

1720 Hulme Creek Road
South Okanagan, BC

RE/MAX
Orchard Country

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MLS# 10367610



\$599,000

MOTIVATED SELLER! QUICK POSSESSION! UNDER \$9,000 AN ACRE FARMLAND! 67.21 acre property with an exceptional view is just waiting for you to build your dream home and/or farm! Located approximately 5 minutes from Rock Creek; 30 minute drive to Osoyoos, USA border crossing, Mount Baldy Ski Resort; a 1.5 hour drive to Penticton yet less than 2 hours to Kelowna's International Airport and Big White Ski Resort. Paved roads to get to the property and nearby school bus route! The property is mainly cleared rolling land with clusters of trees and has several building site locations with incredible views. Seller currently has 200 amp service and water to 3 RV sites. At the property height of land there is a panoramic eastern view of the town of Rock Creek and the Kettle River valley. To the west the view is of the river valley benches and the mountains on the horizon. There is an outbuilding barn for storage, in ground c-cans, and chicken coop. There is a drilled well that has been used to irrigate the fenced 10 acre garden area that is expected to be certified organic - buyer to verify if important. The perimeter is **FULLY FENCED** and a small pond on the north western portion. Ideally this **FARM LAND** is well suited for a hobby farm with great areas for grazing livestock or horses. Quiet tranquility with natural surroundings at your doorstep. By appointment



Scarlett Barber PREC

Phone: (778) 215-0445

RE/MAX Orchard Country

Office: (250) 494-8881

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