

Active



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

Dist to Town:  
Dist to School:  
Total Acres:  
Gross Tax/Yr: \$4,307 / 2012  
Linc/PID#: 011-392-924

### LAND

Land Use/Zoning:  
Acres Irrigated: 34.0  
Acres Cultivated: 34.0  
Acres Pasture: 0.0  
Acres Cleared: 3695.0  
Acres Fenced: 0.0  
Soil Class: Loam  
Site Influences: Cleared, Highway Access, Level Land, Landscaped

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

### HOME

Style of Home: 2 Storey  
Total Area SF: 5,000  
Year Built: 1989  
HVAC: Hot Water, In-Floor, Radiant  
Owner Interest: Freehold  
Construction: Wood Frame  
Restrictions: Within ALR  
Reports Avail: Building Plans, Financial Statements, Soil Report  
Possession: / TBA

Site Services: Cable, Garbage Collection, Paved Streets, Telephone, Septic System, Well

Access To Prop: Direct Access, Paved Road

### FARM / RANCH

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

### UTILITIES

Wtr/Dpth/GPM: Drilled Well  
Sewer Septic: Septic Tank & Field  
Heating Fuel: Natural Gas

West Meridian: Township: 10 Quarter: Block:  
Range: Section: 33 Plan: NWP8793 Lot: 12  
Short Legal: PL # NWP 8793 LT 12 LD 36 SEC 33 TWP 10 MFG HOME REG 54110 ELECTRICAL CERTIFICATION SILVER LABEL 39609

List Firm 1: HomeLife Benchmark Rlty (Clov)/6039900 604-574-0161 Appt Name: TIM SINGH  
List Firm 2: RE/MAX Real Estate Services/V001154 604-263-2823 Appt Ph: 778-823-2446  
List Realtor 1: Tim Singh/FSINGTI 778-823-2446 Appt Info: Call Lister, 24 Hours Notification Required  
List Realtor 2: Walloce Sohl/V12944 604-263-2823  
Listers Email: [tim@timsingh.com](mailto:tim@timsingh.com)  
Listers Website:  
Brochure URL: bcfarmsales.com  
Commission: S-1.38%

DOM: 14 Exp Date: 02/28/14 Orig Price: \$5,480,000 Sold Price:  
Adj Date: List Date: 02/18/13 Prev Price: Sold Date:  
Lse Rate sq ft/annum: \$0.00

Sellers Name: Ajit Singh Sangha & Balbir Kaur Maan  
Sell Firm 1:  
Sell Realtor 1:

Realtor Remarks:

Elegant 5000 sqft custom built home on 37 acres of Prime Farm Land! This gated home includes infloor heating, large deck, video alarm, open floor plan, double garage, carport and a beautiful sun filled yard, perfect for your entertaining needs. An additional bonus is a two bedroom suite, perfect for family/guests or rental income. This turnkey operation, with mature productive blueberries, is set on well drained fertile soil with quality water from two wells; double drippers and posts. Soil suitable for all crops-straw, bb, rasp, veg, nursery, gh. Extras include barn, shop, pesticide storage, 3ph power, emergency generator, mainline sewer bordering the property. In addition there is an income producing mobile home \$850/month. With productive BB business, great location, retail or u-pick potential, rental income from suite and mobile home, you can have it all!