



5598 HIGHWAY 97 S Out Of District BC

\$1,999,000

Discover 5598 Hwy 97, Falkland, BC - a North Okanagan haven encompassing 138 acres of fertile farmland across three titles. Nestled within the property is a lovingly renovated 6-bed 1-bath home offering a cozy retreat, surrounded by breathtaking nature. Two additional titled properties span 16.8 and 0.74 acres, just awaiting your creative vision, whether for a family homestead or an investment. Unlock the possibilities with a versatile storefront building. Equestrian enthusiasts will enjoy the well-appointed barn, horse stalls, hay storage, and a spacious shop, equipped with a backup diesel generator. The property also has new power, water, and gas connections. A 3-year-old septic system and a 4-year-old store, featuring a heat pump, enhance the property's appeal. Inside the home you will find hot water on demand, efficiently heating the home, alongside a forced air system for your comfort. A portion of the land is leased to a neighboring rancher for cattle grazing.

4pc Bathroom

Entrance 11x8

Den 8x9

Kitchen 11x10

Dining 8x9

Living 19x13

Bedroom 9x11

Bedroom 8x11

Mast BR 13x11

Bedroom 10x10

Bedroom 11x10

Bedroom 10x10

Listing Presented By:



Originally Listed by:
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