

WINTER
2025



BC FARM & RANCH REALTY CORP.

BC's Leader in Agricultural Real Estate

We sell acreages just like yours!

READY TO BUILD



B Ebadora Lane, Malahat

\$794,000 | MLS# 977956

- 5 acres with tiny home & cleared build site
- Well, septic & hydro in place
- 25 min from Victoria

YARROW ACREAGE



43830 Duncan Rd, Chilliwack

\$3,150,000 | MLS# R2938245

- 15.17 acres w/ Duke blueberries
- 8 bed/ 5 bath home for multigenerational use
- 2 wells, 2 hydro meters, 2 road access
- Space for legal 2nd home & barn

LUXURY HAVEN



2768 256 St, Langley

\$6,695,000 | MLS# R2898448

- 2022 custom 8,200 sq. ft. home
- 7 beds, 7 baths, gourmet kitchen
- 20 acres of serene rolling hills
- Includes rental or family suite

DAIRY FARM



9982 97B Hwy, Enderby

\$3,800,000 | MLS# Coming Soon

- 69 acres, with extra rented land, possible to purchase
- 139 Freestalls, Boumatic parlour
- 3,000 gal milk tank, 3 silos, sheds
- Heifer barn, calf barn, heated shop

LAND ONLY



6859 168 St, Surrey

\$15,750,000 | MLS# R2906007

- 126 acres in the heart of Surrey
- Future frontage along 72nd Ave expansion
- Borders Northview Golf Course

CUSTOM RANCHER



26643 58 Ave, Langley

\$3,799,000 | MLS# R2943871

- 5000 sq.ft. home w/ 2 suites!
- Two bdrm mobile w/ private drway
- Perfect multigenerational property
- Great location - near Hwy 1 & 264 St.
- Riding arena & barn & pastures

HOUSE, SHOP & BARN



39539 Vye Rd, Abbotsford

\$4,699,000 | MLS# R2926756

- 49+ acres, 6 bedroom home
- 98' x 39' 4-bay shop, multiple barns
- Two road frontages

BRADNER ACREAGE



28927 Buchanan Ave, Abbotsford

\$2,470,000 | MLS# R2916058

- 10-acre parcel in desirable Bradner
- Ideal for building your dream home
- Large barn & shop
- Quiet, no-thru street
- Ready for your ideas

PRIME FARM LAND



1984 Lumby Mabel Lake Rd, Lumby

\$1,800,000 | MLS# 10314094

- 227 acres with river frontage
- 100 acres irrigated, licensed water
- Timber value & irrigation infrastructure
- Ideal ranch, grazing

ESTATE VIEWS



4610 Bates Rd, Abbotsford

\$6,600,000 | MLS# R2943159

- 25.81 Acre gated property
- Stunning mountain & pasture views
- Multigenerational living set up
- 2nd home, barn, and cabins

HOMES | GREENHOUSES



4525 Centre Rd, Grand Forks

\$1,180,000 | MLS# 2479415

- 4.54 acres, 4-bed home + mobile home
- Landscaped backyard & saltwater pool
- 23,000 sq ft of hothouses

COMMERCIAL BUILDING



285 Jones Rd, Lilloet

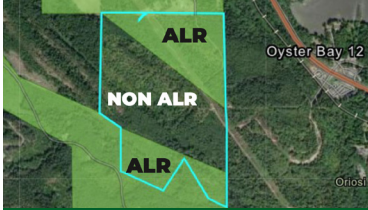
\$1,550,000 | MLS# 165306

- 84 Acres
- 10,500 sqft steel construction building
- Adjacent to Lilloet airport



BC FARM & RANCH REALTY CORP.

200+ ACRES



12274 Ivey Road, Ladysmith

\$5,950,000 | MLS# coming soon

- ~ 50% Non ALR
- Explore Development Possibilities
- Close to the ocean
- 5 mins from Nanaimo Airport

145 ACRES



2632 Northwest Bay Rd, Nanoose Bay

\$5,500,000 | MLS# 982859

- 90 Acres of pasture
- 2500 sq.ft. home, shop
- Riding Ring, greenhouse, & 2 barns
- Ready for your Agri-business ideas
- Mountain views & mins to the ocean

