



## 40 Mathews Road Enderby British Columbia

\$3,849,000

50 ACRE OPERATING BROILER FARM located on the Shuswap river, 3300+ sq.ft 4 bedroom rancher with basement, Broiler barns total capacity 29,200 birds, 2-150' x 40' Barns and 1 40' x 125' barn equipped with ziggity water, Cumberland feeders, Custom Geo thermal computer system for heating and cooling with heat pumps, propane & electric back up, two barns 80 kw generator and the one barn a 30kw generator give you full back up power, 5 feed bins in total 4-12 ton and 1-6 ton, All barns built with ICF blocks, barns are in excellent shape. 6500 sq.ft Building for storage, coolers and equipment will be removed from this building, compost building and cement slab. Drilled well and water rights on the Shuswap River, the 50 acres is some of the most fertile soil in the Interior and with irrigation you can grow most any crops, 19,635 Bird Quota available separately at market value. . Great Location close to lots of outdoor recreation, on the river but close to lakes and mountains. On private no thru road. (id:6769)

Storage 11' x 12'

Exercise room 11' x 12'

Other 7'6" x 8'

Kitchen 12' x 8'

Laundry room 16' x 8'

Full bathroom 8' x 9'5"

Media 18' x 19'

Foyer 6'6" x 16'6"

Bedroom 10' x 11'

Bedroom 10' x 11'

Bedroom 10'6" x 11'

3pc Ensuite bath 7' x 6'6"

Primary Bedroom 16' x 11'

3pc Bathroom 5' x 9'

Recreation room 19' x 12'

3pc Bathroom 4' x 8'

Office 10'6" x 11'

Dining nook 8'6" x 12'

Living room 16'6" x 15'6"

Listing Presented By:



Originally Listed by:

B.C. Farm & Ranch Realty Corp.

<http://www.bcfarmandranch.com/>



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