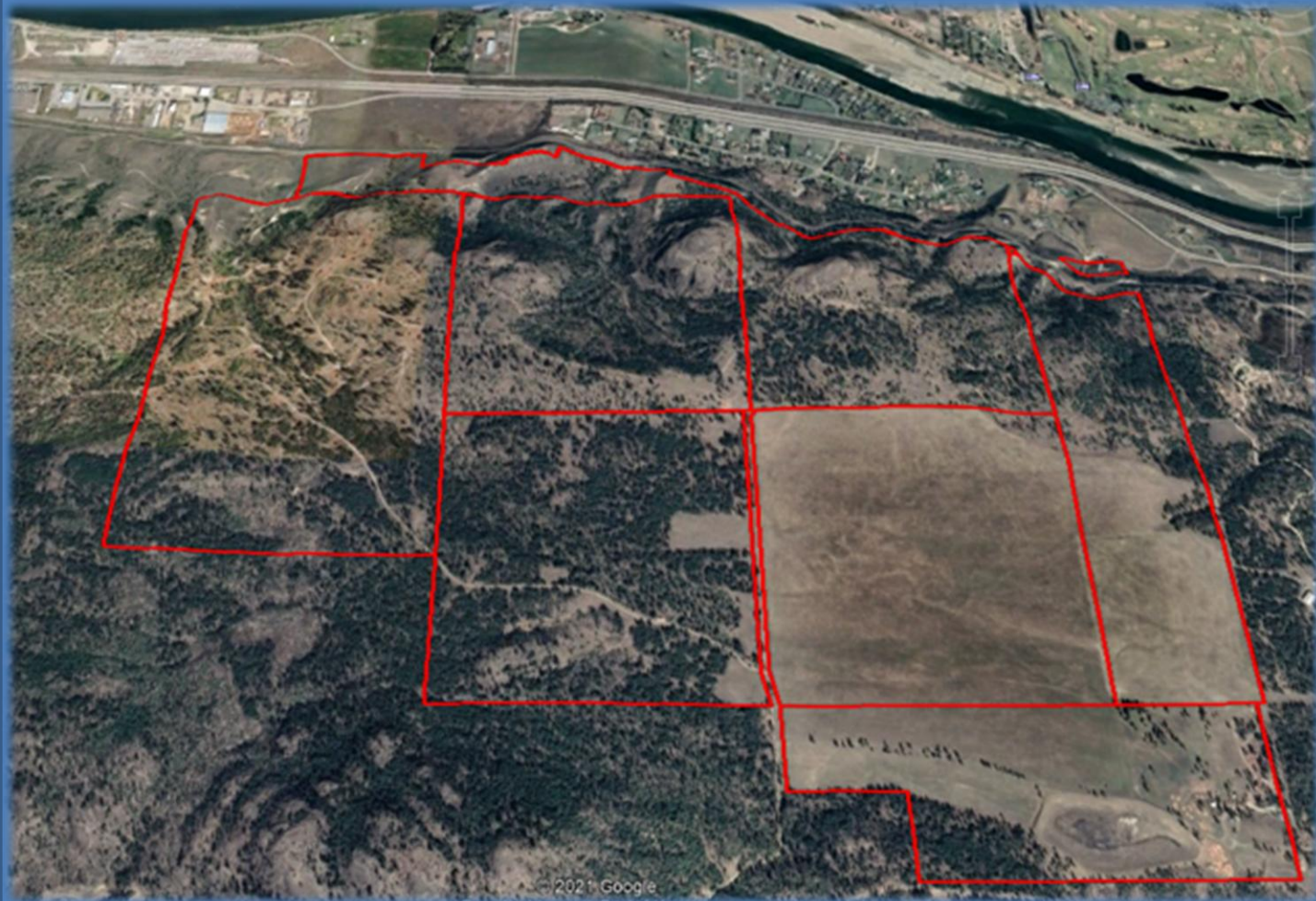


FOR SALE



525 Barnhartvale Road

604-817-7338

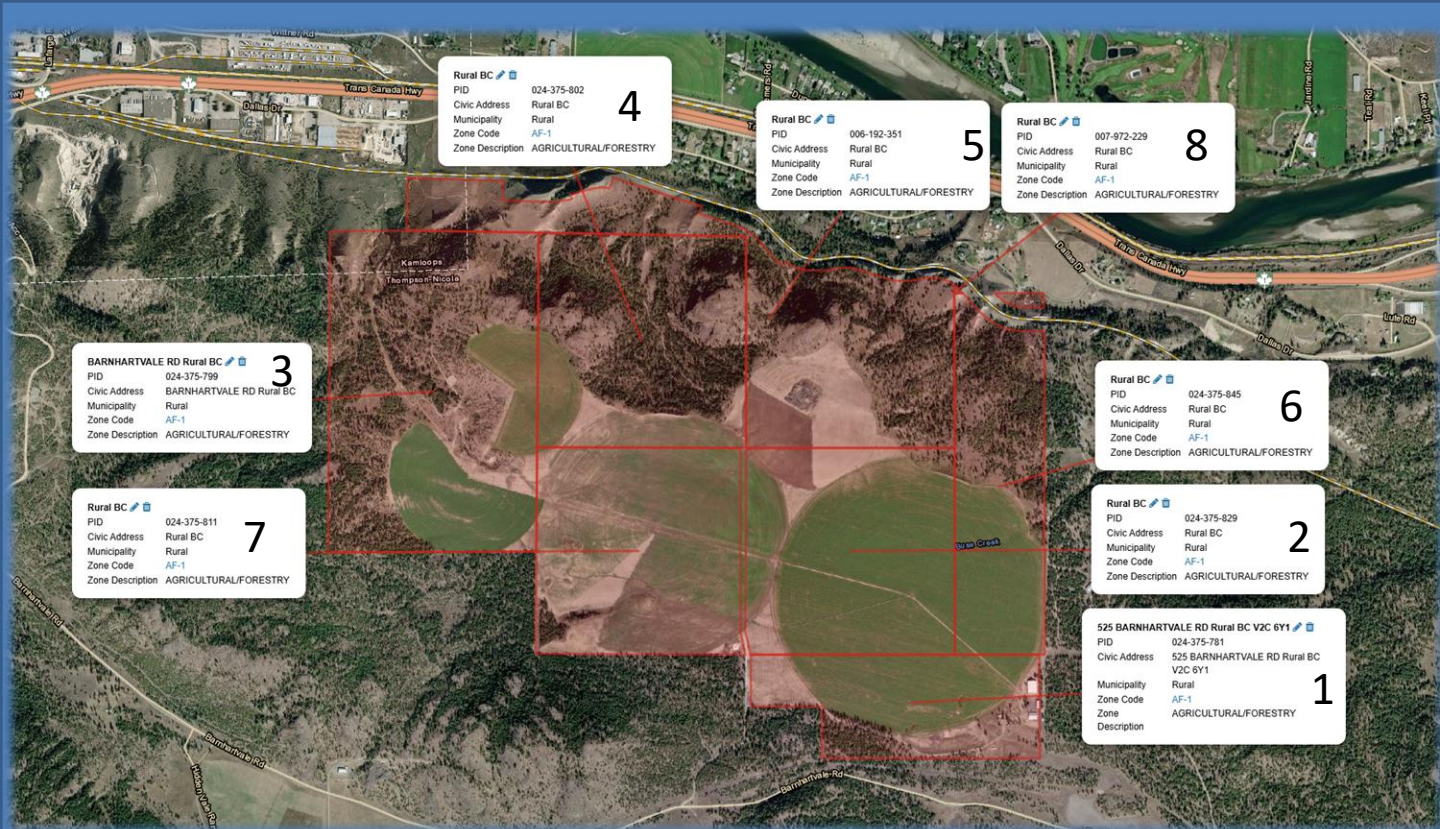
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Parcel 1 – 99.5 Acres

Parcel 2 - 164.222 Acres

Parcel 3 – 254.513 Acres

Parcel 4 – 168.176 Acres

Parcel 5 – 192.24 Acres

Parcel 6 – 116.51 Acres

Parcel 7 – 160.442 Acres

Parcel 8 - 0.12 Acres

TOTAL - 1,155.723 Acres

Parcel Ref. No. 1:

