

SPRING
2024



BC FARM & RANCH REALTY CORP.

BC's Leader in Agricultural Real Estate

We sell acreages just like yours!

TURKEY FARM



22733 40 Avenue, Langley

\$15,750,000 | MLS# R2859735

- Fully operational farm w/ extensive frontage on 40th ave
- Being sold w/ 1,231,888 kgs of BC Turkey Quota
- Immaculate 3 stage barn w/ tunnel ventilation, Maximus computers, Choretime feeding, Sentinel scales
- City water & drilled well

382 ACRE DAIRY FARM



4147 Highway 97, Falkland

\$3,995,000 | MLS# 10307729

- 382+ Acre Dairy Farm over 3 Titles
- 2 Homes on Property
- Boumatic double 10 parallel rapid exit parlour
- 114' x 176' drive through cow barn with approx.170 freestalls
- Newly built 40' x 40' dry cow barn

CUSTOM ESTATE HOME



1997 240 Street, Langley

\$6,688,000 | MLS# R2860865

- Brand new 4 bed/5 bath Custom Estate home w/ primary bedroom on main
- Vaulted ceilings, large windows, bespoke millwork & chef's dream kitchen
- Lg deckspace designed for entertaining w/ outdoor fireplace
- Charming mobile home & 10,000 sqft barn ready for anything you need

RIVERFRONT 87+ ACRES



1751 Old Hedley Road, Princeton

\$1,349,000 | MLS# 201585

- Located just 18 kms east of Princeton & nestled along the Similkameen River
- 3 bed/3 bath home plus numerous outbuildings
- 3 phase power & approx. 33 acres of hayfield

38+ ACRES | HOUSE & BARN



34211 Hallert Road, Abbotsford

\$5,199,900 | MLS# R2865059

- 38.54 Acres with 6 Bed 4 Bath home
- Planted in Blueberries
- Over 20000 sq ft storage/barns
- Corner property 5 mins drive to Abbotsford

BLUEBERRY FARM



43830 Duncan Road, Chilliwack

\$3,395,000 | MLS# R2867461

- FIRST TIME ON THE MARKET 15.17 Acre Blueberry farm
- Approx 14.5 Acres well maintained, high producing Duke berries
- 2 high producing wells, 2 hydro meters, 2 rd frontage
- Well drained land w/ amazing mountain views & easy dyke access

38+ ACRE HOBBY FARM



3463 Upper Bradley Creek Road, Forest Grove

\$639,000 | MLS# 2869219

- Bright open concept 2 bed, 2 bath, loft home w/ large covered patio
- Double drive-in garage
- Barn, workshop, chicken coop, 2 small livestock shelters, equipment shed
- Fenced for cows/horses & goat pasture

10 ACRES W/ TWO HOMES



7049 267 Street, Langley

\$4,295,000 | MLS# R2852693

- 7000 sq.ft. Custom Estate Home
- Additional 3 bdrm home w/ private driveway
- Drilled well & two septic fields
- Quiet no through street
- Tons of room for parking

HOUSE & ACREAGE

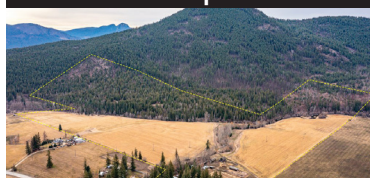


152 Salmon River Road, Salmon Arm

\$1,873,000 | MLS# 10287981

- Irrigated 17 acres w/ a like new 3,600 sqft 3 bdrm rancher
- Hay storage, 2 bay insulated workshop
- Planted in alfalfa grass mix
- Just outside City of Salmon Arm limits

144 ACRES | 2 HOMES



487 Mabel Lake Road, Lumby

\$2,650,000 | MLS# 10308543

- Approximately 50 arable acres
- 85+ acre woodlot - select logged in 2012
- 4 titles - 2 Homes (5 Bdrm house + MH)
- Two creeks run through property
- Irrigation rights on Vance Creek

LAC LA HACHE ACREAGE



3405 Kokanee Pit Road, Lac La Hache

\$724,900 | MLS# R2861454

- 161 Acres
- Large house & outbuildings
- Well, Septic
- 10 Km from Lac La Hache

466 ACRES ON 2 TITLES



3489 Durrell Road, Quesnel

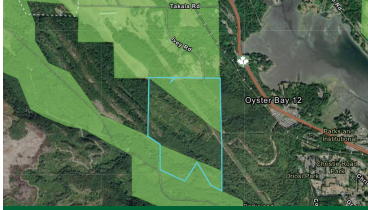
\$2,650,000 | MLS# R2869570

- Superb location 10 minutes South of Quesnel in warm micro climate
- 466.7 acres on two deeded parcels with water licenses
- Approx 120 acres in sprawling hay-land
- Immaculate 5 bed 3 bath rancher with hot tub and covered parking



BC FARM & RANCH REALTY CORP.

