



## 8533 Colt Road Kamloops British Columbia

Heffley

# \$1,460,000

LINES DO NOT REPRESENT A SURVEY



Welcome to 8533 Colt Road, just 20 minutes from Kamloops, a beautiful, gently sloped 64.97-acre organic hay farm that stretches along the North Thompson River. Surrounded by stunning rural views, this property offers peace, productivity, and huge potential for hobby farmers and agriculture-minded buyers alike. The property is currently producing a healthy organic alfalfa and grass hay mix and has a lovely garden, river intake with water license, drilled well, eight irrigation lines - all supports multiple set ups showing the potential for those wanting to expand their green thumb, thinking of starting a winery, cidery, lavender farm, home gardening skills or continue operations as a hay farm - you name it! A highlight is the ~60' x 120' steel-frame shop (approx. 7,200 sq.ft.)! Featuring high ceilings, 6 large bay doors, poured concrete foundation with in-floor hydronic heating in roughly one-third of the space, LED lighting, and 600V three-phase power, PLUS a ready-to-install 28' x 60' mezzanine area should the next owner wish to add it! Other outbuildings include a large hay shed ~30' x 80', smaller shop with cold storage ~24' x 26', two lean-tos (one large ~24' x 40', one smaller ~21' x 24'), a log-built outbuilding ~20' x 30', a small storage structure ~16' x 40', and several other useful storage spaces. Opportunity knocks with this beautiful property with premium water a...



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

### Gaby Berry

eXp Realty (Kamloops)

Phone: (778) 586-4797

<http://www.gabyberry.exp Realty.com>

/

