



## 850 Fortune Road Spallumcheen British Columbia

Armstrong/ Spall.

**\$6,250,000**



Exceedingly rare legacy holding - over 320 acres of prime farmland fronting on the Shuswap River, just 5 minutes from downtown Enderby and 30 minutes from Vernon Hospital. This exceptional estate offers scale, natural beauty, agricultural productivity, and equestrian potential—all in a highly accessible yet private setting, removed from major highways and thoroughfares. A spacious walk out rancher with potential for nearly 4600 sf & 429 sq ft attached garage, offers comfortable living with room to grow. Outbuildings include a 4000 sf shop with an attached vintage prairie barn and pole barn (approx 207' x 122' ft), ideal for variety of farming ventures, hay storage, or equestrian use. More than 100 acres of cleared, arable fields with an additional 75 acres available seasonally, primarily in hay production. Ricardo Creek also meanders through. The balance of the property is treed, much of it still accessible, and a significant portion of the hillside lies outside of the Agricultural Land Reserve (ALR). Rolling pastures framed by breathtaking river and mountain views, will leave you thinking you are gazing at a National Geographic spread. The majority of the property is in the ALR, which allows for a 2,000 sq ft secondary homes on parcels of this size, making it ideal for multi-generational living or future expansion. This is a once-in-a-generation opportunity to acquire a pr...

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