



## 3807 Salmon River Road Falkland British Columbia

\$2,699,000

Modern Dairy Farm on 61 irrigated acres in Salmon Valley. Open and airy 22000 sq ft drive-through barn with 120 comfort stalls, single DeLaval Robot milker with second station roughed in. 2000 Gal. Mueller Tank, Alley Scrapers and 120' x 12' deep Manure Tank. 24' x 100' open ended Concrete Bunker Silo. The barn also features Rollup Curtains, Robot Feed Pusher, large Ventilation Fans, Calving Stalls, Calf Pens and elevated Office with great views over the entire barn. Additional buildings include 54' x 144' Hayshed with attached Heifer Housing on sawdust packs. The land is irrigated with 126.25 Acre Feet of Licence from Salmon River and delivered to the fields via an efficient low pressure sub-surface system. Domestic and Stock Water is supplied by a reliable Drilled Well. The Home is a very comfortable updated Rancher built in 1994 with 4 Bedrooms and 3 Baths.

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Mud room 10'0" x 10'0"

Laundry room 8'0" x 12'0"

Bedroom 12'0" x 12'0"

Bedroom 12'0" x 13'0"

Bedroom 10'0" x 12'0"

Den 6'0" x 6'0"

Full bathroom 5'0" x 5'0"

Family room 15'0" x 23'0"

Full bathroom 7'0" x 12'0"

Dining room 10'0" x 13'0"

3pc Ensuite bath 6'0" x 14'0"

Primary Bedroom 14'0" x 15'0"

Living room 14'0" x 16'0"

Kitchen 13'0" x 13'0"

Listing Presented By:



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