Co-listed with Donna Jager-Royal Lepage Parksville

URBAN EQUESTRIAN



7021 Prescott St, Southlands

\$4,999,000 | MLS# R2933223

- 1979 Westcoast Modern design
- 2674 sq. ft. 3bdrm 3 bath
- 4-stall barn with large turnout
- Minutes to trails & downtown

135 ACRES



3820 64 St, Delta

\$12,700,000 | MLS# R2940443

- 135 acres, 3 tenanted homes
- 50' x 100' shop, land leased
- 3 phase power at lot line

48 ACRES



4444 168 St, Surrey

\$6,085,000 | MLS# R2923268

- 48 acres, 3-bed rancher and shop
- Cleared parking and outbuildings
- Land ideal for vegetable production

12.69 ACRES



15627 48 Ave, Surrey

\$3,500,000 | MLS# R2938189

- 266 FT frontage in great location
- Build your 5400 sqft home w/ amazing views
- Currently planted with mature blueberries
- Neighbouring parcels also for sale

13.225 ACRES



15671 48 Ave, Surrey

\$ 3,500,000 | MLS# R2938189

- 266 FT frontage in great location
- Build your 5400 sqft home w/ amazing views
- Currently planted with mature blueberries
- Neighbouring parcels also for sale

11.5 ACRES

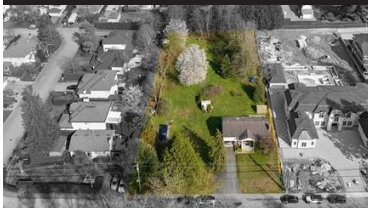


15729 48 Ave, Surrey

\$3,250,000 | MLS# R2938215

- 523 FT frontage, no-thru street & amazing views!
- Zoning allows 5400 sqft home & ag. uses
- City water & Nat. Gas available nearby
- Neighboring parcels also for sale

PRIME DEVELOPMENT



10068 156 St, Surrey

\$5,998,000 | MLS# R2871310

- 1-acre lot, 2 road frontages
- City water/sewer at lot line
- Close to transit, schools, shops
- 3-bed, 2-bath move-in ready home

5 AC + HOME & SHOP



26803 Ferguson Ave, Maple Ridge

\$1,998,000 | MLS# R2941446

- Private gated 5 acres
- Two road frontages
- Lovely 4 bdrm family home
- Unauthorized 1 bdrm + den suite
- Huge 2 bay shop w/ power & water

COUNTRY OASIS!



21411 2 Ave, Langley

\$2,695,000 | MLS# R2941770

- 4.86 Acres near Campbell Valley Park!
- Cleared & bordered by trees for privacy
- Cozy 2268 SQFT log home w/ amazing deck
- Room to add LEGAL 2nd home & shop/barn!

EQUESTRIAN FACILITY



258 224 St, Langley

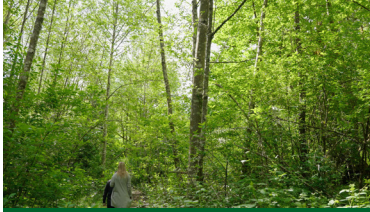
\$3,288,000 | MLS# R2943143

- 5-acre turn-key horse boarding facility
- Indoor ARENA barn 16 stalls, 20 outdoor paddocks, 100x200 outdoor arena, and hip roof barn
- 2400 sq. ft. home



BC FARM & RANCH REALTY CORP.

LOCATION!



21326 48 Ave, Langley

\$3,999,999 | MLS# R2930643

- 31.28 ACRES IN MURRAYVILLE
- Holding property and/or build dream estate
- Country living w/ convenience of city living
- Great for equestrian estate set up

PRIVATE ACREAGE



26210 84 Ave, Langley

\$2,675,000 | MLS# R2920704

- 5 acre parcel w/ long driveway to 3080 sqft rancher
- Private setting w/ mountain views
- 1266 sqft detached shop w/ 3 garage doors
- Private easement access

HOME | BARN | SHOP



21834 40 Ave, Langley

\$2,798,000 | MLS# R2945813

- Private gated 5 acres in Campbell Valley
- Beautifully renovated 3 bed, 3 bath home
- Zoning allows for a carriage home
- Equestrian set up w/ riding ring