Parcel Identifier: 024-375-781

BLOCK E OF SECTIONS 21 AND 22 TOWNSHIP 19 RANGE 15 WEST
OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Ref. No. 2:

Parcel Identifier: 024-375-829

BLOCK D SECTION 28 TOWNSHIP 19 RANGE 15 WEST OF THE 6TH
MERIDIAN KAMLOOPS DIVISION YALE DISTRICT



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Parcel Ref. No. 3:

Parcel Identifier: 024-375-799

BLOCK B SECTIONS 29 AND 32 TOWNSHIP 19 RANGE 15 WEST OF
THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Ref. No. 4:

Parcel Identifier: 024-375-802

BLOCK B SECTIONS 28 AND 33 TOWNSHIP 19 RANGE 15 WEST OF
THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Ref. No. 5:

Parcel Identifier: 006-192-351

LOT A DISTRICT LOTS 296 AND 297 AND OF SECTIONS 28 AND 33
TOWNSHIP 19 RANGE 15 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN 23911 EXCEPT PLAN 23912

Parcel Ref. No. 6:

Parcel Identifier: 024-375-845

BLOCK C SECTION 27 TOWNSHIP 19 RANGE 15 WEST OF THE 6TH
MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Ref. No. 7:

Parcel Identifier: 024-375-811

BLOCK C SECTION 28 TOWNSHIP 19 RANGE 15 WEST OF THE 6TH
MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Parcel Ref. No. 8:

Parcel Identifier: 007-972-229

THE NORTH ½ OF LEGAL SUBDIVISION 13 SECTION 27 TOWNSHIP
19 RANGE 15 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION
YALE DISTRICT EXCEPT PLANS A35, A285, A364 AND 22503



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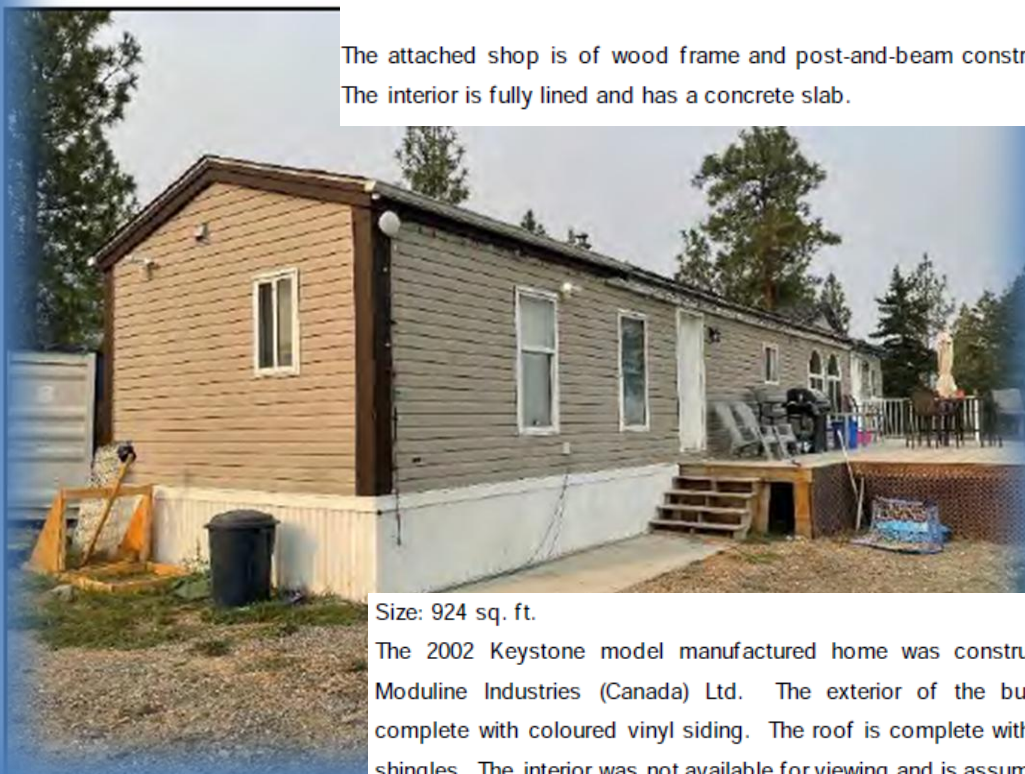
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The 1560 sq. ft. house is a double wide manufactured home that is located on Parcel Ref. No. 1.



