



## 4295 Shanks Road Kelowna British Columbia

Lake Country South West

**\$2,799,000**



9.85 acre cherry orchard with Highway 97 Frontage and in City of Kelowna Limits, just minutes from the core of Lake Country. Newer plantings but in full production, this orchard presents a great opportunity for an orchardist/farmer to add to their portfolio. The property is deer fenced and has been well maintained. There is no lease on the property, meaning an orchardist can come in and utilize the next crop. The four bedroom, two bathroom home has two kitchens and is ideal for a rental or for farm worker accommodations (its current use). Property is serviced by municipal water. The land is agriculturally zoned and in the ALR. Sprinklers are micro-sprinklers. Orchard is planted to a mix of Staccato, Skeena, Sentennial, Regina, and Santana planted in 2018-2020. Good rootstocks with mix of Mazzard, Gisela 6 / 5. Some sweetheart nursery stock planted. Contact agent for precise information. Access via Shanks road and by appointment only. (id:6769)

### Scott Marshall

Sotheby's International Realty Canada

Phone: (250) 470-2388

<https://hallcassiemarshall.com/>



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada