



## 2448/2370B BARNHARTVALE Road Kamloops British Columbia

\$2,290,000

Productive and beautiful 194-acre ranch in the scenic Barnhartvale valley. Approximately 75 acres of irrigated hay fields/pasture & private lake on three titles. Three residences on ranch include two 3-bdrm homes & a 3-bdrm mobile home which can each be rented out for \$3,000/month or more. The property has excellent water rights (105 acre/ft) and sole use of irrigation lake for irrigation all summer & includes filling rights from Monte Creek for storage capacity. Also a 3200-acre 67-head grazing license on Duck Hill; range rights are not shared. Outbuildings include a 1200 sq ft Quonset Shop, chicken coop & horse shelter. New well house with excellent domestic water installed in 2020 & new pumphouse installed for livestock water in 2019. Electrical upgrades to home & outbuildings in 2018. Fencing upgrades in 2018 with some electrical fencing along perimeter. Properties have been operated organically & located just 25 minutes from Kamloops on excellent paved roads. Operate a ranch while using rental income to cover expenses in this convenient and hard-to-find farm surrounded by Crown land. (id:6769)

Bedroom 9'0" x 8'0"

Primary Bedroom 10'0" x 11'0"

Bedroom 8'0" x 9'0"

Living room 20'0" x 12'0"

Dining room 8'0" x 10'0"

Kitchen 10'0" x 12'0"

4pc Bathroom '

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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