200+ PRIVATE ACRES

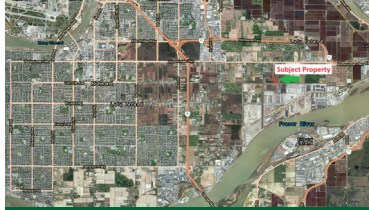


12274 Ivey Road, Ladysmith

\$5,500,000 | MLS# 955572

- Located at the end of private Ivey road & located 5 mins from Nanaimo Airport
- Bluff overlooking nature w/ elk & deer, giant sequoia, cedar, birch trees & more
- Zoned AI for agriculture but only approx. half in the ALR
- Great holding property or build your estate home, luxury retreat, or other venture

BLUEBERRY FARM



Lot 28 Westminster Highway, Richmond

\$925,000 | MLS# R2846261

- 4.6 Acres of fully planted, income producing, mature blueberries
- Great location just off Westminster Highway & 10 min drive to Richmond center
- Farm today or hold for the future

31 ACRES | 2 HOMES



5965 112 Street, Delta

\$3,995,000 | Exclusive

- 31.6+ acres of prime farmland zoned A1 in a desirable Delta location
- Excellent proximity to highways, Boundary Bay Airport and Delta Golf
- Main home totals 1,786 sq/ft main home w/ 4 bed/2 bath + 2nd smaller home
- Property services include City Water, Natural Gas, and Septic
- High-quality soil suitable for a wide variety of crops

135 ACRES | 3 HOMES

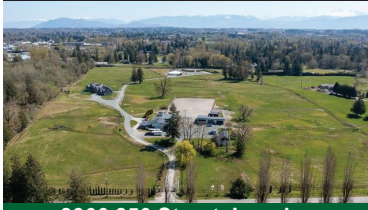


3820 64 Street, Delta

\$12,900,000 | MLS# R2820540

- 135 Acres on 1 Title with road frontages on 64 Street, 36 Avenue, and Highway 17
- Income producing property with 3 tenanted homes and leased land in corn and potato crop
- Property is serviced with municipal water and is improved with a 50' by 100' shop
- 3 Phase power is at the lot line

31 ACRES



2866 256 Street, Langley

\$6,449,000 | MLS# R2866957

- 4163 sqft EXECUTIVE HOME
- Three Homes & 2 Road Access
- Mountain Views
- 2 Large outdoor arena & 72 ft covered Exerciser

LUXURY ESTATE



26204 60 Avenue, Langley

\$4,995,000 | MLS# R2827914

- 5,031 sqft 7 bed/7 bath home on flat 5 Acre parcel
- High ceilings, spacious office, & modern kitchen w/ spice kitchen
- Gazebo w/ gas heater, Napoleon bbq, and built in speakers
- Legal 2 bed suite, legal secondary home, & 2,000 sqft barn

MUST SEE!

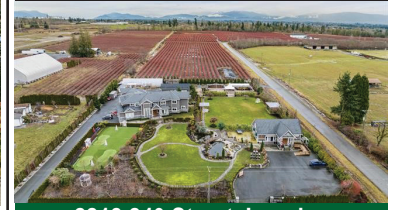


21326 48 Avenue, Langley

\$4,388,800 | MLS# R2844963

- 31.28 Acres in Murrayville – minutes from all amenities
- Enjoy peace & privacy of country living + convenience of city living
- Lots of potential – agri-tourism, farm, etc – or your dream estate!
- City water & sewer nearby – great holding property

SINOCAN WINERY



2218 240 Street, Langley

\$8,990,000 | MLS# R2844055

- 8Bed/12Bath 2019 Custom Built Home
- 20 Acres & 3 Road Access
- 17 Acres Of Blueberries

PRIVATE HOME

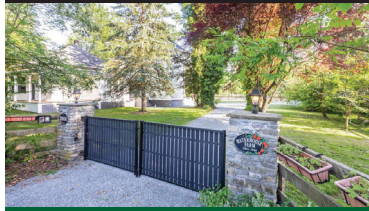


8355 264 Street, Langley

\$1,975,000 | MLS# R2870124

- 5 Acres w/ fully renovated 2,337 sqft home + 2 outbuildings
- Private home set far off the road w/ massive decks & balcony
- Close to Fort Langley, Thunderbird Show Park, Glen Valley Park, & more
- Zoning allows 3 commercial truck parking

LOVELY 5 ACRES



21834 40 Avenue, Langley

\$2,998,800 | MLS# R2841760

- Stunning updated Victorian home
- Spectacular gourmet country kitchen
- Large primary bdrm w/ stunning ensuite
- Barn w/ 6 12 x 12 stalls
- Lots of extra room for parking