NOT IN ALR



5638 248 St, Langley

\$2,048,000 | MLS# coming soon

- Desirable area of Salmon River
- No size restriction for custom home
- 310 ft of frontage, 2 road frontages
- Minutes to Hwy 1 & Fraser Hwy
- Lovely 4 bed, 2 bath split level home

PREMIER LOCATION



26533 16 Ave, Langley

\$3,480,000 | MLS# R2927499

- 9 acres with 110x270 indoor arena and 31-stall barn
- 3-bed, 2-bath main home
- 1-bedroom cottage, staff suite, and rental potential

5 ACRE CORNER



4081 Townline Rd, Abbotsford

\$3,199,900 | MLS# coming soon

- 4,354 sq.ft. rancher with basement
- 2 road frontages on Downes & Townline
- Easy access to Highway 1
- Close to MEI and all amenities
- Potential fill site – buyer to verify

HOUSE & ACREAGE



31111 North Burgess Ave, Abbotsford

\$5,850,000 | MLS# R2883289

- Luxurious 5-bed, 5-bath home on 30 acres
- Semi-custom executive estate home built in 1996
- Deck, patio, in-ground pool, and hot tub
- Mixed outbuildings, including 30' x 340' Barn

HOUSE SHOP BARN

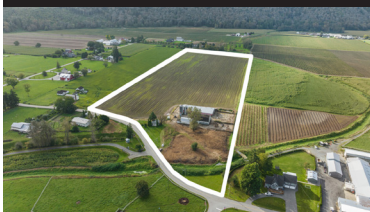


35222 S Parallel Rd, Abbotsford

\$4,500,000 | MLS# coming soon

- 5 Acres, 5 bedroom home
- 32' x 40' Shop, heated w/ mezzanine
- 36' x 60' Horse Barn w/ 8 box stalls, 8 outdoor shelters, fenced pastures
- 80' x 180' Indoor Arena with offices

HOUSE & ACREAGE



38444 Old Yale Rd, Abbotsford

\$2,595,000 | MLS# R2930005

- 20 Acres with older home & barns
- 53' x 127' multi-purpose barn
- Flat and cleared land
- Private yet close to Hwy 1, the US Border, and amenities

DAIRY FARM



39205 North Parallel Rd, Abbotsford

\$6,900,000 | MLS# R2932017

- 72+ Acre Operating Dairy Farm
- 2 family homes
- State-of-the-art main barn (2019) with 119 stalls
- Covered bunker, implement storage, lagoon, and ~60 croppable acres
- Cows and Quota available at market value

2 FAMILY LIVING

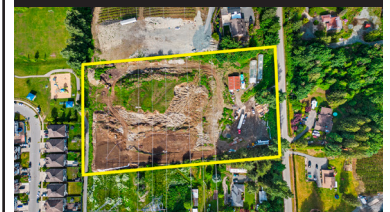


40650 No 5 Rd, Abbotsford

\$2,499,000 | MLS# coming soon

- 19.32 Acres w/ rancher & mobile
- 48X368 & 40X90 barns
- 812 ft frontage w/ 2 driveways
- 1000 AMP power, 3 meters, & city water

BRING YOUR IDEAS



31398 Brookside Ave, Abbotsford

\$1,649,900 | MLS# R2937762

- 5 acre parcel in the highly sought-after West Abbotsford area!
- 1400 sqft shop w/ 10 ft doors & radiant heating
- Potential for agricultural activities, gardening, or raising livestock
- Ample space for parking & easy hwy access



BC FARM & RANCH REALTY CORP.

CUSTOM HOME



4296 Lefevre Rd, Abbotsford
\$4,999,000 | MLS# R2941100

- 7365 sqft estate on nearly 13 Acre corner property
- Custom 5 bed/6 bath + 2 bed/1 bath legal suite!
- Fenced backyard has pool, built in bbq, & more
- **BONUS** - Cottage home for family/income

HIGH & DRY



4267 Seldon Rd, Abbotsford
\$3,475,000 | MLS# R2943159

- 13.58 Acres high & out of floodplain!
- Ideal home site is private & w/ great views!
- 1120 SQFT home & 40 x 30 shop w/ 3 bay doors
- Planted w/ blueberries - 200,000+ LB prod. potential

HOUSE & ACREAGE



42050 Keith Wilson Rd, Chilliwack
\$1,970,000 | MLS# R2949107

- 5 Acres in Greendale!
- 4 bed/2 bath home, horse barns, 85' x 200' arena
- Total of 23 stalls (10' x 12'), each with power and water
- 2 road frontages with separate access/driveway

