

FOR SALE

24292 RIVER ROAD , LANGLEY BC V1M 3R4
44.35 ACRES BLUEBERRY FARM





PID# 008-797-617
MLS# R2290793
CLS# C8020059

GROSS PROPERTY TAXES:
 \$1,755.17 (2017)

PRICE:
 \$3,699,000

ZONING:

RU-4- Within The Agricultural Land Reserve (ALR)

DUE DILIGENCE DOCUMENTS:

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

PROPERTY DIMENSIONS:

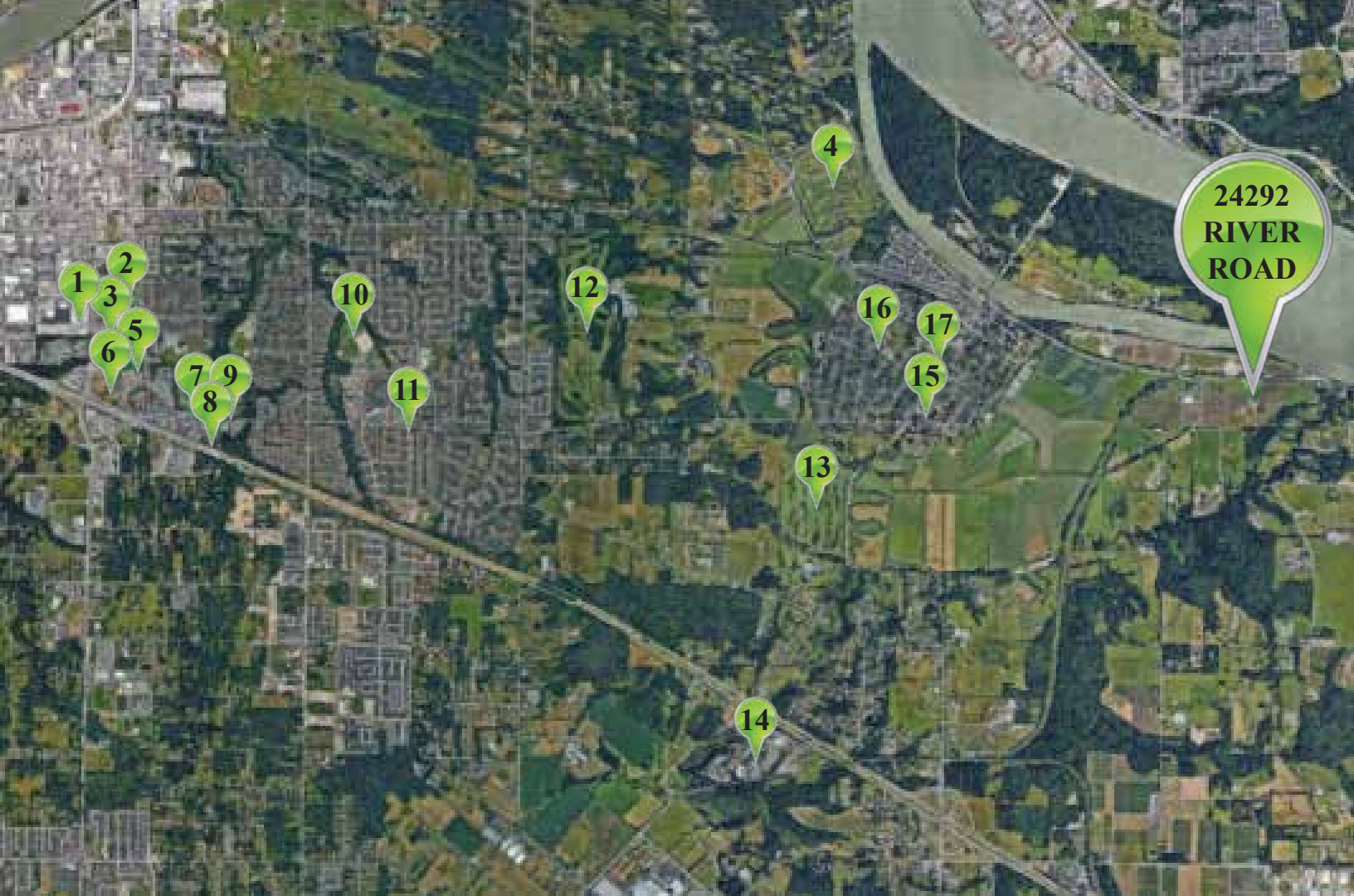
Frontage: 733.9 Feet
Depth: 1,097.9 Feet

LOCATION DESCRIPTION:

44.35 Acre Income Producing Blueberry Farm! Currently, 18 acres are planted in three blueberry varieties. 10 Acres Duke, 5 Acres Elliot and 3 Acres Bluecrop, which produce is approx. 100,000 LBS annually! Also included is a 5,000 sqft shop with 400 amp 3 phase power and a mobile home. Great location to build your dream estate home. Three road frontages. Easy access to Highway #1 and downtown Fort Langley. MHR #80094 CSA #430346.

PROPERTY VIEWS





- 1 MONTANAS BAR & GRILL
- 2 THE OLD SPAGHETTI FACTORY
- 3 CINEPLEX CINEMAS LANGLEY
- 4 FORT LANGLEY GOLF CLUB
- 5 IGA
- 6 SHOPPERS DRUG MART
- 7 MCDONALDS
- 8 WALNUT GROVE LIQUOR STORE
- 9 CHEVERON/TOWN PANTRY

- 10 WALNUT GROVE SECONDARY SCHOOL
- 11 SAVE ON FOODS
- 12 THE REDWOODS GOLF COURSE
- 13 BELMONT GOLF COURSE
- 14 TRINITY WESTERN UNIVERSITY
- 15 FORT LANGLEY ELEMENTARY
- 16 FORT LANGLEY FINE ARTS
- 17 ESSO

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NAV & TAJ SEKHON & SEKHON

Personal Real Estate Corporation

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BC FARM & RANCH REALTY