

**FOR SALE**

**2727 240 STREET, LANGLEY BC V2Z 3A6**  
**20.24 ACRES BLUEBERRY FARM**





**PID#** 013-261-983  
**MLS#** R2190121  
**CLS#** C8013703

**GROSS PROPERTY TAXES:**  
\$1,050.19 (2016)

**PRICE:**  
\$2,499,000

**ZONING:**

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

**PROPERTY DIMENSIONS:**

Frontage: 334 ft.  
Depth: 2,645 ft.

**DUE DILIGENCE DOCUMENTS:**

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

**LOCATION DESCRIPTION:**

20.24 acres high producing blueberry farm in Langley. The 1,550 sq.ft. 3 bedroom house is well-kept and was recently renovated in 2009 with a new roof, windows, and cabinets. The property also has a 1,500 sq.ft. building/barn and a 22' x 19' shed. The field has been planted in 3 varieties of blueberries - Duke (2000), Bluecrop (2001) and Elliot (2009/2010) totaling approximately 15 acres. Easy access to Fraser Highway and is close to the Canada-USA Border.

# CROP BREAKDOWN



**ACRES: 0.54**  
**VARIETY: ELLIOT**  
**PLANTED: 2010**

**ACRES: 13**  
**VARIETY: DUKE**  
**PLANTED: 2000**

PROPERTY  
LINE

**ACRES: 1.84**  
**VARIETY: ELLIOT**  
**PLANTED: 2009**

**ACRES: 2**  
**VARIETY: BLUECROP**  
**PLANTED: 2001**

# PROPERTY VIEWS



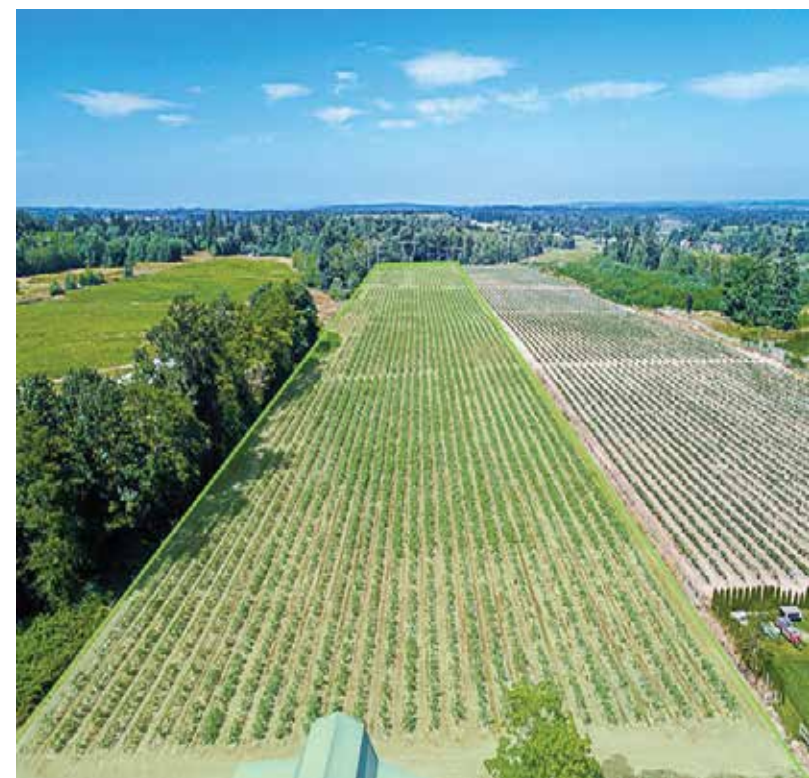
# INTERIOR VIEWS



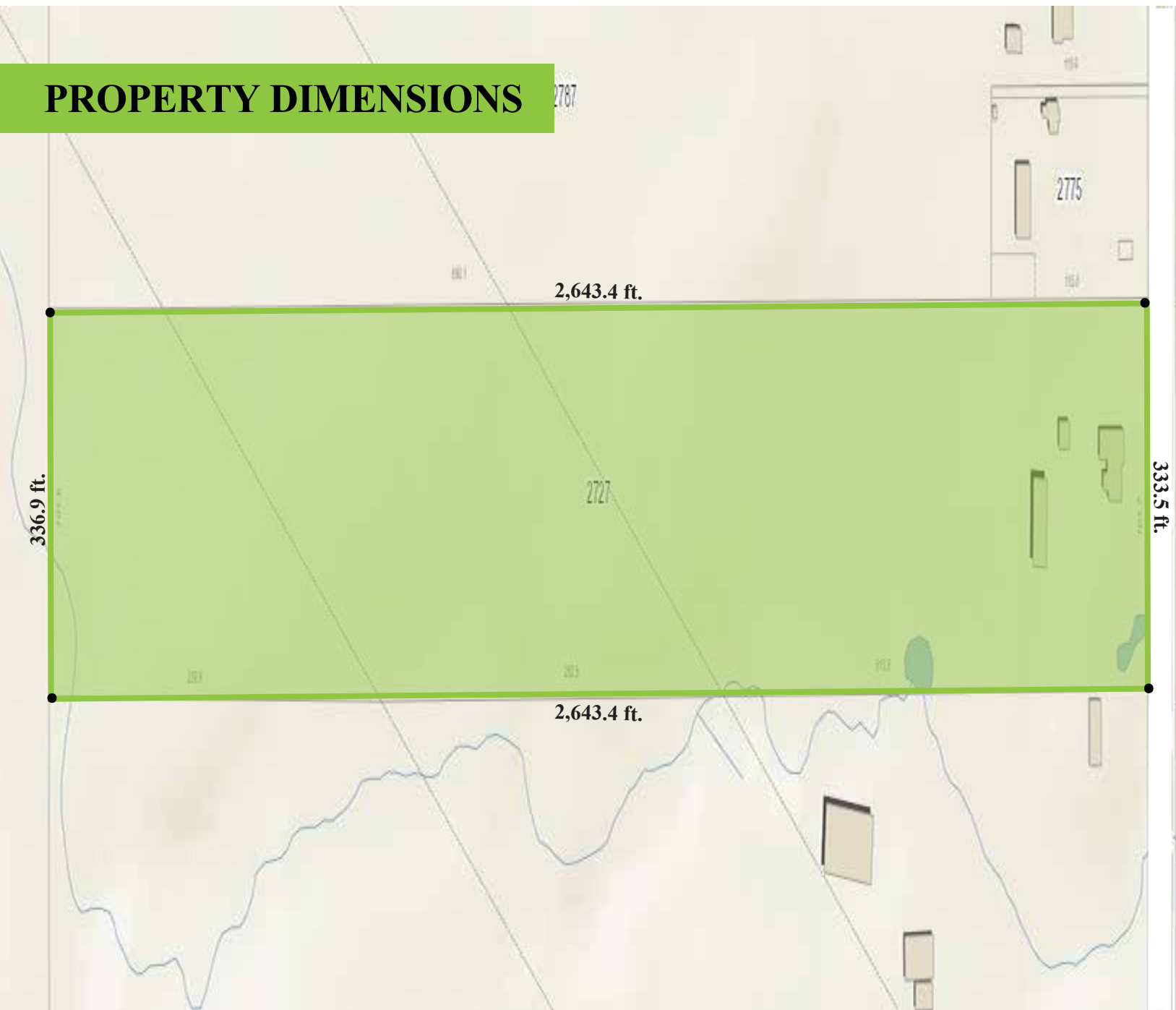
# PROPERTY VIEWS



# PROPERTY VIEWS



# PROPERTY DIMENSIONS



**2727 240 STREET, LANGLEY BC V2Z 3A6**  
**20.24 ACRES BLUEBERRY FARM**

**PRICE: \$2,499,000**

**NAV & TAJ**  
**SEKHON & SEKHON**

*Personal Real Estate Corporation*

**FARMS IN BC**  
www.farmsinbc.com

**NAV SEKHON**  
604-782-0988  
nav@farmsinbc.com

**TAJ SEKHON**  
604-725-8403  
taj@farmsinbc.com

**OFFICE**  
604-593-5122  
info@farmsinbc.com

  
BC FARM & RANCH REALTY