



525 Barnhartvale Road Kamloops British Columbia

\$18,500,000

Rare opportunity to own 1,155.7 acres over 8 titles just 25 km east of Kamloops in the Thompson Nicola Regional District. This working ranch offers approx. 675 cleared acres, including 560 irrigated acres currently in hay, ideal for crops or vegetables. Excellent water access with 3 licenses: a well for potable water, a stream for livestock, and a 3,600 GPM pump station drawing from the South Thompson River with steel pipe infrastructure to pivots and farmyards. Improvements include a 1,560 double-wide with 770 sq ft attached shop, a 924 sq ft single-wide, plus an 8,000 sq ft shop with office, bedrooms, and utility rooms. Outbuildings include a 18,860 sq ft hay shed, 3840 sq ft open machine shed, and 480 sq ft hobby barn. Farmyard is set up with hydrants and sprinklers. Surrounded by ranchland, hay fields, crown land, and rural residential, this is a turnkey agricultural property with scale, water security, and infrastructure in place. (id:6769)

4pc Bathroom 9'4" x 4'0"

Primary Bedroom 9'4" x 10'8"

Bedroom 8'10" x 12'8"

Living room 12'0" x 12'8"

Kitchen 12'0" x 12'8"

Listing Presented By:



Originally Listed by:

Sutton Group-West Coast Realty
(Langley)

<http://donmunrorealestate.com/>



Royal

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