

Rare large acreage

Nelson Rural



4038 Woykin Road

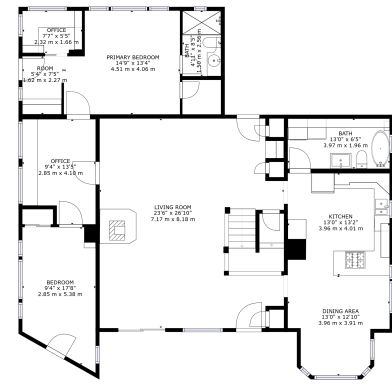


Karen Bennett
Bennett Family Real Estate
Each office is independently owned and operated

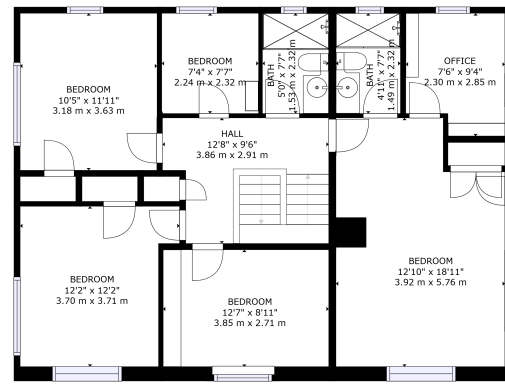
Unit 1 1014 7th Street
karen@nelsonproperty.com
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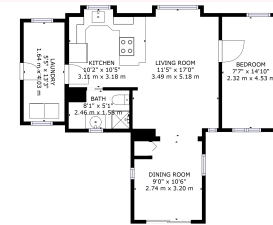
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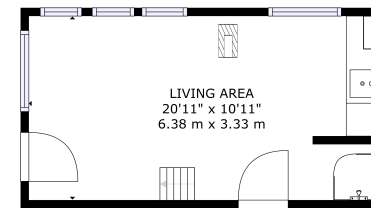
FLOOR 1: 1480 SQ. FT. (137 SQ. METERS) TOTAL: 2468 SQ. FT. (228 SQ. METERS)



FLOOR 2: 888 SQ. FT. (81 SQ. METERS) TOTAL: 2468 SQ. FT. (228 SQ. METERS)



FLOOR 1: 1021 SQ. FT. (94 SQ. METERS) TOTAL: 1021 SQ. FT. (94 SQ. METERS)



FLOOR 1: 2011 SQ. FT. (187 SQ. METERS) TOTAL: 2011 SQ. FT. (187 SQ. METERS)



Area	South Slokan	Age	1982
Bedrooms	6	Taxes	2421
Bathrooms	5	Tax Year	2022
Lot Size	32.34	MLS#	2468375
Floor Space	3305	Parking	Garage

Tulaberry Farm is a secluded 32+ acres fronting on the Little Slokan River, just 30 minutes from Nelson or Castlegar on a well-maintained public road. The six- bedroom farmhouse offers ample room for a family with a large kitchen, four bathrooms and a spacious living room. A secondary house, constructed in 2000 has two bedrooms and two lofts. Outbuildings include a barn, chicken coop, storage sheds, plumbed and heated workshop, studio guest home, two root cellars, two hoop houses and two double garages. This highly productive farm has been certified organic for over 20 years, raising berries, tree fruits, vegetables, poultry for eggs and meat, hogs and beef cows. All fields are securely fenced, mostly with 6 ft fencing. Enjoy a summer swim in the river and a winter soak in the wood-fired hot tub. In 2013 the sellers and BC Wildlife Federation created a wetland to encourage wildlife along their river frontage. A visit to this unique property will have you yearning to experience the farm lifestyle and living close to nature. The additional residences create an opportunity for a multi-generational arrangement or housing for farm workers. Don't miss viewing this idyllic farm..

