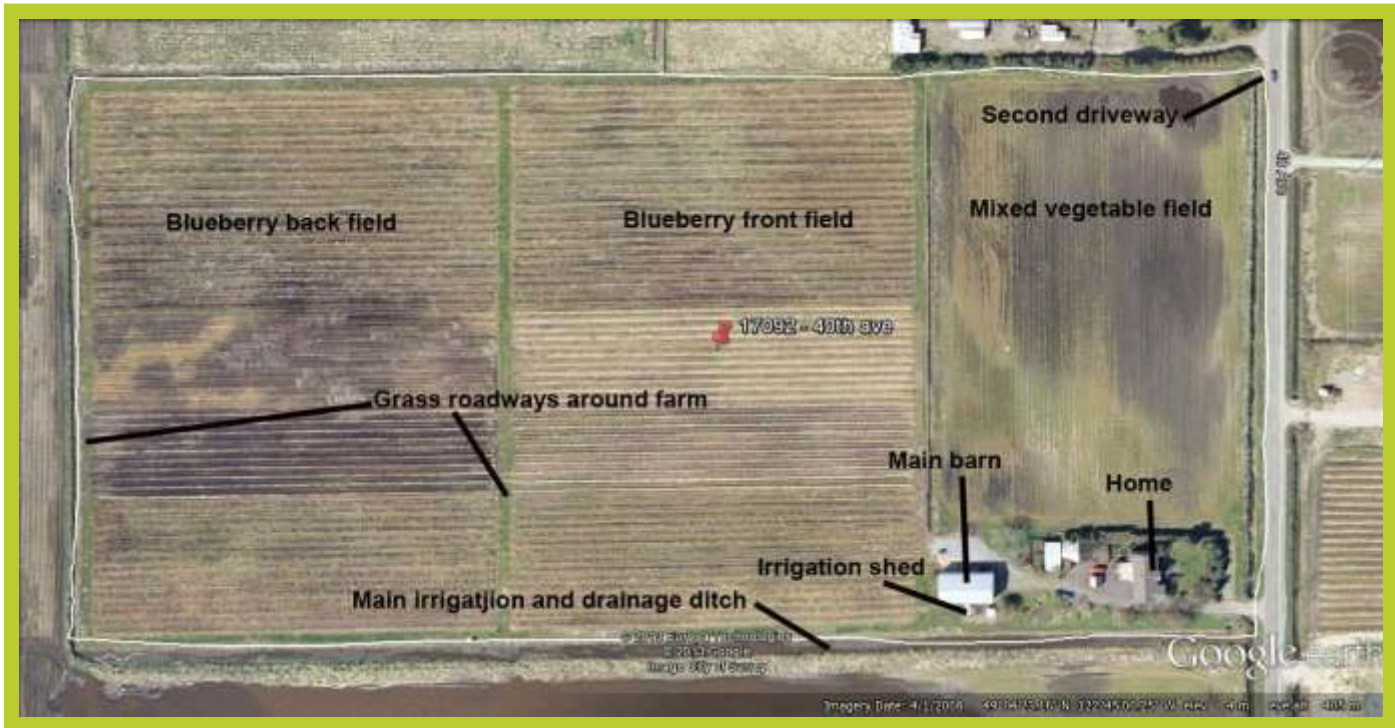


# Investment Agriculture Property



## Listing Information

This property is 18.9 acres located in the heart of the Cloverdale's best farm land. ALR class #1

**Second new home could be potentially built** on property under ALR and Surrey rules.

## Investment Highlights

The farm has a house and storage/equipment barn. **Total land base is 18.9 acres.** This farm has been actively farmed and is currently planted to blueberries and mixed vegetables. There is a good supply of water for irrigation from the Burrows irrigation system; all land is within the irrigation and drainage district. This farm has its own irrigation pump and drainage system.

15 acres blueberries bluecrop & duke currently leased  
4 acres vegetable land currently leased

Well water system and Septic system  
Equipment storage barn  
Irrigation shed and Older sheds  
Home with basement suite  
Close to Morgan Creek residential development  
Close to the town of Cloverdale  
Soil is of the best deep peat type high production

Note this property is not listed on MLS or CLS

**Tim Singh**  
**Homelife Benchmark Cloverdale**

**Tim Singh**

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## Listing Summary:

Property type:	Agriculture
Sale/Lease:	Sale
Total acreage:	19 acres
Buildings:	Home & farm buildings
Taxes:	farm classification
Asking Price:	\$2,400,000
Price per acre:	\$126,000
Address:	17092-40 <sup>th</sup> ave Cloverdale

