



## 2945 Botta Road Kamloops British Columbia

\$670,000

Discover the freedom & beauty of this exceptional 161+ acre off-grid acreage overlooking Pinantan Lake & the surrounding valley & mountain landscape. Bordering Crown land this private & expansive property offers endless recreational opportunities & an incredible setting for a rural retreat, homestead, or future build. There are multiple outstanding building sites each perfectly positioned to capture breathtaking panoramic views. The gently sloping, south-facing terrain & rich soils across the lower portion of the property provide excellent growing conditions along with ideal solar exposure for off-grid power development. A beautiful mix of soft & hardwood forest is complemented by open pasture areas & an abundance of seasonal wildflowers creating a diverse & picturesque landscape throughout the acreage. There are strong indicators of underground water, including a neighboring well producing 50+ GPM. Access is via approx. 1.7 km of dirt road branching off Pinantan-Pritchard Rd. Conveniently located 30 mins to Kamloops & within walking distance to the general store at Pinantan Lake; the property offers both privacy & accessibility. The access road continues through the land providing excellent internal access throughout the land. A neighboring property owner resides above the parcel & maintains the road. The perimeter is mostly fenced with only a small section left to complete. An excellent opportunity to own a highly usable & scenic rural acreage offering outstanding value. (id:6769)

Listing Presented By:



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