



9841 TALBOT Road Nelway British Columbia

Nelson South/Salmo Rural

\$1,100,000



Mystic Valley Farm Home Features: This charming residential home is designed for comfort and practicality, featuring 4 bedrooms and 3 bathrooms. Enjoy the tranquil surroundings and spacious living areas that make it perfect for family living. **High-Producing Hay Farm:** Approximately 50 acres of the property is dedicated to a productive hay field, making it a lucrative endeavor for farming enthusiasts or those looking to maintain a sustainable lifestyle. An additional 0.30 acres is cultivated with a variety of berry and vegetable crops, ideal for personal enjoyment or potential market sales. **Water Features:** Two beautiful streams flow through the property, providing natural beauty. A domestic and irrigation water license, provide a water source for your agricultural endeavors. **Remaining Acres:** The remaining acres consist of wooded land, offering opportunities for developing a network of recreational trails. This area not only provides a peaceful retreat but also serves as a sustainable source of wood for personal projects. **Convenient Location:** The property is situated on a dead-end public road, ensuring privacy and minimal traffic while still being within reach of nearby amenities and services in Salmo. **Selling Points:** A productive and established hay farm. A diverse garden area with berry crops and potential for expansion. Beautiful natural surroundings with opportunities for outdoor activities...



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