9+ AC SALMON RIVER



6256 228 Street, Langley

\$4,299,000 | MLS# R2851062

- 2Bed/1 Bath Original Cottage Home
- 2015 Shop With Living Space
- Private & Gated
- Meticulously Manicured Property

RARE OPPORTUNITY



1300 Gladwin Road, Abbotsford

\$5,897,000 | MLS# R2861942

- 14 Acre blueberry farm w/ 7 acres of Reka & 6 acres of Duke
- Minutes away from city in one of the best areas of Abbotsford
- 3200+ sqft home, 50X30 workshop, & spectacular Mt Baker views
- City water to house & well water to farm – overhead & drip irrigation



10 ACRES + SHED



3815 Interprovincial Hwy, Abbotsford
\$2,249,900 | MLS# R2862199

- Good rental income from 5000 sqft shed
- Mature income producing Blueberry plants
- 10-15 Mins Drive to Abbotsford & Chilliwack
- Easy access to Hwy 1

82+ ACRES, 2 TITLES



1760 Whatcom Road, Abbotsford
\$7,300,000 | MLS# R2867160

- 82.8 acres of highly-productive land, two titles
- Conveniently located near Highway 1, US Border, Amenities
- 1st Home totals 1,085 square feet with 2 bedrooms / 1 bathroom
- 2nd Home totals 1,111 square feet with 3 bedrooms/ 1 bathroom
- Abundant water resources for easy irrigation

30 ACRES | 2 HOMES



35824 Vye Road, Abbotsford
\$3,800,000 | CLS# C8059086

- 30.76 Acres with 2 Homes
- Main Home totals 2,534 sq/ft with 2 bed/2 bath
- 2 bed/2 bath 2nd home, small detached workshop & fenced yard
- Land is level and cleared and usable, plenty of room to build your dream shop!
- 26+ Acres of adjoining land only also available

26 ACRES LAND ONLY



LT.2 Vye Road, Abbotsford
\$2,388,015 | MLS# R2854791

- 26.46 acres of prime, level land in Abbotsford
- The property is cleared and entirely usable, with no creeks or water courses
- Ideal for farming, planting or building a dream home and shop
- Offers unparalleled peace and privacy

78 ACRES LAND ONLY



LT 5 York Road, Abbotsford
\$7,039,500 | MLS# C8057583

- 78.73 Acres of high producing land with a quiet location at the end of York Road
- Land backs onto Fraserglen Golf Course
- Pivot Irrigation equipment included
- Adjoining 63+ Acres with improvements also available.

LEVEL 23+ ACRES



34570 Clayburn Road, Abbotsford
\$2,550,000 | MLS# R2859368

- 23+ Acres on the edge of town
- 3 bed, 3 bath home with 2,184 sqft
- Ideal for blueberries, veggies, or dairy forage crops
- City water & natural gas

MATSQUI ACREAGE



32606 Townshipline Road, Abbotsford
\$3,200,000 | MLS# R2866363

- Nearly 20 FLAT acres on the edge of town w/ 2,865 sqft house
- 3 levels w/ 4 beds upstairs, south facing sundeck, & 500 sqft rec room
- Multi-use 48X48 barn set up for cattle – or change to your needs
- 2 road frontage (front & back), city water, and natural gas

PEACEFUL & PRIVATE



4210 Gladwin Road, Abbotsford
\$2,095,000 | MLS# R2836625

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

40 ACRES LAND ONLY



8683 Lefevre Road, Abbotsford
\$3,250,000 | MLS# R2834586

- 40 acre parcel, land only
- Ideal for blueberries or a variety of crops
- Level, cleared, no creeks

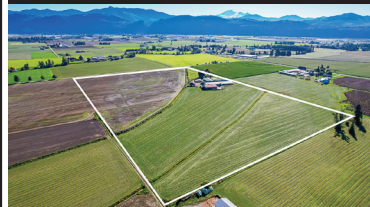
4 ACRES | GREENHOUSE



31433 King Road, Abbotsford
\$9,898,000 | MLS# R2858221

- 4 acres in ALR w 2.5 acre Glass greenhouse
- Located next to Industrial zoned property
- Designated in Special Study area B

63+ AC, HOUSE & BARN



1033 York Road, Abbotsford
\$5,324,750 | MLS# R2848637

- 63.25 Acres with Dairy Barns, Shop, Horse/Sheep Barn, and family home
- ~55,900 sq/ft of covered floor space, 3 DeLaval Robots
- Quiet and private setting on York Road, near the US Border, Costco, and easy access to Highway 1
- Home with 4 bedrooms, 3 bathrooms, sunken living room w/ gas f/p, rec room, playroom

2 HOMES ON 27+ ACRES



5725 Riverside Street, Abbotsford
\$5,377,777 | MLS# R2816238

- 2 Homes, 7800 SQFT & 2800 SQFT
- Income producing Blueberry farm
- Great location, easy access to Hwy 11
- City Water & City Sewer



BC FARM & RANCH REALTY CORP.

