



## 937 TAPPEN VALLEY Road Tappen British Columbia

\$1,199,000

Very impressive & most forested acreage in the Shuswap. Access to this scenic 82-acre property is off Tappen Valley Rd, 3kms off Hwy 1 & 15 mins to Salmon Arm. A perimeter of mature trees provides privacy between the neighbors, along the road & the land backs onto crown land. A roughed in driveway comes through a tree corridor & into a 6+ acre pasture. Although soil tests are not available the soil layer here appears deep & rich; nearby properties are valuable farmland. At the back of this pasture & tucked into the forest is an old homestead residence (not habitable). Power lines extend in from Tappen Valley Rd for about 500m to this old home site; the power lines are on the property & are a huge cost saver for the development of infrastructure. In behind the old home is a creek canyon the dissects the property. There is an old trail/roadway down to the creek. This well sheltered canyon is surrounded by mature forest & large cedar trees. On hot summer days when the temps in the open pasture would be 30 degrees, this lush canyon is easily 10 degrees cooler with cool moist air flowing through the canyon, a true oasis. The neighbor has shallow well along the creek & power to the well. This property has a domestic water license on the creek and power is run to the creek. As you move further south on the land there is more mature forest land & then a 2nd open pasture (5 Acres) Beyond this pasture the forest is mixed. Ideal hobby farm. No zoning. Partially ALR. (id:6769)

Listing Presented By:



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