



Welcome to

## Camel's Hump Guest - Horse and Education Ranch



**\$2,390,000 CAD** (*High Producing Income Ranch*)

Lot Size: 114 acres

Style: Commercial



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### Details

**Address:** Camel's Hump Guest - Horse and Education Ranch **Type:** Farm and Ranch **Style:** Commercial **Garage:** n/a **Lot Size:** 114 acres **Development Level:** Built

### Description

Spectacular commercial tourism retreat focused ranch property with year-round rental income and commercial income components. Situated 15 minutes from Lumby, B.C. offering outdoor adventure including fishing, hiking, snowmobiling, heli-skiing, paragliding, hang gliding, camping, boating, canoeing, and kayaking. Located at a transition point between the semi-arid dry belt of the Northern Okanagan to the west and the interior rainforest to the east, offering a humid continental climate with hot summer days and cool nights. Well built and maintained log and timber frame infrastructure strategically laid out and serviced with a year-round gravity fed water system. Bring your love of outdoor adventure and your ideas to this ranch paradise in the North Okanagan.

The Camels Hump Guest Ranch is an established & profitable tourism business and idyllic wilderness retreat property, set in the majestic Creighton Valley. Currently operating 6-7 months per year and grossing between 350-500 k in that time frame. This family built business currently operates as a Certified English Teaching School (ESL) and Outdoor School with other commercially run components. Accessed year round on a private road and only 15 minutes from the vibrant community of Lumby and 55 minutes to the Kelowna International Airport allowing for ease of shuttling international travelers. The fenced and cross fenced ranch property encompasses 114 acres of pristine beauty, overlooking fields, forests, and magnificent Monashee mountain vistas. The acreage backs onto Crown Land and the ranch infrastructure boasts 2 Residences, 5 Cabins, a 4400 sqft. furnished Lodge, and several other outbuildings.

The main Log Home ( 2,772 sqft) comes complete with 4 bedrooms, 2 bathrooms+powder room, an open design kitchen and dining room, living room and ample storage room. Built-in 1997 with a new roof put on in 2016. Services: Power, Septic system, Woodstove, and baseboard heaters, electric hot water tank

The Lodge (4400 sqft) comes with two large school-teaching rooms, an open design Kitchen/Dining/ Living area, and birch floors.

There are 2 bedrooms (Pine Flooring), 2 bathrooms (tile flooring), powder room (tile flooring) and a separate Guest Dining/Living/ Games Rooms in a cozy atmosphere.

All give access to an open back yard patio overlooking the stunning property and mountain scenery.

Services: Power 200 Amp, Septic System, Pellet forced air furnace

Each of the 3 individually set cabins accommodates 2-3 people and each has a kitchen with bathroom and shower Approx. 400 sqft plus loft in size and built-in 2000. Services: Hydro, Phone, Septic

There are 6 cabins in total and the remaining 3 are rented on a month-to-month basis. Ranging from \$380.00- \$650.00 per month not including utilities.

Ranch House 1,218 sqft (Currently rented year-round for \$1,000.00 plus utilities)

Built in 1999, 2 Bedrooms, 1 full bathroom, Laundry room, Kitchen/Living Room, Carport/ Workshop and a large covered deck.

Services: Separate Septic system, private driveway, Hydro, Phone

All buildings are serviced with gravity fed water (No Pumping)

Spring supplies 10L p. min

Well supplies 400L p. min.

For the past several years the Camel's Hump Guest Ranch offers:

- Certified English teacher (ESL)
- An Outside school
- Weekly field trips with a teacher to apply practical English in real situations
- At the end of the term, each student receives a certificate of accomplishment

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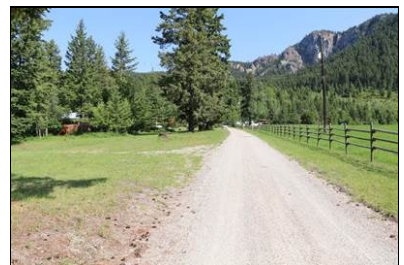
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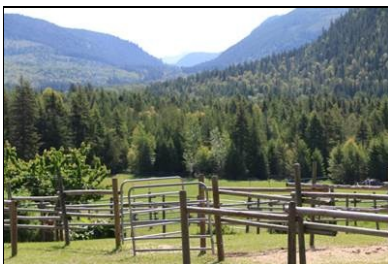
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