17 ACRES + HOME



33196 Old Riverside Road, Abbotsford
\$3,398,000 | MLS# R2865037

- 17 acres in the center of Abbotsford
- Lovely 6 bdrm family home
- Stunning Mt. Baker & valley views
- Detached shop w/ power
- On city water
- Walk to Chief Dan George Middle School

17 ACRES BARE LAND



LT. 9 Old Riverside Road, Abbotsford
\$1,498,000 | MLS# R2865113

- Must be sold with 33196 Old Riverside Road
- 17 bare acres with gorgeous Mt. Baker views
- Perfect location to build your custom home

77 ACRES FLAT FARMLAND



27625 Gray Avenue, Abbotsford
\$7,900,000 | MLS# C8056206

- Flat, rectangular parcel with 2 road frontages
- Highly fertile land would support a variety of crops
- Multiple barns totaling more than 100,000 sqft
- Currently set up for dairy but could be used for a variety of Ag ventures

UPDATED HOME



28585 Townshipline Road, Abbotsford
\$3,199,900 | MLS# R2860510

- 18.9 Acres in desirable Bradner w/ City & well water
- Home updated in 2017 – windows, S/S appliances, quartz counters, etc
- Two lg detached outbuildings/shops w/ lots of power and water
- Prelim work done for 2 poly greenhouse & power upgrades

CORNER PROPERTY



28028 Layman Avenue, Abbotsford
\$2,775,000 | MLS# R2857025

- 4.75 Acres featuring nearly 3,000 sqft home w/ in-law suite
- Bonus 500 sqft studio cottage home & 1,000 sqft workshop w/ electrical
- 2.5 Acres planted w/ Calypso blueberries – lease or farm yourself
- City water, drilled well, no creeks/easements/right of way

12 ACRES | HOUSE & SHOP



38604 No. 5 Road, Abbotsford
\$2,600,000 | MLS# R2832199

- 12.45-acre property with a 4 bed/3 bath home and 20' x 30' shop
- Located on one of the highest points in the valley, offering panoramic valley views
- Separate entry basement with newly built full kitchen
- 20' x 30' shop with power, 12-foot walls, and 9-foot and 8-foot doors
- Ample well water for irrigation and high-quality soil suitable for various crops

38 ACRES | HOUSE & SHOP



35226 Vye Road, Abbotsford
\$4,800,000 | MLS# C8059141

- 38.02 Acres w/2 road frontages along Vye & Angus Campbell
- 2,575 sq/ft home with 2 bedrooms / 2 bathrooms
- 30' x 100' Shop, great for hobbies or storage
- Excellent location less than 5 mins to Hwy 1, US Border, Costco

49 ACRES | HOUSE & BARN



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

- 4,435 sq/ft rancher style home with 4 bedrooms + 2 bedrooms down and 3 bathrooms
- +/- 37,000 sq/ft of barn space, ideal for cattle or equestrian/agri-ventures
- HUGE 4-bay shop measuring 98' x 39' with 12' overhead doors
- High-quality soil, 2 road frontages, city water, and natural gas

REVENUE PROPERTY



28445 Starr Road, Abbotsford
\$3,590,000 | MLS# R2863112

- Just under 15 acres w/ 2 family homes; each w/ unauthorized suites
- Shop, horse barn, riding ring & 18 paddocks
- Operating as a horse boarding stable, excellent monthly revenues
- Scenic and private property

MULTI-FAMILY LIVING



1436 Hope Road, Abbotsford
\$4,248,880 | MLS# R2831921

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

ONE OF A KIND



201 McCallum Road, Abbotsford
\$1,550,000 | MLS# R2849346

- 0.609 AC w/ 2020 built 908 sqft 2 bed home
- Attached 960 sqft shop/garage w/ wine room & full bathroom
- Mt Baker views, no thru street, minutes to all amenities & Hwy 1
- Potential to build dream home at the back of the property

CALYPSO BLUEBERRIES



34659 Townshipline Road, Abbotsford
\$4,395,000 | MLS# R2852010

- Nearly 30 Acre blueberry farm w/ rare Calypso & Duke variety
- 2,500 sqft detached workshop w/ large bay doors
- Lg frontage, well drained, city water, + no thru rd – lots of privacy
- Build your dream home with picturesque mountain views



BC FARM & RANCH REALTY CORP.