HOUSE & ACREAGE



41751 Sinclair Rd, Chilliwack
\$2,095,000 | MLS# R2927454

- 13.97 Acres with Home and Barns
- 5 bedroom / 3 bathroom home with wrap-around deck
- Unmatched privacy with long driveway
- Barn and workshop

LAND ONLY



10125 Reeves Rd, Chilliwack
\$6,500,000 | MLS# R2930175

- 28.87 acres, 35' x 60' shop
- Cleared land, 490.95 ft frontage
- Quiet and desirable East Chilliwack

HOUSE & ACREAGE



10699 N Deroche, Mission
\$ 1,580,000 | MLS# R2943238

- 19.7 acres w/4-bed, 3-bath home
- Barns and fenced pastures
- Private land backing onto Nicomen Mountain

FORMER DAIRY



8713 Howell Rd, Mission
\$6,750,000 | MLS# R2929805

- 105.5 acres of land with 2 homes
- 2,954 sq/ft, 5 bed/2 bath home
- Newer Double-wide mobile 3 bed / 2 bath
- Main barn with 100 stalls, Double 6 DeLaval parlour
- Triple bay bunker, quonset barn, machine shed

LAND ONLY



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

- 49 acres with sandy loam soil
- Perfect for crops or nursery
- Adjacent 103 acres available

LAND ONLY



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

- 103 acres of cleared farmland
- No creeks or easements
- Ideal for wide variety of crops

1.72 ACRE LOT



12132 Rolley Lake St, Mission
\$899,000 | MLS# R2924860

- Build your estate home + shop
- Flat, usable land with no creeks
- Rolley, Stave, & Hayward Lake Nearby
- Approved Septic & Drilled Well

MOUNTAIN VIEWS



11186 Farms Rd, Mission
\$1,999,900 | MLS# R2922071

- 21 Acres w/ renovated 7 bed/6 bath farmhouse
- 18.5 acres of blueberries – 10 acres Duke & 8.5 acres Elliot
- Ideal for farming, leasing, or convert to your needs
- Fruit trees, space for shop, easy access to Hwy 7 & Mission

LAND ONLY



3705 Hot Springs Rd, Agassiz
\$2,900,000 | MLS# R2919101

- 18.81 flat, cleared acres
- Access to gas, water, electric
- Minutes from Harrison Hot Springs



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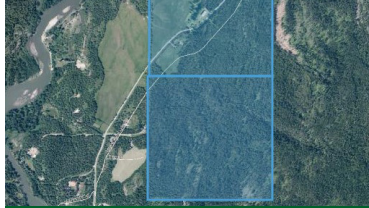
APPLE ORCHARD



1722 Hwy 3, Cawston
\$9,000,000 | MLS# 10318007

- Expansive agricultural land; 61.2 Acres
- Planted w/ Galas, Ambrosias, Fujis
- Located in scenic Cawston
- Prime fruit production
- Modern irrigation systems

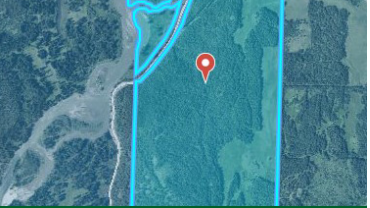
TIMBER | FARMLAND



1823 Lumby Mabel Lake Rd, Lumby
\$3,200,000 | MLS# 10314070

- 320 acres in 2 parcels
- 26 acres cultivated & leased
- 154 acres of valuable timber
- Includes shop and hay barn

PRIVATE RETREAT



2301 Lumby Mabel Lake Rd, Lumby
\$2,500,000 | MLS# 10314095

- 300 acres of mixed land
- Treed & pasture with timber value
- Approx. 80 m³ timber per acre
- Ideal for privacy & development
- ALR & non-ALR

BUSINESS ONLY



910 Lumby Mabel Lake Rd, Lumby
\$2,750,000 | Exclusive

- Equestrian business for sale
- Renowned Warmblood breeding stable
- 30+ years of successful operation
- 200 acres of prime irrigated land
- Option to lease or purchase facility

