



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 a portion of sale price. (id:6769)

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

Games room 18'0" x 16'2"	Primary Bedroom 12'8" x 13'0"
Mud room 15'0" x 10'4"	Foyer 10'6" x 10'0"
Bedroom 12'6" x 10'6"	Bedroom 12'4" x 10'0"

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