ENTERTAINER'S DREAM



29852 Maclure Road, Abbotsford
\$2,988,800 | MLS# R2854383

- 1.67 Acres featuring 4,025 sqft rancher w/ walk out basement
- Beautiful cedar accents, modern open concept layout, & tons of updates
- Build up to 10,000 sqft shop & 2nd LEGAL home + 2 commercial trucks
- City water, South facing yard, no thru street yet mins from all amenities

BROILER FARM



10399 McSween Road, Chilliwack
\$5,999,000 | MLS# R2816238

- 5.21 Acre Operating Broiler Farm
- 3 Bedroom Rancher, Quonset Storage, fenced backyard
- 40' x 300' Double Decker Barn with auto-feeders, filtration systems, Fancom computers, alarm, and service room
- Turn-key Operation includes 26,718 bird quota

HORSE BOARDING ACREAGE



42050 Keith Wilson Road, Chilliwack
\$2,099,000 | MLS# R2798991

- 5 ACRES with RANCHER, SHOP, and HORSE BOARDING FACILITIES
- 4 bed/2 bath home, horse barns, 85' x 200' arena, 60' round pen, 30' x 30' overall
- Total of 23 stalls (10' x 12'), each serviced with power and water
- 2 road frontages with separate access/driveway off Blackburn Road for quiet access
- Greendale location near Vedder River dyke trails and Vedder Crossing

PREMIUM CORNER



42522 Keith Wilson Road, Chilliwack
\$3,375,000 | MLS# R2843038

- 23 Acre blueberry farm w/ 2 homes on 2 road frontage!
- 25X130 barn, 60X90 barn, 32X72 workshop
- Lg horse barn w/ 23 stalls, huge indoor arena, & lots of hay storage
- Planted in 2017 w/ Duke blueberries – coming into great production

2 ACRES IN SARDIS



44233 Keith Wilson Road, Chilliwack
\$1,797,900 | MLS# R2827820

- Features lg frontage, 3 bed rancher, & 420 sqft carriage home
- 3 wells, farm status, and OUT OF FLOODPLAIN!
- 24X30 w/ enclosed 12X30 lean to workshop, 30X20 workshop
- 33X21 barn w/ loft, 14X36 open 3 bay storage, 14X24 carport

WATERFRONT PROPERTY



47952 Jess Road, Chilliwack
\$1,275,000 | MLS# R2855018

- 3.33 FLAT USABLE acres in beautiful peaceful setting
- 60X30 shop has two 12' doors and covered parking for RV
- Home features 3 beds, 2 baths, & many updates in last few years
- No thru road, 700+ ft frontage, ample space for parking

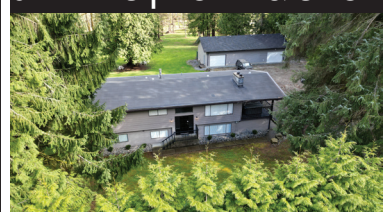
9 ACRES



49738 Elk View Road, Chilliwack
\$2,300,000 | MLS# R2868804

- 9.75 Acres with panoramic mountain views
- Updated 3,300 sqft home
- Large Detached Studio

5 ACRES | HOME & SHOP



26803 Ferguson Avenue, Whonnock
\$2,385,000 | MLS# R2868769

- Private gated 5 acres
- Two road frontages
- Lovely 4 bdrm family home
- Unauthorized 1 bdrm +den suite
- Huge shop w/ power
- Close to Dewdney Trunk & Lougheed Hwy

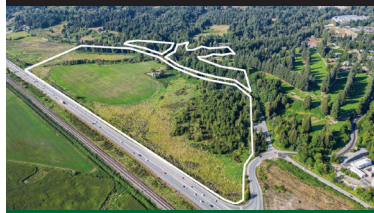
21 ACRES | HOUSE & SHOP



8279 Eagle Road, Mission
\$2,995,000 | MLS# R2840158

- 21.74 Acres on Hatzic Lake (850 feet of lake frontage!)
- Family Home, Barn with water and power, and Shop with updated electrical
- Fully renovated 4 bed / 4 bath home with A/C, brand new custom kitchen, quartz counters, 36" gas range and new appliances
- Flat and Clear acreage with triple road frontage (Lougheed, Eagle, & Eagle Spur Rd)

102 ACRES | DUAL ZONING



31042 Silverdale Avenue, Mission
\$8,500,000 | CLS# C8054101

- 102.24 acres of land only 5 minutes from downtown Mission
- Over 7,000 ft of road frontage along Lougheed/Highway 7, Silverdale Avenue
- 12-13 acres NOT in the ALR included within the Silverdale CNP
- Dual zoning (A80 & RU16)
- Ample land for cropping, plantings, or building site for your dream home

2 HOMES & BARN



38201 Jones Road, Mission
SALE BY UNRESERVED AUCTION: JUNE 4-6, 2024

- Impressive 5.2-acre property with 2 homes and 3 spacious barns
- Main residence with 6 bedrooms, in-law suite, covered deck, and double garage
- Second home is a spacious 4-bedroom, 2-bathroom mobile home
- Barns measure 30' x 110', 50' x 110', and 80' x 145'

86+ ACRES | HOUSE & BARN



735 Tuytens Road, Agassiz
\$4,599,000 | MLS# R2808011

- 86.6 Acres on 2 Titles located in Agassiz
- Multiple dairy barns, 40' x 60' shop, and bare land
- 3 bedroom/2 bathroom home currently producing rental income
- Property offers seclusion, views, and river access



BC FARM & RANCH REALTY CORP.

