



## 0000 China Valley Road Falkland British Columbia

\$1,495,000

China Valley Ranch 226.34 acres in total between 4 separate titles all being sold as a package. The 4 parcels are the only parcels with access to this private Lake. 3 titles have road access. China Valley is a beautiful private valley running east west creating great sun exposure year round. Close proximity to the Okanagan/Shuswap just 20 minutes from Falkland, 30 mins to Chase and 1 hour to Kamloops and 1.5 hours to Kelowna International Airport. China Valley lake is a 13 acre. The lake is creek fed from Charcoal creek which enters from the East and then leaves through the spillway to the west. Over a mile of the creek flows through the property. Almost entirely perimeter & cross fenced. The property has been used for cattle pasture for decades with cattle exhibiting tremendous gains on pasture with an abundance of feed and water. It has easily supported 70 yearlings over grazing season historically. 80+ acres of cleared ground, 12 acres were used for hay production in 2022. There is a old 500m airstrip that would need to have some work done before it was used. Borders crown land on 3 sides. The camp site has 2 wall tents a fire pit area, outhouse and dock. All with treed privacy from the road. There are small stands of timber in several areas of the property. Corrals, loading chute & a 24'x40' Livestock building are at the road. Call the listing agent for more detailed info (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



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