



4239 Salmon River Rd.

Armstrong, BC

Property Features

Rare opportunity to acquire 76.41 acres of arable farmland, mostly irrigated and planted with cherries. Estimated well yield of 145 gpm. Good mix of silty clay loam, sandy loam & clay soil types. Gently rolling land with eastern exposure. Surrounded in an area of viable working farms within proximity to all amenities. Approximately 60 cultivated acres and approx. 15 acres cleared for possible future orchard expansion. Situated just above the panoramic valley vista is a two bedroom, two bathroom country home with a custom milled kitchen, stainless steel appliances, glass cabinet doors, decorative glass tile backsplash and wide plank, rich tone flooring. Vaulted ceilings & oversized windows provide plenty of natural light. Main level master suite comes with a 4 piece ensuite & dual under mount sinks. A 4-foot crawl space covers the entire perimeter of the main residence. Also includes a cozy two bedroom, one bathroom cottage with newer windows and maple flooring which is ideal for family and guests. Several Outbuildings including: Hay Shed (SW Corner) 40x100 / Hay Shed (West) 48x40 / Barn/Shop 26x60 / Auto Waterers / (4) Hydrants and Paddocks.



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|------------|----------------|
| SIZE | 76.41 Acres |
| ZONING | A2 |
| PRICE | \$4,600,000.00 |
| 2022 Taxes | \$5,306.30 |

For more information:

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Site Plan



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NAI Commercial Okanagan

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PHOTOS



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