



## 2880 Yankee Flats Road Salmon Arm British Columbia

\$349,000

21 acres of privacy and views!! This property is ready for the next owners to enjoy all its potential, whether exploring the mineral value, using the substantial quantity of premium BC Douglas Fir growing on-site for a supply of millable timber to build on-site, joining with another family member to build 2 homes, or just taking advantage of all the activities the surrounding area has to offer, you'll love this land and great location.

Currently there are 2 water harvesting sites on the land and a well drilling company has indicated a good aquifer source below, if the new owner prefers a well. 1075 feet of frontage onto Yankee Flats Road just south of ShyLynn Ranch and the Ovino Winery = a beautifully developing area of high end residences, many of which enjoy cycling all summer. Also, as mentioned earlier if you are a mineral enthusiast who enjoys panning and sluicing, there is great potential in many areas on this property that will keep you going for many years to come! see the potential for yourself! (id:6769)

Listing Presented By:



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