

## 1939 97A Highway Armstrong British Columbia

\$794,000

Are you looking for a perfect property to build your dream home and start a farm? Look no further than this beautiful 8.66-acre ALR land in the heart of Armstrong! With its prime location and direct highway access, this property offers exceptional potential for orchard/nursery/fruit stand development. The land is flat, rich, and fully fenced, with 5 acres already completed with irrigation, which can be extended to the remaining parcel. A newer well with excellent capacity and a water pump powered by BC Hydro is already in place, making it ready for farming. Last year, the property received a 70K investment, and new crops were planted, including 6 acres of Gala apples and around 1 acre of pumpkins. The property now has a new drip irrigation system with auto sensors, making it easy to maintain the crops. Additionally, septic license and Highway Access permits are in place, making it a hassle-free purchase. The property boasts expansive valley and mountain views, offering a relaxing and enriched lifestyle in Armstrong, a friendly, welcoming, family-oriented farming community. With excellent schools and charm, you can start your dream life on this property today. Motivated Seller! Take advantage of this fantastic opportunity! (id:6769)

Listing Presented By:



Originally Listed by: Oakwyn Realty Okanagan-Letnick Estates

https://zonasoldit.com/



Royal

## LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association"s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.