking Coldwater River
- 1 hours from Hope & 30 mins from Merritt
- Drilled well, barns, workshop, tack room
- 2 pole barns, garden shed, 2 greenhouses & more

ORGANIC ORCHARD



6722 Meadows Dr, Oliver

\$5,900,000 | MLS# 10271946

- 12.83 acre organic orchard (apricots, peaches, nectarines & more)
- 3 greenhouses measuring 100x20, 60x20 & 100x40 feet
- Approx. 3 acres of the property are used for ground crops
- 5 bdrm home located within town & mins to the lake!

13+ ACRES IN OLIVER



6966 Meadows Dr, Oliver

\$5,400,000 | MLS# 10264493

- 13+ acres within the town of Oliver
- Family home built in 1995 w/ multiple updates & new roof in 2022
- Ideal soil & climate for planting grapes/vineyard or replant of fruit trees
- 2 water licenses & brand new pump house

CROP LAND



857 Lumby Mabel Lake Rd, Lumby

\$2,999,000 | MLS# 10270193

- 160 acres of hay land with irrigation
- Great site for dairy, equine, or orchard
- Usable buildings in place - 13,000 sq ft building plus 10,000 sq ft drive thru barn
- Home on the parcel, fully rented out - top & bottom

HOUSE & ACREAGE



260 Pleasant Valley Rd, Armstrong

\$1,349,000 | MLS# 10263999

- 9.75 acres w/ 1,446 sq ft rancher on unfinished basement
- 3 bdrms; attached garage; high efficiency N/G furnace w/ AC
- 60 x 40 shop, 36 x 24 barn + open storage, 20 x 8 greenhouse
- Flat usable land in hay, fully fenced & some cross fencing

DAIRY FARM



9982 97B Hwy, Enderby

\$4,100,000 | MLS# 10241696

- 69 acres w/ additional rented lands
- 139 freestalls for cows w/ alley scrapers
- Boumatic double 10 parallel rapid exit parlour; 3000 US gal milk tank
- Large concrete manure pit; heated shop; triple concrete bunker silos, hay shed



BC FARM & RANCH REALTY CORP.

INCOME PROPERTY



72 Tomkinson Rd, Grindrod

\$2,990,000 | MLS# 10274010

- Work, Live, Play on this great property
- Profitable home-based business w/ 1.5 million in sales per year
- 40 acres producing 120 tons of hay
- Feed store sells feed, shavings, dog food
- 100 x 125 indoor riding arena
- 1,352 sq ft modular home with AC & N/G, close to Shuswap River

HOUSE & ACREAGE



2015 Kerr Rd, Sicamous

\$1,399,000 | MLS# 10281560

- 20 acre farm w/ irrigation & domestic rights on Owlhead Creek
- 1,500 sq ft 3 bdrm + den home on city water
- 30x32 shop, 3 bay garage, log barn w/ concrete foundation, cattle shed & other outbuildings
- Potential for other farm activities

BARE LAND



1918 Kerr Rd, Sicamous

\$499,000 | MLS# 10281545

- Flat & usable 4.75 acres, rented out for hay
- Close to Hwy 1, fenced - great site for a new home with city water at the road
- Currently part of the 20 acre farm next door - cannot accept an offer until next door has sold
- On a private road, lots of recreational activities nearby

HOUSE & ACREAGE



3631 40 St. SE, Salmon Arm

\$1,299,000 | MLS# 10253254

- 40 acres on 2 titles
- 1,600 sq ft modular home built in 2019
- 28 x 40 metal shop
- Orchard w/ deer fencing, 150 assortment of fruit trees, approx. 20 acres in hay
- 10 acres out of ALR, backs onto Crown Land, 3 wells & city water

LOOKING FOR LAND?

| ADDRESS | SIZE | PRICE | MLS# |
|--------------------------------------|--------------|--------------|-------------------|
| 8063 Douglas Lake Rd, Westwold | 90 Acres | \$555,000 | 162092 |
| 336 Gunter-Ellison Rd, Enderby | 71 Acres | \$1,899,000 | 10252601 |
| 2475 Hilltop Rd, Sorrento | 154+ Acres | \$1,099,000 | 10262725 |
| 5165 Salmon River Rd, Armstrong | 23 Acres | \$749,000 | 10276387 |
| 000 Sunnybrae Canoe Point Rs, Tappen | 110 Acres | \$2,199,000 | 10278665 |
| 8767 Holding Rd, Chase | 105 Acres | \$1,399,000 | 10278823 |
| 1234 Barnes Lake Rd, Ashcroft | 119.92 Acres | \$2,095,000 | 171853 |
| 1234 Whitney Rd, Lillooet | 83.67 Acres | \$859,000 | 172533 |
| 3705 Hot Springs Rd, Agassiz | 18.81 Acres | \$2,900,000 | R2800329 |
| 9860 272 St, Maple Ridge | 15 Acres | \$5,562,000 | R2802026 |
| 103 AC Hyde Buker Rd, Dewdney | 103 Acres | \$7,995,000 | R2752824 |
| 49 AC Hyde Buker Rd, Dewdney | 49 Acres | \$3,925,000 | R2752812 |
| 1760 Whatcom Rd, Abbotsford | 82.8 Acres | \$20,000,000 | Exclusive Listing |
| 21326 48 Ave, Langley | 31.28 Acres | \$4,388,800 | R2782280 |
| 27612 River Rd, Abbotsford | 17.58 Acres | \$1,750,000 | R2794758 |
| 4404 Kubin Rd, Prince George | 65 Acres | \$838,000 | R2775277 |

