

\$1,680,000 - 8533 Colt Road, Kamloops

MLS® #10367208

\$1,680,000

0 Bedroom, 0.00 Bathroom,
Agriculture on 64.97 Acres

McLure/Vinsula, Kamloops, British Columbia

Welcome to 8533 Colt Road, just 20 minutes from Kamloops, a beautiful, gently sloped 64.97-acre organic hay farm that stretches along the North Thompson River. Surrounded by stunning rural views, this property offers peace, productivity, and huge potential for hobby farmers and agriculture-minded buyers alike. The property is currently producing a healthy organic alfalfa and grass hay mix and has a lovely garden, river intake with water license, drilled well, eight irrigation lines - all supports multiple set ups showing the potential for those wanting to expand their green thumb, thinking of starting a winery, cidery, lavender farm, home gardening skills or continue operations as a hay farm - you name it! A highlight is the ~60' x 120' steel-frame shop (approx. 7,200 sq.ft.)! Featuring high ceilings, 6 large bay doors, poured concrete foundation with in-floor hydronic heating in roughly one-third of the space, LED lighting, and 600V three-phase power, PLUS a ready-to-install 28' x 60' mezzanine area should the next owner wish to add it! Other outbuildings include a large hay shed ~30' x 80', smaller shop with cold storage ~24' x 26', two lean-tos (one large ~24' x 40', one smaller ~21' x 24'), a log-built outbuilding ~20' x 30', a small storage structure ~16' x 40', and several other useful storage spaces. Opportunity knocks with this beautiful property with premium water access, great infrastructure and endless flexibility all within a



peaceful, scenic setting! (id:6289)

Essential Information

Listing #	10367208
Price	\$1,680,000
Bathrooms	0.00
Acres	64.97
Type	Agriculture
Sub-Type	Freehold

Community Information

Address	8533 Colt Road
Subdivision	McLure/Vinsula
City	Kamloops
Province	British Columbia
Postal Code	V0E1Z2

Amenities

Utilities	Electricity, Telephone, Sewer
Features	Private setting, Sloping
View	River view, Mountain view, View of water
Is Waterfront	Yes
Waterfront	Waterfront on river

Exterior

Exterior Features	Sloping
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	eXp Realty (Kamloops)
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