



9841 TALBOT Road Nelway British Columbia \$1,100,000

Mystic Valley Farm Home Features: This charming residential home is designed for comfort and practicality, featuring 4 bedrooms and 3 bathrooms. Enjoy the tranquil surroundings and spacious living areas that make it perfect for family living. **High-Producing Hay Farm:** Approximately 50 acres of the property is dedicated to a productive hay field, making it a lucrative endeavor for farming enthusiasts or those looking to maintain a sustainable lifestyle. An additional 0.30 acres is cultivated with a variety of berry and vegetable crops, ideal for personal enjoyment or potential market sales. **Water Features:** Two beautiful streams flow through the property, providing natural beauty. A domestic and irrigation water license, provide a water source for your agricultural endeavors. The remaining acres consist of wooded land, offering opportunities for developing a network of recreational trails. This area not only provides a peaceful retreat but also serves as a sustainable source of wood for personal projects. **Convenient Location:** The property is situated on a dead-end public road, ensuring privacy and minimal traffic while still being within reach of nearby amenities and services in Salmo.

Selling Points: A productive and established hay farm. A diverse garden area with berry crops and potential for expansion. Beautiful natural surroundings with opportunities for outdoor activities and recreation activities.

Property does not fall within foreign buyers ban based on location. (id:6769)

Bedroom 11'4" x 9'4"

Utility room 12'0" x 9'0"

Family room 23'0" x 16'0"

Other 13'2" x 10'0"

Other 11'0" x 8'6"

Mud room 15'0" x 10'4"

Games room 18'0" x 16'2"

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Kitchen 12'6" x 11'2"

Dining room 12'8" x 12'0"

Living room 17'0" x 21'0"

4pc Bathroom Measurements not available

2pc Ensuite bath Measurements not available

Primary Bedroom 12'8" x 13'0"

Foyer 10'6" x 10'0"

Bedroom 12'4" x 10'0"

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