



39963 NORTH PARALLEL ROAD, ABBOTSFORD

22.71 ACRES • 2 HOUSES & BLUEBERRY FARM



FARMS IN BC
REAL ESTATE GROUP

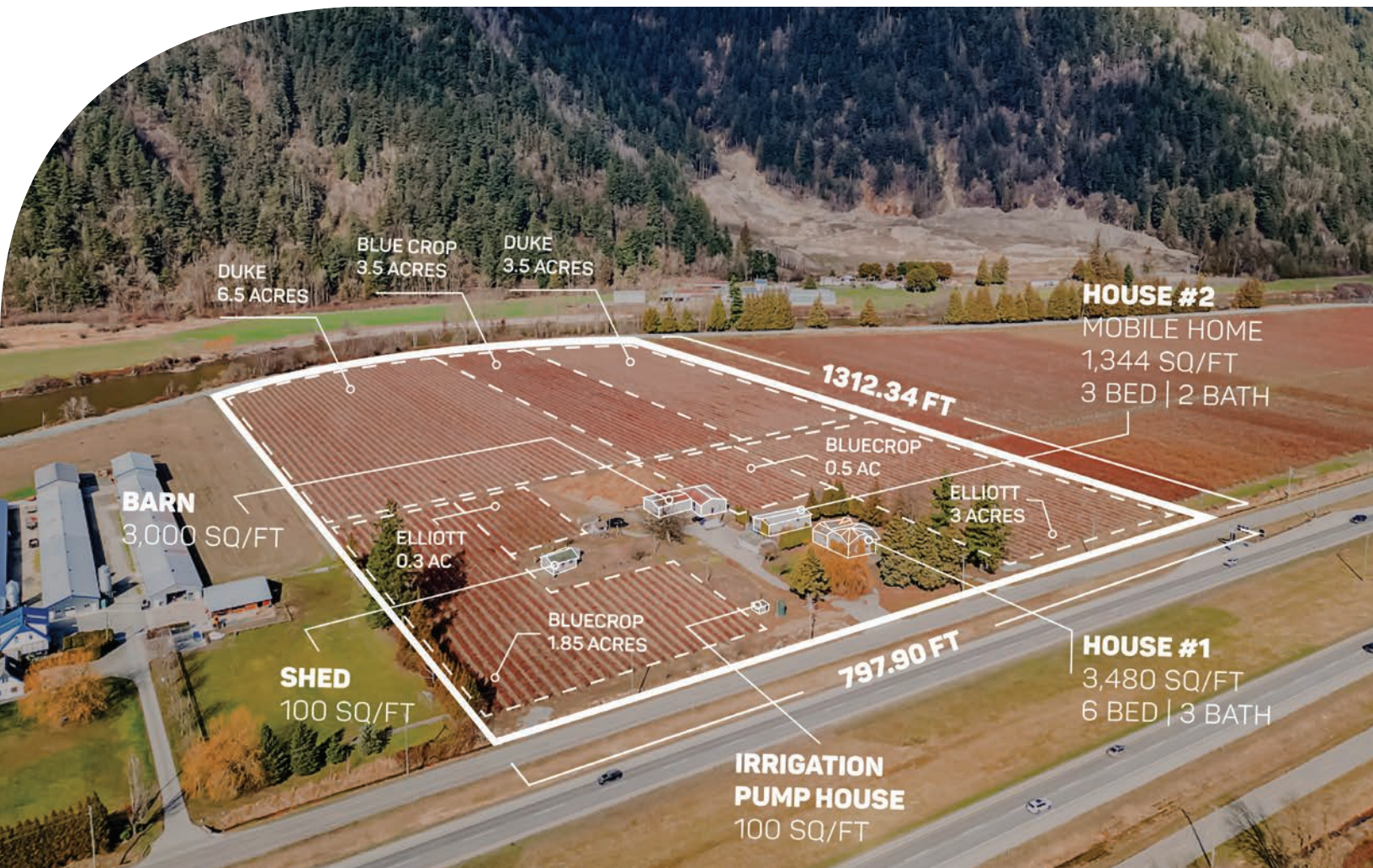
ABOUT THE PROPERTY

PRICE \$3,450,000

Frontage: 797.90 ft (North Parallel Rd.)

Depth: 1312.34 ft

22.71 ACRE BLUEBERRY FARM + 2 HOMES AND OUTBUILDINGS! Beautiful Location to Build your Dream Estate with Farm Income in Abbotsford. Includes 3,480 SQFT Home (6Bed/3Bath), 1,344 SQFT Mobile Home (3Bed/2Bath), 3,000 SQFT Barn, 2x Storage Sheds, and Irrigation Pumphouse. Mature Blueberry Planted on 19.15 Acres - Varieties: Duke 10 Acres (2008), Bluecrop 5.85 Acres (2012), Elliott 3.3 Acres (2012). Fully setup for Machine Harvesting and Drip Irrigation (4 zones), All Machinery and Sawdust on property is Included! Property has City Water, Natural Gas, and is located minutes away from Highway #1, Costco, USA Border, and The University of the Fraser Valley. Showings by Appointment Only.



- PID 011-110-571
- MLS R2859037
- GROSS TAX \$4,666.57 - 2023
- ZONING A2

DUE DILIGENCE DOCUMENTS

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document





JAY KHAKH

604-418-2937

jay@farmsinbc.com

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REALTY

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