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HOUSE & ACREAGE



1930 20 Ave SE, Salmon Arm
\$1,199,000 | MLS# 10279530

- 9 acres in very desirable area of town
- Hay or pasture, some treed areas & gardens
- Great spot to build a new home, small scale farm or live in the 1910 built home
- 3 bdrm rancher w/ NG furnace, city water

INCOME ACREAGE



1,2,3 6498 Lee Rd, Tappen
\$699,000 | MLS# 10264273

- 2+ acres with private Lakeview
- 3 mobile homes rented to long term tenants generating income
- Build a new home on a great site
- Septic, well, natural gas, excellent location close to Salmon Arm

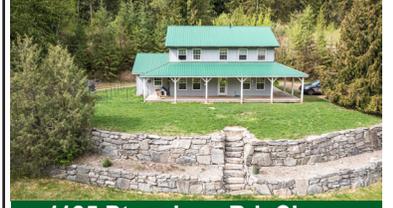
HOME WITH LAKEVIEW



330 Tappen Beach Rd, Tappen
\$949,000 | MLS# 10270049

- Lakeview home with lake access and a buoy on .87 of an acre
- 1,530 sq ft on 2 levels, triple garage/workshop
- Overlooking Shuswap Lake; 5+ GPM well - great for year round residence, vacation home, room for an RV

HOUSE & ACREAGE



1125 Ptarmigan Rd, Chase
\$1,369,000 | MLS# 172739

- 81.6 acre hobby farm located in a private paradise not in the ALR
- 3 bed/3 bath home; 2,050 sq ft with lg kitchen & in-floor heat
- 28x42 heated shop, 74x42 barn, 80x32 barn, 30x40 hay shed, 20x10 pasture shelter
- Fenced & cross fenced; 15 irrigated acres in hay; water rights on Phillips Lake

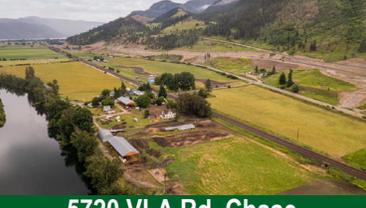
HOBBY FARM



600 Bailey Rd, Chase
\$2,295,000 | MLS# 171637

- One of a kind 163 acre hobby farm
- Lake view home, 4,290 sq ft w/ 4 bdrms
- Custom kitchen w/ heated floors, granite topped island, hardwood flooring
- Fields provide approx. 40 acres hay/pasture for horses or cattle
- 72x60 barn; lots of water from well to easily water 30 horses & 20 cows plus

RIVERFRONT FARM



5720 VLA Rd, Chase
\$3,990,000 | MLS# 158154

- 361 acre farm on the South Thompson River
- 1 mile of river frontage, over 100 acres irrigated
- 7 titles, 3 houses, hay sheds, quonset shop
- Excellent soil for hay, vegetables or orchard
- 6 wells; opportunity to realign titles

HOUSE & ACREAGE



8240 Loakin Bear Creek Rd, Chase
\$939,000 | MLS# 170572

- 3.29 acres with a 3,000+ sq ft log home & 1,200 sq ft bonus room
- 4 bed, 3 bath, full kitchen in basement could become a suite
- New heat pump on each floor
- 9GPM well
- Surrounded by Crown Land, short drive to Shuswap Lake & Adams Lake

HOUSE & ACREAGE



3136 Hyas Lake Rd, Pinantan Lake
\$849,000 | MLS# 172693

- 163 acres property accessible year round
- South facing slopes, off-grid, panoramic view
- Vegetable garden, root cellar, winter greenhouse, hay shed
- Some open pasture; land is fenced & cross fenced for grazing
- The home built cabin is cozy & comfortable w/ detached workshop
- This is an off-grid property

HOBBY FARM



4033 Highway 97, Cache Creek
\$447,500 | MLS# 174282

- 10.60 acre hobby farm fenced & cross fenced w/ multiple pastures for animals
- Home is older 2 bedroom farmhouse w/ direct access off the highway. Ready for renovation or time to build new
- Fenced area for pets, garden, fruit trees, barn, chicken coop & run, woodshed
- Efficient wood boiler to heat the home & hot water in the winter, electricity, septic and 2 wells

MOUNTAIN VIEWS



1615 Airport Rd, Lillooet
\$699,900 | MLS# 172952

- 5 acre property not in the ALR with big mountain views in Lillooet
- 2,400 sq ft home, barn and outbuildings
- The property is fenced and cross fenced for animals with two wells
- Small fenced orchard

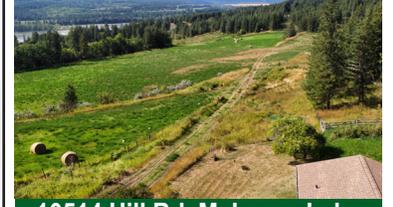
RESEARCH FACILITY



285 Jones Rd, Lillooet
\$1,550,000 | MLS# 165306

- 10,600 sq ft commercial building
- Steel construction w/ special wiring, heating, lighting & insulation
- 84 ALR acres w/ fenced garden area, pond, fruit trees & grapes
- Suitable for a variety of businesses or learning institutions

MICRO-CLIMATE ACREAGE



10514 Hill Rd, McLeese Lake
\$725,000 | MLS# 2720207

- 38.23 acres of great micro-climate growing land
- 2 titles not in the ALR w/ views of the Fraser River
- 2000 Landmark double wide w/ 3 bdrms, 2 baths & office
- 24x17 shop w/ power, garden shed, greenhouse & covered hay storage



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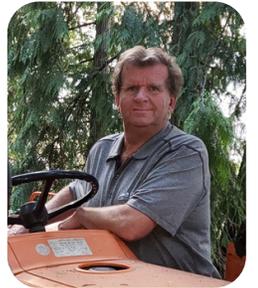
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