DAIRY FARM



4147 Highway 97, Falkland
\$3,995,000 | MLS# 10307729

- 382 acres, 2 homes, 3 titles
- 170-stall barn, parlour, bunkers
- Pivot irrigated farmland

BARE LAND



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

- 23 Acre Armstrong property
- 3.5 acres in hay, open areas for pasture
- 2 unused wells, seasonal creek
- Older outbuildings, barn foundation
- Some fruit trees & older grape vines

HOUSE & ACREAGE



260 Pleasant Valley Cross Rd, Armstrong
\$1,200,000 | MLS# coming soon

- 9.75 Acres w/ 1446 sqft rancher
- N/G furnace, A/C
- Set up for mobile home
- 60 x 40 Shop, 36 x 24 barn
- 8 acres flat land in hay

HOUSE & ACREAGE



1195 Kirkpatrick Rd, Tappen
\$995,000 | MLS# 10323289

- 9.5 Acres, 1320 sqft rancher w/ full basement
- Garage, shop, equipment shed
- Drilled well, wood & garden sheds
- Approx. 8 acres in Alfalfa
- 15 mins to Salmon Arm

INCOME PROPERTY



72 Tomkinson Rd, Grindrod
\$2,199,000 | MLS# coming soon

- 44 acres of productive land
- Profitable home based business
- Feed store, 40 acres in hay, hay shed
- 1352 sqft modular home with AC & N/G

HOUSE & ACREAGE



152 Salmon River Rd, Salmon Arm
\$1,790,000 | MLS# coming soon

- Irrigated 17 acres just outside city limits
- 3600 sqft, 3 bdrm rancher w/ geothermal heating & AC
- RV storage, hay shed, workshop
- Land is flat & usable planted in Alfalfa grass mix

HOUSE & ACREAGE



4350 50 St NE, Salmon Arm
\$1,197,000 | MLS# 10323352

- 28 Acres w/ 2800 sqft home & basement suite
- 1 bed suite above garage
- 12 acres in hay & some pasture
- Heated shop, barn, timber value
- 5 mins to down town Salmon Arm

BARE LAND



3793 Sommerville-Husted Rd, Malakwa
\$459,000 | MLS# 10327875

- 11.49 Acres of flat riverfront property
- 1000 ft of frontage on Eagle River
- Drilled well, 100 amp power
- Private acreage close to recreation



BC FARM & RANCH REALTY CORP.

HOBBY FARM



1125 Ptarmigan Rd, Chase

\$1,249,000 | MLS# coming soon

- 81.6 Acres hobby farm in a private paradise
- Not in ALR, 3 bed/ 3 bath home
- Heated shop, 80x32 barn, hay shed, pasture shelter
- 15 irrigated acres in hay

BARE LAND



6189 Trans Canada Hwy, Chase

\$1,529,000 | MLS# 181469

- 231 Acres above the South Thompson River
- 3 titles, opportunity to re-align
- Mostly out of ALR, approx. 12 acres farmable
- 5 mins to Chase, 35 mins to Kamloops

FARM LAND



5649 VLA Rd, Chase

\$2,718,000 | MLS# 181473

- 136 Acre farm on South Thompson River w/ 1 mile of river frontage
- 115 acres irrigated, 4 titles, 3 houses
- Excellent soil to grow hay, vegetables, orchard

RIVERFRONT FARM



5720 VLA Rd, Chase

\$3,899,000 | MLS# 17512

- 368 acre farm on South Thompson River
- Over 110 acres irrigated
- Hay sheds, quonset shop
- 7 titles, 3 houses
- Excellent soil, 7 wells

EQUESTRIAN FARM



1660 Lance Rd, Pritchard

\$1,799,000 | MLS# 10327246

- 21 Acre horse ranch set up to board 40+ horses
- Indoor arena, outdoor arena, 14 indoor stalls
- Heated viewing room & kitchen
- 2300 sqft home, updated & very clean

HOUSE & ACREAGE



8240 Loakin Bear Creek Rd, Chase

\$889,000 | MLS# 10327882

- 3.29 acres w/ 3000+ sqft log home
- 1200 sqft bonus room over double garage
- full kitchen in basement could be a 2 bedroom suite
- New heat pump, 18 gpm

HOBBY FARM



961 Agate Bay Rd, Louis Creek

\$1,599,000 | MLS# 177168

- 157 Acres with 2300 sqft rancher
- 2 wells, shop, barn, equipment shed, calving pens
- 2 water licences for irrigation
- 20 acres in hay & 30 acres pasture plus 2 creeks

