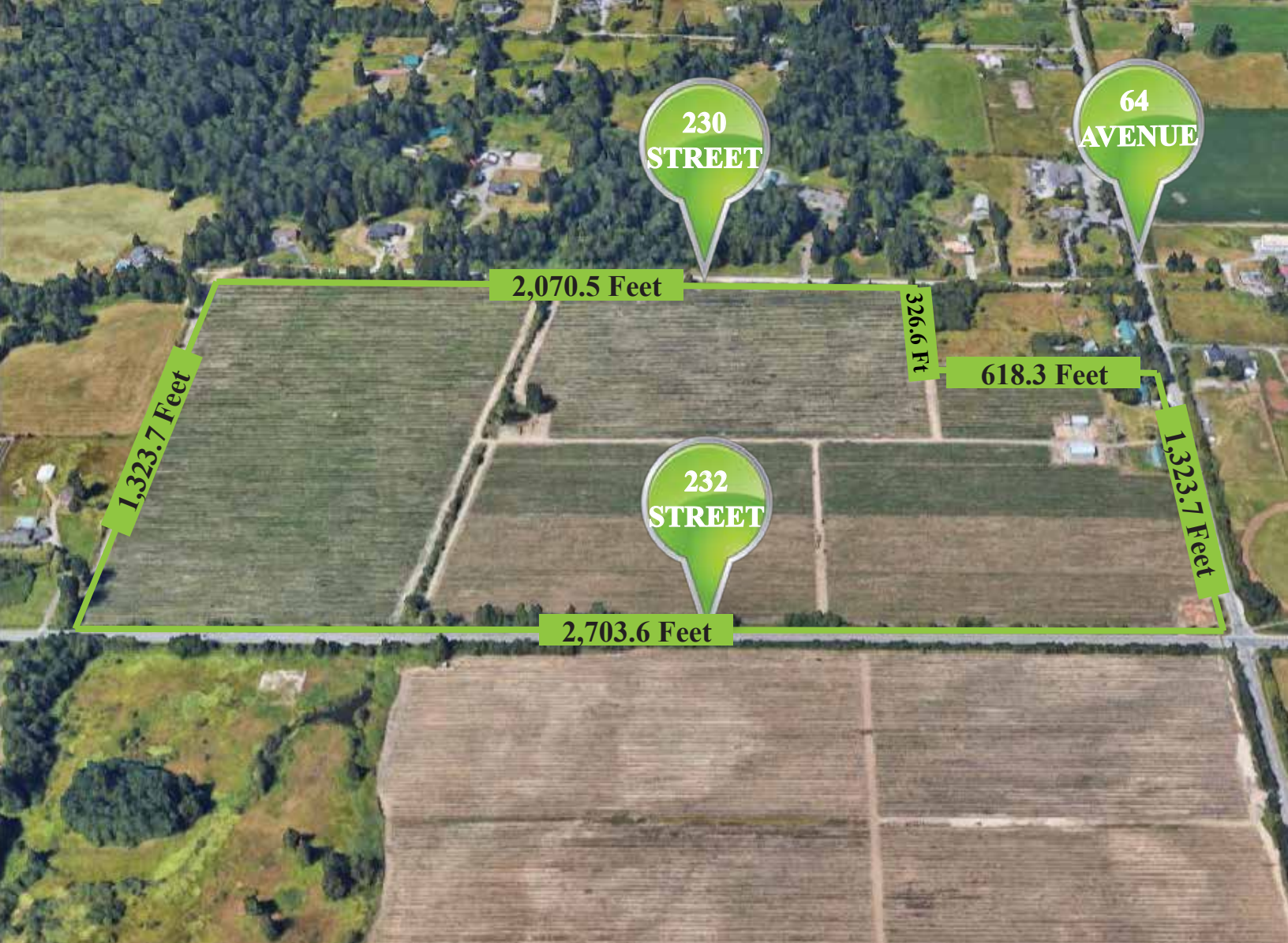


FOR SALE

23072 64 AVENUE, LANGLEY BC V2Y 2L2
70.43 ACRES BLUEBERRY FARM





PID# 013-279-319
MLS# R2269881
CLS# C8019027

GROSS PROPERTY TAXES:
\$3,593.39 (2017)

PRICE:
\$8,300,000

ZONING:

RU-3- Within The Agricultural Land Reserve (ALR)

DUE DILIGENCE DOCUMENTS:

- 1. Title Search**
- 2. Property Disclosure Statement (Upon Accepted Offer)**
- 3. Zoning Documents**

PROPERTY DIMENSIONS:

Frontage #1 64 Ave: 1,323.7 Feet
Frontage #2 232 St: 2,703.6 Feet
Frontage #3 230 St: 2,070.5 Feet
Depth: 1,323.7 Feet

LOCATION DESCRIPTION:

Rarely available 70 Acre High Production and High Income Producing Blueberry Farm! This centrally located and highly maintained field is one of the best maintained Blueberry Farms around. The farm is machine pick ready and is planted in the top 4 varieties of blueberries which produce approx. 700,000 LBS annually! The property has a full drip irrigation in place w/ample water supply along with two homes, which are rented at \$2,300/month. Fantastic location to build your dream estate home. Three road frontages. Easy access to Highway #1 and Fraser Highway.

PROPERTY VIEWS





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PRICE: \$8,300,000

NAV & TAJ SEKHON & SEKHON

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BC FARM & RANCH REALTY