



# 9841 TALBOT ROAD Salmo British Columbia

\$999,000

**Mystic Valley Farm Home Features:** This charming residential home is designed for comfort and practicality, featuring 4 bedrooms and 3 bathrooms. Enjoy the tranquil surroundings and spacious living areas that make it perfect for family living. **High-Producing Hay Farm:** Approximately 50 acres of the property is dedicated to a productive hay field, making it a lucrative endeavor for farming enthusiasts or those looking to maintain a sustainable lifestyle. **Bountiful Gardens:** An additional .30 acres is cultivated with a variety of berry and vegetable crops, ideal for personal enjoyment or potential market sales. **Water Features:** Two beautiful streams flow through the property, providing natural beauty. A domestic and irrigation water license, provide a water source for your agricultural endeavors. **Wooded Land and Recreation Potential:** The remaining acres consist of wooded land, offering opportunities for developing a network of recreational trails. This area not only provides a peaceful retreat but also serves as a sustainable source of wood for personal projects. **Convenient Location:** The property is situated on a dead-end public road, ensuring privacy and minimal traffic while still being within reach of nearby amenities and services in Salmo. **Unique Selling Points:** A productive and established hay farm. A diverse garden area with berry crops and potential for expansion. Beautiful natural surroundings with opportunities for outdoor activities and recreation activities. GST applicable to sale price. (id:6769)

Bedroom 10'6 x 12'6

Recreational, Games room 18 x 16'2

Other 15 x 10'4

Cold room 11 x 8'6

Other 13'2 x 10

Family room 23 x 16

Utility room 12 x 9

Bedroom 11 x 11

Bedroom 12'4 x 10

Foyer 10'6 x 10

Primary Bedroom 12'8 x 13

Ensuite Measurements not available

Full bathroom Measurements not available

Living room 17 x 21

Dining room 12'8 x 12

Kitchen 10 x 11

Listing Presented By:



Originally Listed by:  
RE/MAX Four Seasons (Nelson)

<http://www.kootenayhomesandland.com/>



Royal

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