



Active R2777591 Board: H, Land Only Other	4805 HUMPHREY ROAD Agassiz Agassiz V0M 1A1	\$2,495,000 (LP) (SP) 																																				
	Days on Market: 28 List Date: 5/19/2023 Expiry Date: 5/19/2024 Previous Price: \$2,750,000 Original Price: \$2,750,000 Sold Date:																																					
	Frontage: 671.50 Subdiv/Complex: Meas. Type: Feet P.I.D.: 000-724-882 Frontage Metric: Taxes: \$913.15 Depth: 1,300 For Tax Year: 2022 Price/SqFt: Zoning: A Sub-Type: Rezoneable?: Exposure: South Flood Plain: Yes																																					
	Permitted Use: Title to Land: Freehold NonStrata Tour: Virtual Tour URL																																					
	<table border="1" style="float: right;"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td style="text-align: right;">20.70</td> </tr> <tr> <td>Hect:</td> <td style="text-align: right;">8.38</td> </tr> <tr> <td>SqFt:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>SqM:</td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table>		Lot Area		Acres:	20.70	Hect:	8.38	SqFt:	0.00	SqM:	0.00																										
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Legal: LOT 4A, PLAN NWP3233, SECTION 34, TOWNSHIP 3, RANGE 29, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT, SEE 1370-50803 FOR MOBILE																																						
Site Influences: Restrictions: None Commission: 1%																																						
List Broker 1: eXp Realty (Branch) - OFC: 833-817-6506 List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988 List Sales Rep 2: Jay Khakh - Phone: 604-418-2937 List Broker 2: eXp Realty (Branch) - OFC: 833-817-6506 List Broker 3: Sell Broker 1: Sell Sales Rep 1: Sell Broker 2: Sell Sales Rep 2: Owner:		Appointments: Touchbase Call: TOUCHBASE Phone: 604-418-2937																																				
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Realtor Remarks: **PRIVACY - DO NOT SOLICIT**. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.																																						
20.7 ACRES, LAND ONLY. Future Potential Holding Zoned Agriculture with an Official Community Plan designated Heavy Industrial. Great building site to build your dream home on a flat, cleared with mountain and valley views, and fertile soil great for various crops like Blueberry and vegetables. Minutes away from all amenities and easy access to Lougheed Highway/ Highway #7.																																						