



70 MILE HOUSE, BC

Home Ranch

Venture out and begin a rancher's life or seize a great investment opportunity with these hay-producing ranches coming up for auction about 20 miles east of 70 Mile House, BC. This property consists of a variety of hay fields sitting at a high elevation of 3,685± feet and adds up to 1,086± total acres, including 500± acres for hay and grazing amid a lush backdrop of dense forest. The land has been used primarily for hay production and winter feeding for up to 1,800± calves. The first of two dwellings in this listing is a log-frame farmhouse (1,500± square feet) with a steel-clad roof and three bedrooms, and the second is a log-frame home (1,200± Sq. Ft.) that includes four bedrooms, kitchen, living room and a utility room. The second home also has a steel-clad roof and is heated via wood stove. The homes are provided with well water, electricity and telephone service. Rounding out the other included structures are a sturdy hay shed (30x84) along with cattle-handling corrals and loadout chutes. Please note that there is no existing irrigation system on this property.



■ PROPERTY OVERVIEW

- 1,086± Total Acres (500± Acres for Hay & Grazing)
- Elevation of 3,685± Ft.

■ LOG-FRAME FARMHOUSE NO. 1

1,500± Sq. Ft.

- Steel-Clad Roof & 3 Bedrooms

■ LOG-FRAME HOUSE NO. 2

1,200 Sq. Ft.

- 4 Bedrooms, Kitchen, Living Room & Utility Room
- Steel-Clad Roof & Heat from Wood Stove

■ WOOD-FRAME SHOP

30x40

- Clad w/Board & Batten on Exterior
- Steel-Clad Roof & Concrete Floor

■ ADDITIONAL DETAILS

- Well Water, Electricity & Telephone Service
- Cattle-Handling Corrals & Loadout Chutes
- Feed Lot for Winter Feeding (1,800± Calves)
- Hay Shed (30x84) w/Steel-Clad Truss-Frame Roof
- No Existing Irrigation System