Attached to the side of the house is a 770 sq. ft. enclosed shop.

The house is of wood frame construction on a cast-in-place concrete foundation. The exterior walls are finished with aluminum siding complete with aluminum sash windows. The roof is constructed with trusses and/or rafters complete with aluminum sash windows. The interior of the house has basic fixtures and finishes.



The attached shop is of wood frame and post-and-beam construction. The interior is fully lined and has a concrete slab.

Size: 924 sq. ft.

The 2002 Keystone model manufactured home was constructed by Moduline Industries (Canada) Ltd. The exterior of the building is complete with coloured vinyl siding. The roof is complete with asphalt shingles. The interior was not available for viewing and is assumed to be complete with standard fixtures and finishes.



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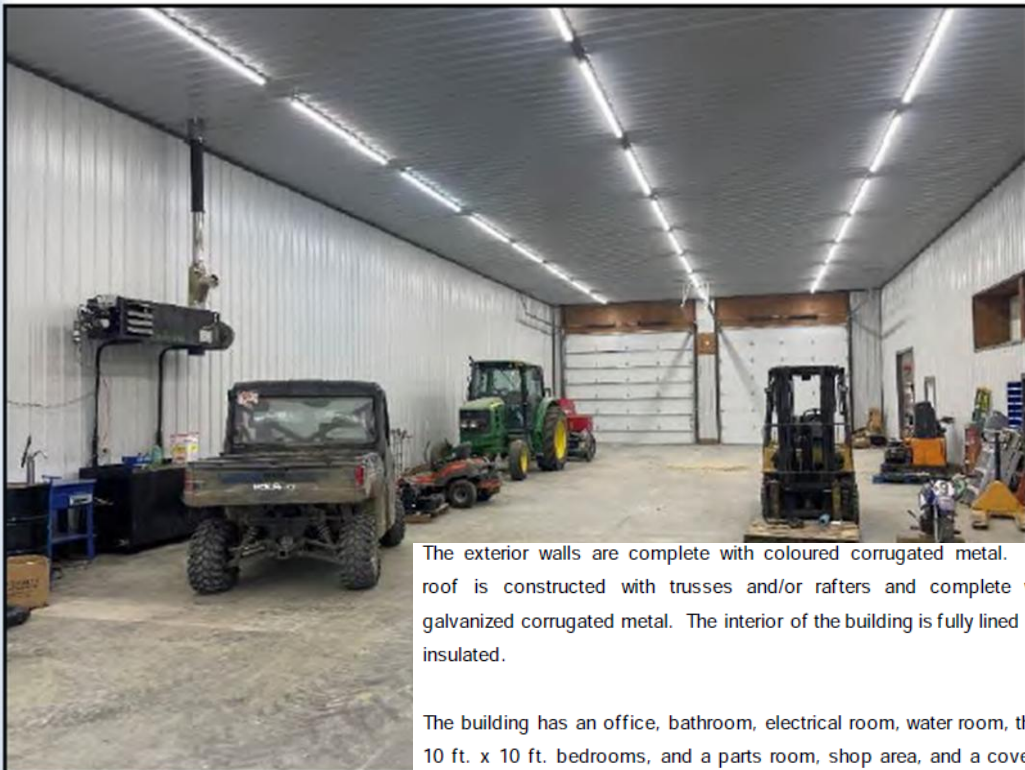
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The total building area is 80 ft. x 100 ft., which includes a 40 ft. x 100 ft. shop area, 20 ft. x 100 ft. service area, and a 20 ft. x 100 ft. open face covered area.



The building is of wood frame and post and beam construction. The shop area and service area have a concrete slab and the covered area has a gravel base.

Shop



The exterior walls are complete with coloured corrugated metal. The roof is constructed with trusses and/or rafters and complete with galvanized corrugated metal. The interior of the building is fully lined and insulated.