HORSE PARADISE



6594 Foothills Rd, 100 Mile House

\$1,899,000 | MLS# R2880944

- 30 Acre Horse paradise
- 2008, 1,921 sq. ft. rancher
- Indoor/outdoor arenas, round pen, hay sheds
- Stabling, turnouts with shelters, 2 greenhouse

BARE LAND

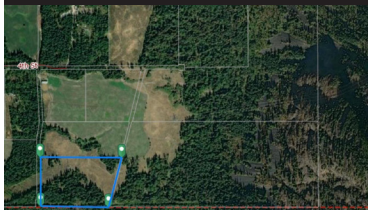


240 Riley Crossing Rd, Dawson Creek

\$495,000 | MLS# 10313525

- Private 11.87 acres or irrigated farm land
- Excellent soil for vegetables, berries, orchard
- 15 mins to Dawson Creek
- Full line of equipment included in the price
- Greenhouse & Quonset

28 ACRES CRESTON



Lot 2 4th Street, Lister

\$ 3,199,900 | MLS# 2479963

- Currently production hay
- Beautiful mountain views
- Hobby farm or future development?
- Must be Sold w/ Lots 1, 3, 11, 12, 13

HOUSE & ACREAGE

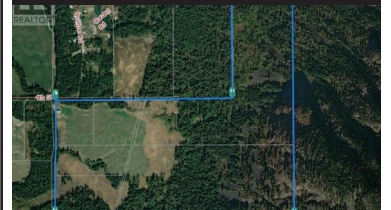


3677 20th St, Lister

\$1,349,000 | Exclusive

- 25.33 acres with updated home, horse barn, workshop
- Landscaped yard, fruit trees, and mixed outbuildings
- Chicken coops, cattle barn, fenced & x-fenced pastures
- 2-stall barn, paddocks, 5 heated waterers and run-in shelter

380 ACRES



DL 812 4th Street, Lister

\$3,199,900 | MLS# 2479962

- Six titles included
- Two creeks & three water licenses
- Currently used for hay production
- Forest area with marketable timber
- Must be Sold w/ Lot 2



BC FARM & RANCH REALTY CORP.



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INTERESTED IN BUYING OR SELLING?

Small house and acreages, hobby farms to commercial farms.
We are your acreage specialists.

Using our proven marketing strategy, full MLS exposure and unmatched industry contacts, we offer a competitive edge when selling your property. Our Realtors all have farming backgrounds and offer years of experience in acreage sales with effective marketing and negotiating skills.

Curious how today's market impacts your property? Call today for your **free, no obligation, confidential market evaluation** for your small or large acreage!



BC FARM & RANCH REALTY CORP.

BC FARM & RANCH IS NOW ON VANCOUVER ISLAND! A BIG WELCOME TO LORALEE & MAEGAN!



Lorelee Burns

(778) 268-4968

loralee@bcfarmandranch.com

Growing up on a small farm in Maple Ridge, I've always loved all the things a country lifestyle has to offer. I purchased my first home when I was 20 and have since bought, renovated, and sold multiple properties. Over the years I have moved cities, provinces and countries - with family and animals in tow, testing my 'we can handle anything' skills from my career as a social worker.

When I decided to take a step back from social work, transitioning to real estate was a natural fit. It allows me to combine my skills in communication, problem-solving, and guiding people through significant life transitions. Even though life has taken me to different places with many unique experiences... there's nothing like living on the Island!

Whatever your lifestyle dreams and goals might be ... I love what I do and I have the right experience, connections, and skills to help you get from where you are, to where you want to be. Whenever you're ready, let's have a conversation and explore what moving would look like for you at this stage of your life and how my experience can help along the way.

I'm Maegan Morton, a lifelong Vancouver Islander and equestrian, and I'm thrilled to join BC Farm and Ranch Realty. Growing up on a farm in Cedar, I've developed a deep appreciation for the island's rural properties. With over five years of real estate experience, I'm passionate about helping people find a place that truly fits their needs—whether it's a farm, acreage, or home. I aim to offer honest guidance and genuine care every step of the way, making the process feel as smooth and stress-free as possible.



Maegan Morton

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