



870 Dilworth Road Sorrento British Columbia

\$2,995,000

A rare piece of Shuswap history! First time on the market in over 100 years, this sprawling 158-acre estate has been proudly held by the pioneering Swann family for three generations. Offering fertile, organic land paired with breathtaking Shuswap Lake views, this property sits just two minutes from Sorrento. ALR farm status features 125 acres of fenced pasture and hay fields (fencing needs some repair). Surrounded by mature forest, this productive land is uniquely isolated from outside pesticide drift, a rare find for pristine organic or agricultural pursuits. Highway frontage further enhances accessibility, logistics efficiency, and future agri-commercial potential. A year-round creek runs through the land for effortless livestock watering, complemented by an artesian well producing 35 GPM of crystal-clear drinking water. This rich acreage historically supported 100+ cattle and buffalo. Dual residences include a 1925 home, boasting 762 square feet, two bedrooms, one bathroom, and a 1975 double-wide manufactured home, with three bedrooms and two bathrooms. Impressive outbuildings blend heritage charm with modern utility: a large two-storey 1928 barn (100'x80') stands alongside a solid, five year-old two story barn (85'x100'). The estate is fully designated for allowable hemp and CTLS cannabis production, set up for indoor operations with massive potential for high-yield licensed outdoor cultivation. Up to 50% Vendor Financing available. Bring your vision! (id:6769)

- Dining room 8' x 12'
- Kitchen 8' x 12'
- Living room 15' x 12'
- Full bathroom 8' x 10'
- Bedroom 12' x 10'
- Bedroom 15' x 15'
- 4pc Ensuite bath 12' x 8'
- Primary Bedroom 20' x 18'
- Bedroom 15' x 15'
- Primary Bedroom 15' x 15'
- Sunroom 12' x 6'
- 4pc Bathroom 20' x 15'
- Living room 20' x 15'
- Kitchen 14' x 18'

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