

LISTING  
**features**

Meadowbrook Ranch  
2080 - 108 Mile Road, Horsefly



COMPLIMENTS OF

**Freddy & Linda Marks**

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7092 Pioneer Ave. Agassiz

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

560 Acres

Two Titles

3000 sq.ft. Log Home

Cabin

Creek Frontage



7092 Pioneer Ave  
Agassiz, BC  
Canada, V0M 1A0



The 560 acres Meadowbrook Ranch is located in the heart of the Cariboo along the historic Mile 108 Road that originally led miners to the gold fields.

The ranch is located on a school bus route and is approx. a 20 min drive from the community of Horsefly, BC.

It is easy to see why this property was chosen and developed, as the majestic and distant mountain vistas surround you in unparalleled remote beauty. The homesite is strategically placed higher to take advantage of the topography of the land, and the well-built log home and cattle ranch infrastructure works in harmony with the surrounding hay fields, babbling creek, and wilderness.





Presented by:  
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**ACTIVE** **C8024669** **Board: N** **Agri-Business**

**2080 108 MILE ROAD** **\$1,370,000 (LP)**  
 Williams Lake (Zone 27) (SP)  
 Horsefly (LR sq. ft. **M**)  
 VOL 1L0



The 560 acre Meadowbrook Ranch is located in the heart of the Cariboo near Horsefly, BC, along the historic Mile 108 Road that originally led miners to the gold fields. It is easy to see why this property was chosen and developed, as the majestic and distant mountain vistas surround you in unparalleled remote beauty. The homesite is strategically placed higher to take advantage of the topography of the land, and the well built log home and cattle ranch infrastructure works in harmony with the surrounding hay fields, babbling creek and wilderness. This agri-business currently runs 112 head with grazing range for 100 head. The established 120 acres of hay fields produce 200 tons annually A rustic cabin with baseboard heat, functions as a summer guest house, 3000 sq. ft. log home with fully finished basement.

**P.I.D.:** 015-284-221 **Prop. Tax/Year:** \$1,662.00 / 2019  
**Property Type:** Agri-Business **Width / Depth:** /  
**Zoning/Land Use:** R1 **Transaction Type:** For Sale  
**Land Sz SF/Acres:** 24,393,600 /560.00 **Sale Type:** Asset  
**Brochure:**

**Virtual Tour:**

**Property Details**

**Interest In Land:** Freehold  
**Environmental Assessment Phase:** None  
**Occupancy:** Seller  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:**

**Restrictions:** Within ALR

**General Building Details**

**Subj. Space SqFt:** 3,000 **Width / Depth:** /  
**Year Built:** 9999  
**Complex Name:** MEADOWBROOK RANCH  
**# of Buildings:** **# of Storeys:**  
**# of Loading Doors:** **# of Grade Doors:**  
**Parking Spaces:** **# of Elevators:**  
**Roof:** Metal Shingles  
**HVAC:** See Realtor Remarks  
**Building Type:**

**Construction Type:** Log

**Lease Details**

**Lease Rate Sq. Foot:**  
**Lease Size Sq. Foot:**  
**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**  
**Lease Term (Months):**  
**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**  
**Subj. Unit Cont. Spce:**

**Firm:** Sutton Showplace Realty (2015)

