

LISTING  
**features**

6656 S. Yellowhead Highway  
Barriere



COMPLIMENTS OF

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7092 Pioneer Ave. Agassiz

**3A GROUP**  
Sutton Showplace Realty  
**TheBestDealsinBC.com**



# Welcome to the Country

## 100+ Acres



7092 Pioneer Ave

Agassiz, BC

Canada, V0M 1A0



**This profitable and established 100+ acre cattle & hay ranch is located in the historic farming community of Darfield, BC. Situated 10 minutes north of the community of Barriere and 1 hour north of the city of Kamloops BC. A short 45 min drive to Sun Peaks.**

**The property has direct year round highway #5 access and enjoys a warm sunny arid climate with a long growing season. Located in the heart of the historic farming community of Darfield, and the property boasts fertile river valley soil that produces high yield hay counts and bountiful forage year after year. The ranch benefits from a gravity fed community water system and all irrigation comes from this mountain storage system. The size of the water licence 120 acre feet of water, currently set up to irrigate 50 acres of fields. The Crown Grazing lease is from June 1st to October 1st for 110 pair, although the ranch comfortably runs 65 cow/calf pairs.**

**Ranch infrastructure consist of 5 stock waterers, a 40x 60 insulated/heated shop with 18ft door, c-can storage containers, 56x80 Barn, 700 Hay bales with over 50 acres of high yield hay fields producing 300 tons/year. The entire property is fenced with cattle guards in place, and includes a large hay storage roof over and corrals.**

**The ranch has two separate residences, with the main house being a stunning, 2 story, 3 bedroom, 2 bathroom, 1560 sq.ft. home built with custom components in 2012. This main house has metal roofing, energy efficient wood windows and a custom kitchen with granite counter tops and stainless appliances, and an outdoor hot tub. The main house is set upon a high landscaped bench dotted with mature trees with south western views of the river valley, fields and mountains. Each house has its own well, they are both newer systems drilled in 2010 and 2012. The 2 residences and the shop all have 200 amp electrical service. The main house has an artisan well that produces 4 gal per minute and is heated with an electric boiler and In slab heat, as well as a heat pump.**

**The second residence is an updated double wide mobile home with renovations that include new siding, an enclosed porch and new roof. This second home has a drilled well that produces 7 gal per minute, and is heated with a propane furnace. This landholding is located in the Thompson Nicola Regional District, zoned RL1 and is within the ALR. There is a property survey certificate available, as well as drilled well logs. The ranch currently leases one field for production at \$4800/yr**



		<b>6656 YELLOWHEAD HIGHWAY S</b>				
		Area <b>North East</b> Sub Area <b>Barriere</b> Property Type <b>Single Family Dwelling</b> Style <b>Two Storey</b> Taxes <b>\$496 (2019)</b>		Listing Status <b>Active</b> Current Price <b>\$1,593,000</b> Possession Title <b>Freehold</b>		
		MLS® <b>154712</b> Year Built <b>2012</b> Zoning <b>RL-1</b> DOM <b>2</b> Assessment		<b>PRICE HISTORY</b> Original Price <b>\$1,593,000</b>  Sale Price  Sale Date		
<b>INTERIOR</b>		<b>STYLE</b>		<b>FEATURES</b>		
Bedrooms Above Grade <b>3</b> Bathrooms <b>1</b> Ensuite <b>1</b> Fireplaces Rough In Fireplaces Flooring <b>Vinyl/Lino, Mixed, Tile</b>		Exterior Finish <b>Wood Siding, Hardie Board</b> Roof <b>Metal</b> Construction <b>Frame</b> Access <b>Gravel Driveway</b> Basement Type <b>Slab</b> Bsmt Devel Foundation		Heating <b>Baseboard, In-floor</b> Fuel <b>Electric</b> Water <b>Well, Drilled</b> Sewer Type <b>Septic Installed</b> Dist to Schools Dist to Transp		
<b>Total Sqft: 1,500</b>				<b>EXTERIOR FEATURES</b>		
	Bsmt	Main	Above	Other	Lot Width Lot Depth Parking Spaces Parking Types Site Influences Outdoor Area Equipment Included	Lot SqFt <b>4,356,000</b> Lot Acres <b>100.00</b>  <b>View: Water, Setting: Rural, View, Setting: Private, View: Panoramic</b>  <b>Appliance: Dishwasher, Appliance: Refrigerator, Appliance: Washer &amp; Dryer, Appliance: Stove</b>
Totals (sqft)		<b>1,141</b>	<b>359</b>			
Ensuite		<b>4pc</b>				
Bathroom			<b>3pc</b>			
Bedroom		<b>13'3x10'10</b>				
Kitchen		<b>16'5x15'11</b>				
Living		<b>18'11x14'11</b>				
Entrance		<b>7'1x13'1</b>				
Other		<b>9'9x8'2</b>				
Bedroom		<b>11'9x11'7</b>				
Laundry		<b>9'3x7'11</b>				
Mast BR			<b>10'10x15'6</b>			
Agent Information Date Listed <b>Dec 16/19</b> Conditions Realtor Remarks <b>Split Comm: 2.5% less 25% if 1st intro to property was made by Linda or Freddy Marks.</b>					Commission Split Expiry Date Condition Removal Date <b>SEE REALTOR REMARKS</b>	
<b>AGENT INFORMATION</b>						
Listing Office/Salesperson Info. Listing Office <b>SUTTON GROUP SHOWPLACE REALTY</b> Co-List Office <b>SUTTON GROUP SHOWPLACE REALTY</b> Listing Slsp1 <b>MARKS, LINDA</b> Listing Slsp2 <b>MARKS, FREDDY</b>			Phone <b>604-858-1800</b> <b>604-858-1800</b>		Selling Office/Salesperson Info. Selling Office Selling Slsp1 Seller <b>WALLACE, KENT ROBERT</b> Seller(s) Name 2 Tenant	
<p><b>This 100 acre property comes with 2 homes, a detached shop, barn, horse stables, producing hay fields, a grazing license &amp; water license. Walk to the country from the custom build (2012) 3 bed/2 bath home and enjoy picturesque river views. This home comes with all the bells and whistles...custom kitchen with stainless steel appliances, in slap heating, an upstairs loft with master and custom ensuite. The second residence is 3 bed/2 bath rancher style home with an open layout. You will have plenty of room for all your toys in the detached insulated shop. It comes with an 18 foot main door, in floor heating, upgraded lighting, C-can storage features and a bathroom facility. On top of everything you have quality soil with over 50 acres of hay fields, irrigated off water license producing approx 300 tones per season.</b></p>						