



5240 DOT RANCH CUTOFF ROAD South West BC

\$1,199,000

Absolute gem nestled in the heart of the Sunshine Valley - a dream come true for recreation enthusiasts, farming connoisseurs, horse lovers and anyone seeking an idyllic outdoor lifestyle! This 159 acre stunning property boasts essential water rights, ensuring a continuous water supply for agricultural and recreational purposes. With its useable and arable acreage, the land is perfect for cultivating crops raising livestock and presents unending possibilities for customizing your dream farmstead. The completely renovated and beautiful mobile home features 2 cozy bedrooms and 1 bathroom, providing a comfortable living space amidst the scenic surroundings. This unique property comprises two separate parcels, further enhancing its investment potential and offering expansion and diversification and an excellent well and septic system are ready for you to build your dream home. Just a mere 1.5 hour drive from the bustling Lower Mainland and approx. 30 mins. from Merritt.

3pc Bathroom

Mudroom 7\8x6\1

Entrance 21\4x7\8

Kitchen 11\8x14\5

Living 14\5x11\8

Laundry 6x8\6

Bedroom 8\6x12\2

Bedroom 8x9

Listing Presented By:



Originally Listed by:
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