PRIME FARMLAND



103 AC Hyde-Buker Road, Mission
\$6,695,000 | MLS# R2867574

- Over 103 acres of cleared & drained farmland
- No creeks, easements, or rights of way
- High quality soil would support a variety of crops
- Adjoining 49 acres also available for sale

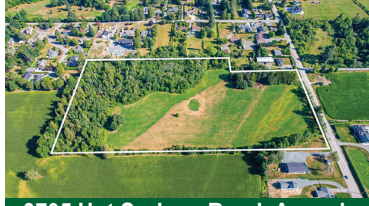
49 CLEARED ACRES



49 AC Hyde -Buker Road, Mission
\$3,350,000 | MLS# R2867579

- 49 acre parcel w/ road frontage
- Ideal for a variety of crops such as dairy forage, nursery, blueberries, etc.
- Level & cleared land with sandy loam soil
- Adjoining 103 acre parcel also available

18 ACRES LAND ONLY



3705 Hot Springs Road, Agassiz
\$2,900,000 | MLS# R2845074

- Property has 18.81 acres of flat, mostly cleared land
- Existing home holds little to no value, but great opportunity for new build
- Serviced with natural gas, well water, and electricity
- Minutes away from Harrison Hot Springs!

FLAT 21 ACRES



58830 St. Elmo Road, Laidlaw
\$2,499,000 | MLS# R2848010

- Located 20 mins to Chilliwack with almost 1000 feet of riverfront along the Fraser River
- Lovely farmhouse recently renovated & restored
- Newer 30 x 80 - 3 bay shop w/ unfinished 2nd storey

2 HOMES - 160 ACRES



3901 Petit Creek Road, Merritt
\$3,299,000 | Exclusive

- Fenced & cross fenced with approx. 40 acres not in the ALR
- 1 year old custom rancher & 2016 double wide manufactured home
- 2 shops with oversized roll up doors & concrete in floor heating
- Main shop has 400 amp service
- Horse barn, chicken coops, water license & more

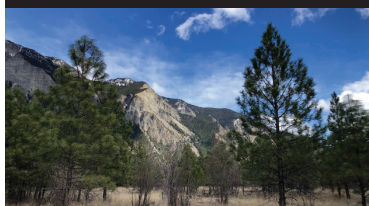
COMMERCIAL BUILDING



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

- 10,600 ft2 Commercial building
- Steel construction with special wiring, heating, lighting & insulation
- 84 ALR acres
- Suitable for a wide variety of businesses or learning institutions

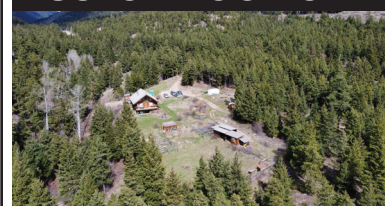
83 ACRES LILLOOET



1234 Whitney Road, Lillooet
\$859,000 | MLS# 172533

- 83 Acres adjacent to the airport in Lillooet.
- Zoning is Agriculture Rural Resource and the property is NOT in the ALR.
- Lot sizes for this zone are a minimum 20 acres.
- The land is treed and has some slope.

CUSTOM LOG HOME



21855 Fountain Valley Road, Lillooet
\$899,000 | Coming Soon

- 51.79 Acre Hobby Farm in Fountain Valley
- 3,200 sqft custom built log home
- Fenced Pasture, greenhouse, chicken coop, equipment shed, woodshed, workshop
- 3 hour drive from Vancouver

10 ACRE HOBBY FARM



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

- 10.60 acre hobby farm fenced and cross fenced
- Older 2 bdrm farmhouse with direct access off the highway
- Garden, fruit trees, barn, chicken coop & woodshed
- Efficient wood boiler, electricity, septic and 2 wells

BARE LAND



Tranquille Criss Creek Road, Kamloops
\$325,000 | MLS# 175921

- 160 Acres w/ beautiful Criss Creek running through the entire width of the property
- Road frontage on Criss Creek Rd
- Property is off grid, hydro 7.5 kms away
- Bounded on 3 sides by Crown Land

160 ACRES BARE LAND



6120 Tranquille Criss Creek Road, Kamloops
\$375,000 | MLS# 175878

- 160 Acres w/ beautiful Criss Creek running through the entire width of the property
- Criss Creek Rd is maintained year round
- Water can be sourced by shallow well
- Off grid property with no buildings currently

244 ACRE FARM



8212-2 Douglas Lake Road, Westwold
\$1,849,000 | MLS# 176823

- 244 acres of privacy w/ a 4 bed/3 bath farmhouse & 1 bed cabin
- Outbuildings include large 25 x 45 pole barn, sheds, 23x19 garage
- Two Titles, 3 water licenses on Salmon River, 1 well
- 40+ acres of irrigated hay fields, pump with irrigation in place.
- Out of ALR,



BC FARM & RANCH REALTY CORP.

