



## 1585 LANCE Road Kamloops British Columbia

Pritchard

**\$1,455,500**



Income-Producing Farm, River Views & Endless Potential. Discover the perfect blend of country living and business opportunity with this exceptional 8.5-acre property in Pritchard. Ideally located just off the highway and less than 30 minutes to Kamloops, this property offers lush irrigated hay land, fertile soil, and a prime lower elevation-giving you an extended growing season and incredible potential for farm-gate or market garden sales right from your doorstep. A rare bonus is the on-site, fully equipped meat processing facility with an active farm-gate license. It's ready to go with a walk-in cooler, walk-in freezer, rail system for easy deliveries, and a certified independent water and filtration system... everything you need to step right into or expand your own meat cutting business. For hobby farmers, livestock owners, or horse enthusiasts, the setup is already in place with multiple pens, shelters, and hay storage. The mostly level land offers unlimited possibilities to customize your ideal layout—whether that's expanding operations, creating a beautiful equestrian haven, or simply enjoying wide-open space and privacy. The spacious 3200 sq ft, 4 bdrm/3 bath home sits perfectly to take in stunning panoramic river & valley views, featuring an ICF foundation for year-round energy efficiency. A bright, main level entry floor plan w/vaulted ceilings in living rm flows o...



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