



16711 COLEBROOK ROAD, SURREY

5.78 ACRES • BLUEBERRY FARM & BUILDING



FARMS IN BC
REAL ESTATE GROUP

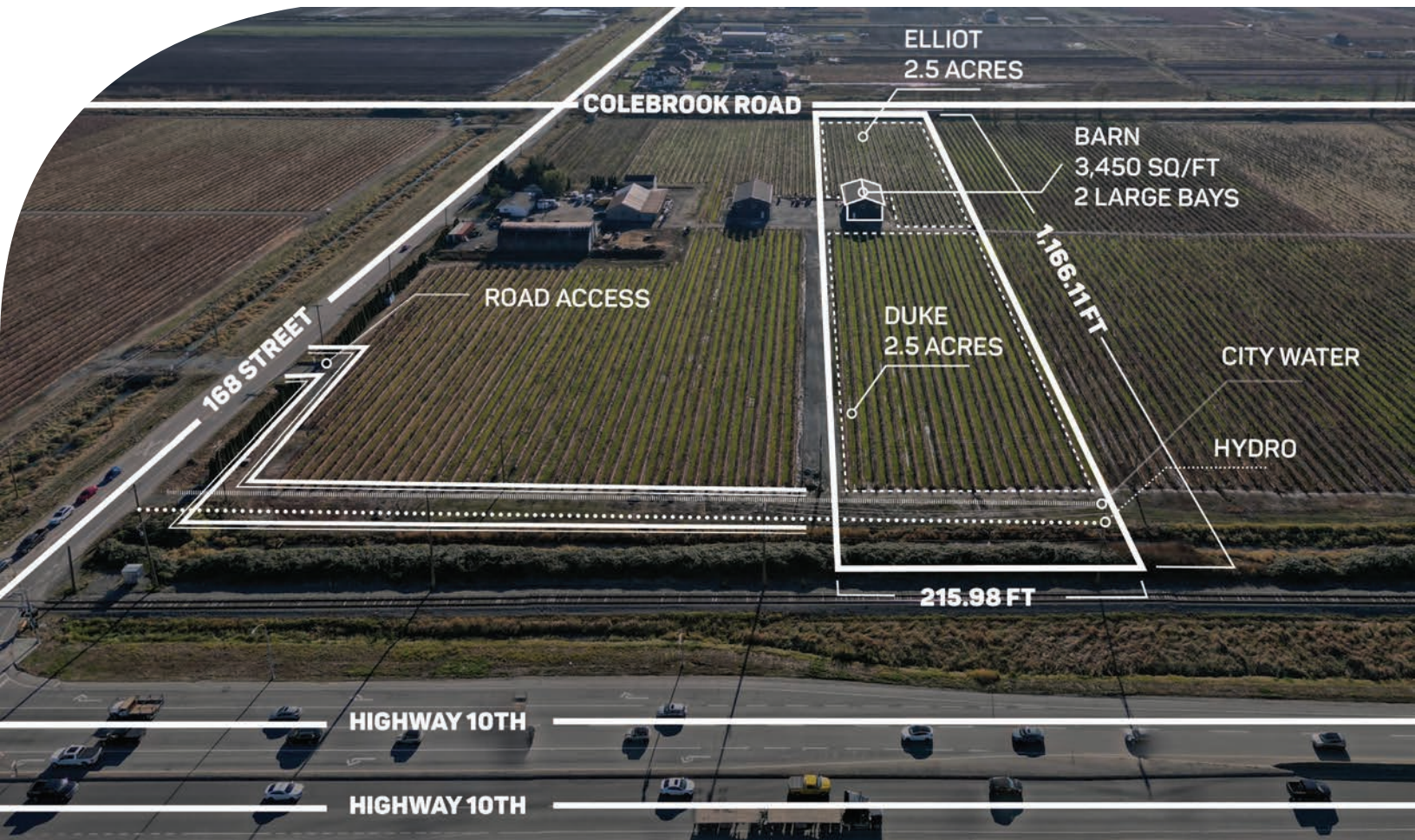
ABOUT THE PROPERTY

PRICE \$2,300,000

Frontage: 215.98 ft (Colebrook Road)

Depth: 1166.11 ft

5.78 ACRE BLUEBERRY FARM AND BUILDING! Great Hobby farm, which is currently planted in 5 acres of Blueberries (2.5 Acres Duke and 2.5 Acres Elliot) with approx 30,000 LBS for 2022. 3,450 SQ/FT Barn with 2 Large Bay Doors built-in 2022. The property is connected to City Water and Hydro. Road access is from 168 Street along slide Highway #10. Close to all amenities and easy access to Highway #10, #17, #1, and US Border.



- **Crops:**
Blueberry
- **Varieties:**
Duke: 2.5 Acres, Planted in 1997
Elliot: 2.5 Acres, Planted in 2018
- **Yield:**
2022 - 30,000 LBS
- **Irrigation:**
Yes - 1 Zone with City Water
- **Buildings:**
Barn - 3,450 SQ/FT, 2 Large Bays
- **Hydro:**
Yes - Connected
- **Water:**
City Water - Connected

DUE DILIGENCE DOCUMENTS

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





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REALTY

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