The building has an office, bathroom, electrical room, water room, three 10 ft. x 10 ft. bedrooms, and a parts room, shop area, and a covered area.



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Size: 3840 sq. ft.

The open-face machine shed is of wood post and beam construction complete with wood strapping and coloured corrugated metal. The roof is constructed with wood trusses complete with strapping and corrugated metal. The interior of the building is unlined and has a gravel base.

Machine shed



Size: 18,960 sq. ft.

The hay shed is a fabric covered building of arched galvanized steel frame construction on a cast-in-place concrete foundation complete with a concrete slab. The end walls are complete with wood cladding.

Hay shed



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Hobby Barn

Size: 480 sq. ft.

The building is of wood post and beam construction with a concrete slab. The exterior walls are complete with board and batten and corrugated metal cladding. The roof is constructed with rafters and complete with galvanized corrugated metal. The interior is lined with construction grade plywood.



Farm yard hydrant (typical for all)



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Potable water pump house



Hay field



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The total cleared land area, including the irrigated land, is approximately 675 acres.

Crop land

The total irrigated land area currently used for hay and suitable for vegetables is 560 Acres (+ 20 acres dryland corners)



Irrigation pivot



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Water supply lines from pump house

The pump station has a chain-link fenced compound, gravel area, above and below ground pumping/piping infrastructure, and an enclosed pump station.



Pump house – Located on Wittner Road near South Thompson River



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Water Licenses

The following water licenses have been issued for the subject with water from the South Thompson River:

- C120285
 - Maximum quantity of water is 1650 acre feet per annum
- C120286
 - Maximum quantity of water is 112.5 acre feet per annum
- C120338
 - Maximum quantity of water is 200 acre feet per annum

Irrigation

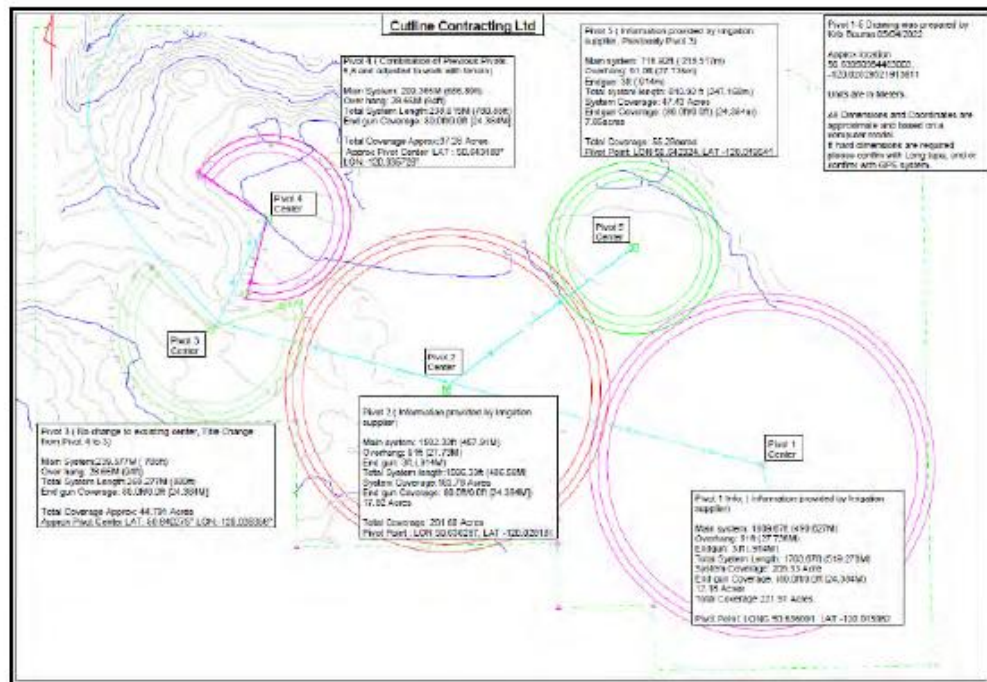
The client is clearing land on Parcel Ref. Nos. 2, 3, and 7 for additional areas to be used as hay fields.

Five pivots are installed together with a pump system and underground piping, with water supplied from the three water licenses to the water retention pond and to the pivots.

