

3756 168TH ST  
Cloverdale / Serpentine

LP: \$2,499,000  
MLS#: F3301130

Active

No Photo Available

Property Type: Agri-Business  
Trans Type: For Sale  
Major Use: Vegetable  
Zone/Province:  
Occupancy: Tenant  
Nearest Town:

Dist to Town:  
Dist to School:  
Total Acres: 21.040  
Gross Tax/Yr: \$760 / 2012  
Linc/PID#: 013-259-113

LAND

Land Use/Zoning: /A-1  
Acres Irrigated: 21.0  
Acres Cultivated: 21.0  
Acres Pasture: 0.0  
Acres Cleared: 21.0  
Acres Fenced: 0.0  
Soil Class: Loam, Mixed Soil Type  
Site Influences: Cleared, Level Land, Flood Plain

Land Size Acres: 21.040  
# of Parcels:  
Leasehold Acres: 0.0  
Freehold Acres: 0.0

HOME

Style of Home:  
Total Area SF: 0  
Year Built:  
HVAC:  
Owner Interest: Freehold

Bedrooms:  
Bathrooms:

Construction:

Restrictions: Within ALR

Reports Avail:

Possession: / TBA

Site Services: Electricity at Lot Line, Natural Gas at Lot Line, No Services

Access To Prop: Direct Access, Paved Road

FARM / RANCH

Owned Since:  
Env Asmt Phs:  
Acres Wtr Rgts: 0

UTILITIES

Wtr/Dpth/GPM:  
Sewer Septic: None  
Heating Fuel:

West Meridian: Township: 7 Quarter: Block:  
Range: Section: 30 Plan: Lot:  
Short Legal: LD 36 SEC 30 TWP 7 Except Plan 67257, N 367' OFS1/2 OF NW1/4.

List Firm 1: HomeLife Benchmark Rlty (Clov)/6039900 604-574-0161 Appt Name: TIM SINGH  
List Firm 2: Appt Ph: 778-823-2446  
List Realtor 1: Tim Singh/FSINGTI 778-823-2446 Appt Info: Call Agent  
List Realtor 2:  
Listers Email: [tim@timsingh.com](mailto:tim@timsingh.com)  
Listers Website: bcfarmsales.com  
Brochure URL: bcfarmsales.com  
Commission: S-3.22% 1ST 100K / 1.15% BAL

DOM: 11 Exp Date: 04/30/14 Orig Price: \$2,499,000 Sold Price:  
Adj Date: List Date: 07/26/13 Prev Price: Sold Date:  
Lse Rate sq ft/annum: \$0.00

Sellers Name: WAYNE WONG  
Sell Firm 1:  
Sell Realtor 1:

Realtor Remarks: Please do not enter property with out listing realtor.

21 Acres of Prime Farm Land in the hub of Cloverdale's best. This fertile black soil is suited for all crops, Berries, Nursery or Greenhouse. Farm has been tile drained in 2011 and currently in vegetable production. The property backs on to the main canal of the Burrows Irrigation and Drainage Program giving this farm excellent access to water. Borders onto 19 acre farm also for sale call Tim farm expert for details. Close to Morgan Creek, US Border and Hwy. 1. Great location ! Frontage with retail and u pick potential. No buildings. Home(s) and buildings possible.