



## 3977 Dear Road Falkland British Columbia

\$1,299,900

74 ACRE Farm with frontage on both sides of Salmon River. A self sustaining ranch for someone looking to get into farming or ranching with a associated Crown range permit for 38 cows and 2 bulls to a nearby well managed awesome range for May 15th - Oct 15th. 50 acres currently good producing Hay land with 2 crops per year, some in alfalfa, some in grass and some in annual crops that will need to be worked as well as water rights for an irrigation water licence. There is also a drilled well that produces 60GPM. The hay shed is 50' long by 42' wide with the lean too. Along with being fenced and cross fenced into various separate pastures, there are heated water bowls in place and a stall barn. The house is a solid 3 bedroom 2 bathroom 1008sqft Farm House built in 1996 with an unfinished basement that offers lots of potential. The existing house may be the perfect size to become your second residence when you apply to build your dream house! Great highway exposure for a farm based business. A great location in a valley known for it's fertile soil and good growing seasons. Zoning allows for 2 residences, guest ranch, equestrian center and many more uses under the R-Rural zoning designation. Call today to view this farm. (id:6769)

2pc Bathroom 5'4" x 5'8"

Bedroom 13'7" x 9'

Bedroom 13'7" x 9'10"

Full bathroom 6'4" x 10'6"

Primary Bedroom 11' x 8'10"

Living room 13' x 14'

Kitchen 10' x 16'

Listing Presented By:



Originally Listed by:

Century 21 Executives Realty Ltd



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