



# 1585 LANCE Road Kamloops British Columbia

\$1,455,500

Income-Producing Farm, River Views & Endless Potential. Discover the perfect blend of country living and business opportunity with this exceptional 8.5-acre property in Pritchard. Ideally located just off the highway and less than 30 minutes to Kamloops, this property offers lush irrigated hay land, fertile soil, and a prime lower elevation-giving you an extended growing season and incredible potential for farm-gate or market garden sales right from your doorstep. A rare bonus is the on-site, fully equipped meat processing facility with an active farm-gate license. It's ready to go with a walk-in cooler, walk-in freezer, rail system for easy deliveries, and a certified independent water and filtration system... everything you need to step right into or expand your own meat cutting business. For hobby farmers, livestock owners, or horse enthusiasts, the setup is already in place with multiple pens, shelters, and hay storage. The mostly level land offers unlimited possibilities to customize your ideal layout--whether that's expanding operations, creating a beautiful equestrian haven, or simply enjoying wide-open space and privacy. The spacious 3200 sq ft, 4 bdrm/3 bath home sits perfectly to take in stunning panoramic river & valley views, featuring an ICF foundation for year-round energy efficiency. A bright, main level entry floor plan w/vaulted ceilings in living rm flows out onto a large deck overlooking the landscape, while the 1-bedroom in-law suite in bsmnt is perfect for extended family or live-in help. The attached 2 car garage features a large storage rm below creating bonus space in the bsmnt, just waiting for your finishing ideas for possible games or media rm. An older mobile home on the property is currently occupied by a family member, adding even more flexibility. This is more than a property--it's a lifestyle, a business opportunity, and a chance to ...

Utility room 20' x 15'

Storage 21' x 19'5"

Bedroom 12'10" x 10'1"

4pc Bathroom Measurements not available

Dining room 15'2" x 11'10"

Family room

Bedroom 9'11" x 9'11"

4pc Bathroom Measurements not available

Bedroom 9'11" x 9'10"

4pc Ensuite bath Measurements not available

Primary Bedroom 12'11" x 10'6"

Living room 21'2" x 18'10"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS® and the REALTOR logo are trademarks of The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Kitchen 15'2" x 13'2"

Laundry room 9' x 5'5"

Foyer 7'4" x 6'4"

Dining room 12'5" x 8'4"

Kitchen 11'8" x 10'9"