BARE LAND



000 Douglas Lake Road, Westwold
\$559,000 | MLS# 172952

- 90 acres of privacy, peace and quiet, great mix of flat river front
- Fantastic views from the top of the property, access to Crown land,
- Great building site, spring on upper side 100 ft from road, crystal clear water, new dug well on lower side,
- Very small portion in the ALR, water license on the Salmon River, about 8 acres rich black soil in hay, about 20 acres of pasture for some livestock, grow berries or fruit,

333 ACRE RANCH



8212/8180 Douglas Lake Road, Westwold
\$2,159,000 | MLS# 176703

- 333 acres of privacy, 4 bedroom, 3 bath 2-storey farmhouse, includes 1-bedroom cabin
- Outbuildings include large 25 x 45 pole barn, sheds, 23x19 garage
- Three Titles, 4 water licenses on Salmon River, 3 wells
- This property is on both sides of Douglas Lake Rd and both sides of Salmon River. 50+ acres of Irrigated hay field

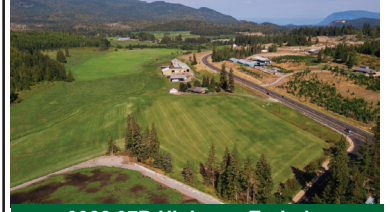
DEVELOPMENT ACREAGE



336 Gunter-Ellison Road Enderby
\$1,899,000 | MLS# 10252601

- 71 acres with all sorts of options, out of ALR, close to town
- Property is zoned country residential and is sub divide able
- Property is timbered and has timber value
- Borders crown land, with lots of trails
- Build site, road and two wells

DAIRY FARM



9982 97B Highway, Enderby
\$3,800,000 | MLS# 10252601

- 69 acres w/ additional rented land that is a possible purchase
- 139 Freestalls for cows w/ alley scrapers, Boumatic double 10 parallel rapid exit parlour, 3000 US gal milk tank
- Triple concrete bunker silos, commodity shed for grain and sawdust, hay shed
- 125 stall heifer barn, insulated calf barn. Large concrete manure pit, heated shop

BARE LAND



5165 Salmon River Road, Armstrong
\$749,000 | MLS# 10276387

- 23 acre Armstrong property, 3.5 acres in hay
- Some nice open areas for pasture building sites with Valley views
- 2 unused wells, one drilled, one shallow, seasonal creek
- Older out buildings, RV shelter, barn foundation in good shape from barn that burned down,
- Some fruit trees and older grape vine

INCOME PROPERTY



72 Tomkinson Road, Grindrod
\$3,199,000 | MLS# 10309865

- Work, Live, Play on this great property
- Profitable Home based business with 1.5 million in sales per year
- 40 acres of hay producing 120 tons of hay
- Feed Store 60 x 50 Store and storage, sells feed, shavings, dog food, 100 x 125 indoor riding arena, 40 x 72 hay shed
- 1352 sq.ft modular home with A/C and N/G

SHARE SALE & LEASE



205 Rosemond Lake Road, Mara
\$425,000 | MLS# 10286374

- This is a lease of land and Share sale of Company
- Excellent opportunity to get started farming with a profitable organic farm
- The purchase of this well-established 30-year company of Wild Flight Farm and leasing the land & facilities
- This organic vegetable farm business operates year-round on 28 leased acres

DEVELOPMENT PROPERTY



3402 Yard Creek Loop Road, Malakwa
\$12,750,000 | MLS# 10301051

- With 251 acres in 6 Titles
- Here is an opportunity to create a new hillside resort, encouraging a development model that is designed to blend w/ the natural character of the area, proposed plan for up to 381 units from estate homes to multifamily units
- This is a great opportunity to develop a community close to Hwy #1 w/ access to recreation thru out the area

BARE LAND



3793 Sommerville-Husted Road, Malakwa
\$479,000 | MLS# 10307900

- 11.49 acres of flat usable riverfront property, about 1000 ft of Eagle River frontage
- 112 gpm drilled well, 100 amp power, underground wire capacity you could upgraded to 200 amps
- This is a very private acreage close to lots of recreational areas

BROILER FARM



2811 Foothill Road, Salmon Arm
\$2,699,000 | MLS# 10276387

- 9.42 ACRE OPERATING BROILER FARM located in the Shuswap
- In the city of Salmon Arm, home 3100 sq.ft with suite in basement,
- 7 Bay equipment shed, Shavings storage
- 2-204 x 40 Newer Tunnel Barns and 1 40' x 212 double-decker broiler barn completely equipped
- 24,500 Bird Quota. Available at market value