Infrastructure

The following image is a client provided pivot plan.

Steel piping runs from the pump house on Wittner Road to the pivots and to the farm yard.

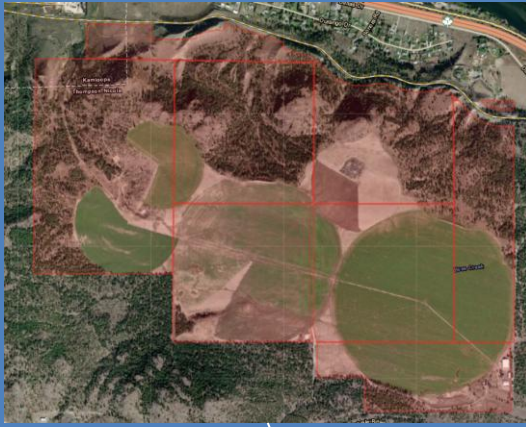


Client provided pivot plan

Kamloops

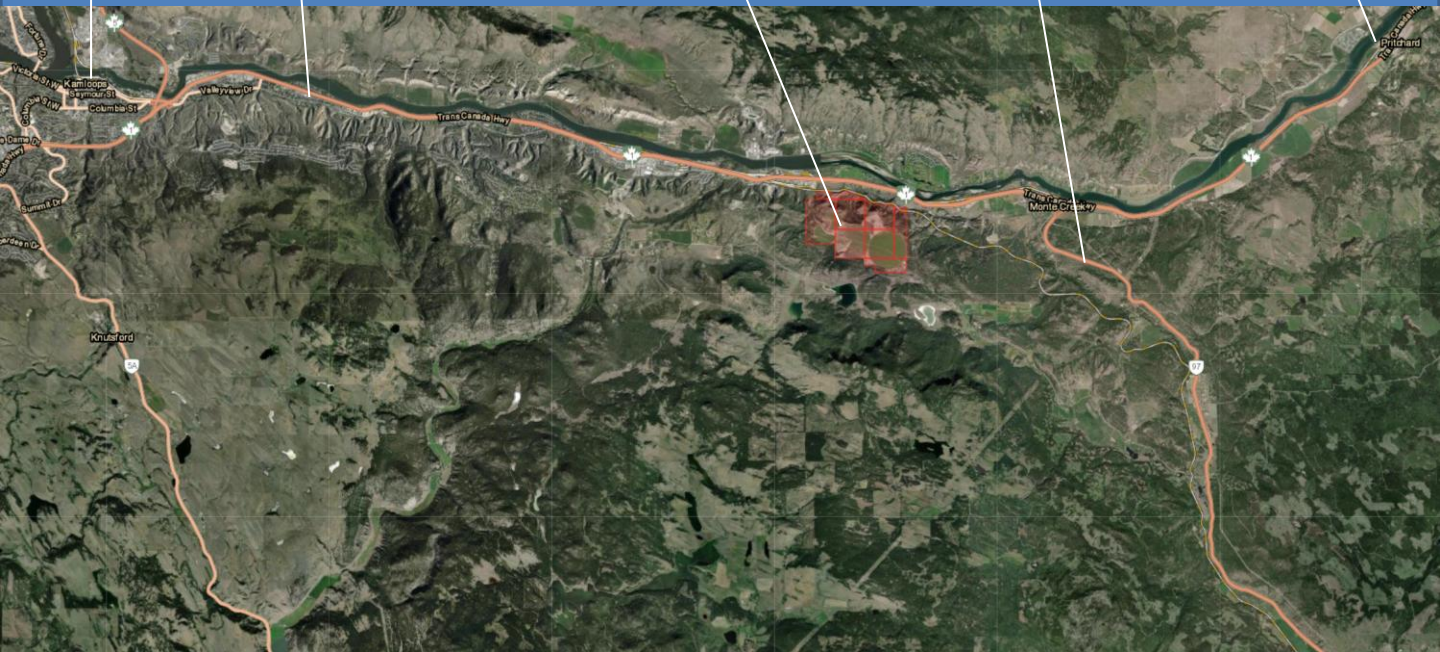
Trans Canada Highway

Subject Properties



Highway 97

Pritchard



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