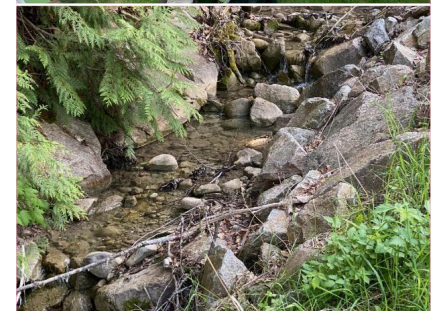


140 RIVER FRONT ACRES...

4357 Peterson Betts Road
\$1,400,000



8 ACRE HAYFIELD; END OF ROAD; CREEK THRU; WITHIN FIRE DISTRICT; SHOP & MORE!

140 Acres - totally perimeter fenced, cattle guards. 8 acres of high production hayfield, sub-irrigated first crop. Benchland (more hayfields could be developed); open grass and wooded pastures (130 acres). Within Barriere fire district. One quarter mile of river front. Creek through property. Excellent regrowth of trees. Lots of water sources. Great view building sites. On a no through road (low low traffic). Direct access to crown land. Wildlife: deer, bird varieties etc. Gravel prospects. Excellent gravity feed water from shallow well. Wood heat. Electric backup (plug in type). House needs finishing. Good neighbours. 65 kms to Kamloops. Road is gravel. Zoned RL-1, in ALR. One of the largest pieces of land on the river, less than 10 minutes from Barriere Center. Has house, 10x52 storage/shop building, horse shelter, stand pipes, irrigation permit on N Thompson River.

Area	Barriere	Age	1978
Bedrooms	3	Taxes	747
Bathrooms	1	Tax Year	2023
Lot Size	140	MLS#	178076
Floor Space	2912	Parking	Open



To view interactive floor plans scan this QR code with your smart phone



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