



## 201 Highway 97 Other Vernon British Columbia

\$14,000,000

Welcome to Kal-Lake Cattle, a landmark property known throughout the Okanagan Valley. Known for its bright orange roofs and grazing cattle set above the turquoise water of Kalamalka Lake, this property has caught the eye of the public for decades. Situated between Lake Country and Vernon, this 58.98 acre parcel is nestled above Kalamalka Lake, with only the Rail Trail in between you and the shores of one of the world's most stunning lakes. The property is zoned Large Holdings (Future land use, Agricultural) and is located within the agricultural land reserve (ALR), and is serviced by two agricultural irrigation licenses from Kalamalka Lake, and an unmetered reclaimed water supply from the Vernon Water Reclamation Centre. There is an established homesite perched on the lower end of the property, allowing for wide views ahead and down each direction of the lake, currently outfitted with an existing older home (on a domestic well). There are multiple buildings to supplement the agricultural uses of the property, such as a hay barn, workshop, and storage garage/shed. The lands are immediately adjacent to Kekuli Bay Provincial Park, and will be in close proximity to the proposed Okanagan Gondola. Predator Ridge, Sparkling Hills Resort, and the O'Rourke Family Estate are but a short drive away. (id:6769)

Utility room 8'9" x 6'4"

Laundry room 12'9" x 7'7"

3pc Bathroom 8'7" x 11'5"

Bedroom 12'7" x 13'2"

5pc Ensuite bath 8'7" x 13'9"

Primary Bedroom 17'4" x 13'9"

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