



3260 McGillivray Creek Road Kamloops British Columbia
 Heffley
\$1,279,000



Nestled in the close-knit farming community of Whitecroft, just 35 minutes from Kamloops and 10 minutes from Sun Peaks Resort, this private 40-acre farm offers an ideal setting for a self-sufficient hobby farm. Fully fenced and cross-fenced, the property features approximately 20 acres of hay production supported by irrigation rights on Louis Creek. The tranquil setting is enhanced by the sound of flowing water, songbirds, and returning coho salmon in the fall. The southern hillside was selectively logged, reseeded, and re-fenced in 2024 to expand grazing. Backs directly onto Crown land for immediate backcountry access. The well-maintained 4-bedroom, 2-bathroom ranch house includes a renovated attached garage with in-floor heating, while outbuildings consist of a 30x40 storage barn, 60x120 covered indoor arena, garden shed, chicken coop, and livestock shelters, along with a cultivated garden and fruit trees. Neighbors have previously leased hayfields and grazing rights on adjacent Crown land, offering strong potential to expand operations, with livestock and equipment available separately. Cell service and high-speed internet are available, placing you in a recreational paradise with excellent hunting, fishing, skiing, mountain biking and horseback riding nearby. (id:6769)

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