INCOME ACREAGE



1,2,3 649 Lee Road, Tappen
\$699,000 | MLS# 10264273

- 2+ acres, private Lakeview, 3 mobile homes,
- Long term tenants, investment income generating,
- Build a new home on a great building site with lake view,
- Septics, well, natural gas, excellent location close to Salmon Arm

BARE LAND



000 Sunnybrae Canoe Point Road, Tappen
\$2,199,000 | MLS# 10278665

- 110 acre private unique property, build your dream home with panoramic views of the Shuswap lake
- Lots of open areas for building sites, partly treed with timber value
- This property is flat and very accessible, Blackwood creek runs through it
- In ALR, GST Applicable, close to Totem Marina which has full marina facilities



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40 ACRES WITH SHOP

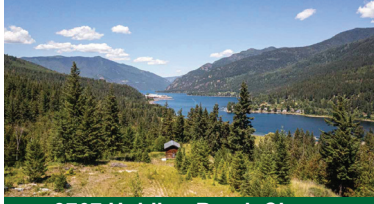


450 Sumac Road, Tappen

\$1,699,000 | MLS# 10302877

- Picturesque 40 acres with Panoramic views, excellent south exposure
- Perfect spot to build your dream home
- 40 x 64 shop 16 ft & 14 ft overhead doors, a 16 ft open covered lean to
- Solar with backup generator
- About 10 acres cleared, fruit trees Apple, Pear, Plum, Cherry, trails thru out
- Domestic water license from Mobley Creek with 20,000 Lt. Reservoir tanks, also spring water, about 10 acres out of ALR

BARE LAND

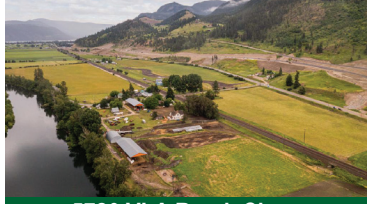


8767 Holding Road, Chase

\$1,399,000 | MLS# 175633

- 105 acre Adams Lake view property, great building sites, or apply for an 8 lot subdivision
- Out of ALR, no large parcel like this in the area, water license for beautiful spring water
- Crown on three sides connects to trails that go for miles
- Cute little recreational cabin gravel and timber on the property
- 10 mins drive to Highway no.1

RIVERFRONT FARM



5720 VLA Road, Chase

\$3,899,000 | MLS# 17512

- 361 acre farm on the South Thompson River, 1 mile of river frontage, over 100 acres irrigated,
- 7 Titles, 3 Houses; hay shed 40x150 Hay shed 40x120, Quonset shop 36x60,
- Excellent soil to grow hay, vegetable, or Orchard. 6 wells, irrigation from wells, great opportunity to re-align titles, keep the farm land and sell hillside view lots

HOBBY FARM



1125 Ptarmigan Road, Chase

\$1,349,000 | MLS# 10309302

- 81.6 Acre hobby farm located in a private paradise
- Out of ALR; 3 bed, 3 bath home
- Heat shop, 74x42 barn, 80x32 barn, 30x40 hay shed & 10x20 pasture shelter
- All fenced & cross fenced
- 15 irrigated acres in hay, water rights on Philips Lake, backing onto Crown Land

157 ACRE HOBBY FARM



961 Agate Bay Road, Barriere

\$1,649,000 | MLS# 177168

- 157 acres, 2300+ sq.ft. rancher with 2 bedrooms plus den, open floor plan, recent renos
- 2 wells, 200 amp service, Heated shop 36 x 40, barn 22 x 60, equip shed and calving pens 22 x 45, unfinished post and beam barn 36 x 48 with 100 amp power, wood shed 24x24, RV Site
- 2 water licenses for irrigation, about 120 acres treed w/ timber value, 2 creeks

153 ACRE FARM



430 Agate Bay Road, Barriere

\$1,799,000 | MLS# 177353

- Picturesque 153 acre farm with 2 titles
- Modern 2,900+ sqft rancher w/ 3 bed, 3 baths plus den
- Large 41 x 46 shop w/ 200 amp service, 50 x 40 equipment storage plus other outbuildings
- Two irrigation water licenses, 40 irrigated hay, 40 acres mostly irrigated pasture

65 ACRES LAND ONLY



4404 Kubin Road, Prince George

\$838,000 | MLS# R2775277

- 65 acres of land with 1.3 km of non-eroding river frontage
- Approximately 50 acres of the land is used for hay
- The land is clean and no chemicals have ever been used
- The land can be accessed by road and river

GRAND FORKS INDUSTRIAL



6201 York Road, Grand Forks

\$1,099,900 | Coming Soon

- 6.69 Acres just minutes from town
- Great highway frontage
- Hobby farm or set up for farmers market and sell what you grow
- Great investment opportunity



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