



## 2247 Rashdale Road Armstrong British Columbia

\$1,298,000

This expansive 47.76 acres of good flat farmland presents a prime opportunity for agricultural endeavors, currently 36 Acres cultivated for alfalfa. The land benefits from a dry farming approach, allowing for two productive cuts per season. Conveniently located on the corner of Rashdale Road and Lansdowne Road, has water access for Domestic use from the Canyon Water District. Additionally, hydro power is available along the northeastern edge of the parcel, providing potential for further infrastructure or living arrangements. The land is equipped with a spacious hayshed 52'L x 35'W, providing essential storage for harvested crops and equipment. With its combination of fertile land, vital resources, and favorable location, this 47.76-acre property stands out as a prime investment for those looking to expand their agricultural operations or explore new ventures in farming. (id:6769)

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