



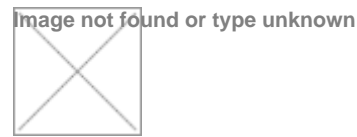
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**LOT 1 Pemberton Farm Rd., Pemberton, Pemberton, BC, V0N 2L0, Canada**

**MLS®# R2827401**



<b>Property Value</b>	\$1,200,000
<b>Type</b>	Farm Acreage
<b>Lot Depth</b>	381.80 ft
<b>Lot Size Area</b>	17.60 acres
<b>School District</b>	Pemberton

## Description

17.6 Acre Farm Property  
So Central Yet Tucked Away.

This is a rare property that is situated close to town yet provides a sense of seclusion and wilderness. It boasts 17.6 acres of level land, with a hay field that produces over 100 bales, all within a ten minute drive from downtown. Despite its proximity to downtown, it remains undiscovered by most people.

The property enjoys endless sunshine throughout the year and is located along the bank of the Lillooet River, with easy access. There are numerous building sites available, cleared amongst trees that offer panoramic views of Mount Currie. While there are power lines running over the hay field, they are hardly noticeable, being high up. You could apply for a BC Hydro grant to run power or opt for solar power instead.

The property offers direct access to the best biking trails in the valley, and its just a short walk, ride, or horseback ride to town along the Friendship Trail. It is also just minutes away from Den Duyf Park, two golf courses, and the airport.

Zoning allows two homes, a BnB in the main home, an attached suite, and ten events per year.

The price point is one of the best values in the Pemberton Valley.  
Unleash your inner farmer!





