



9841 TALBOT Road Salmo British Columbia

\$1,200,000

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 0.30 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. (id:6769)

Bedroom 11'4" x 9'4"
 Utility room 12'0" x 9'0"
 Family room 23'0" x 16'0"
 Other 13'2" x 10'0"
 Other 11'0" x 8'6"
 Mud room 15'0" x 10'4"
 Kitchen 12'6" x 11'2"
 Dining room 12'8" x 12'0"
 Living room 17'0" x 21'0"
 4pc Bathroom Measurements not available
 2pc Ensuite bath Measurements not available
 Primary Bedroom 12'8" x 13'0"

Games room 18'0" x 16'2"
 Bedroom 10'6" x 12'6"
 Sunroom 10'0" x 10'0"
 Foyer 10'6" x 10'0"
 Bedroom 12'4" x 10'0"

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 trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by 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.

Listing Presented By:



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

<http://www.realestateinthekootenays.ca/>



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

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