



2720 Salmon River Road Salmon Arm British Columbia

\$1,499,000

This productive 160-acre farm in the fertile Salmon Valley offers an excellent opportunity for agricultural or mixed-use operations. With a balanced mix of alfalfa fields, fenced pasture, and natural forest, the property is well suited for livestock, hay production, or a variety of farming ventures. The land is perimeter fenced with some cross-fencing already in place, providing a setup for managing animals and grazing rotation. A range of functional outbuildings support day-to-day farm operations, including a Quonset-style workshop, detached shop/garage, and a barn with hay and equipment storage plus a box stall. Additional features include a wired and insulated cold room ready for a compressor, a storage/craft room, and a traditional root cellar—ideal for farm storage and food preservation. The well-maintained 4-bedroom, 2-bathroom farmhouse offers comfortable living with a spacious living room and a modern kitchen updated in 2015. After a day's work, the large covered deck provides a perfect place to relax while enjoying peaceful views of the surrounding valley. Major exterior updates between 2007-2010 include the roof, siding, windows, and deck, ensuring the home is move-in ready. With ample space, established infrastructure, and versatile land use potential, this property is well suited for farmers, ranchers, or anyone looking to create a productive rural lifestyle. (id:6769)

Full bathroom 7'7" x 7'7"
 Bedroom 10'6" x 14'8"
 Bedroom 10'6" x 15'1"
 Full bathroom 9'7" x 8'9"
 Bedroom 12'11" x 11'2"

Primary Bedroom 13'9" x 11'5"
 Dining room 15'1" x 8'
 Living room 14'6" x 19'6"
 Kitchen 15'1" x 11'3"

Listing Presented By:



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<http://dorismills.com/>



Royal

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