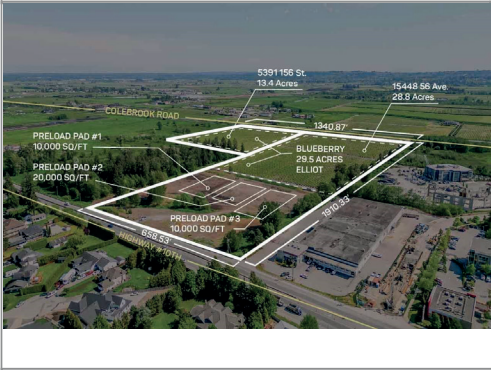


Active R2895745 Board: F , Land Only Other	15448 56 AVENUE Surrey Sullivan Station V3S 5K7	\$6,800,000 (LP) (SP)										
	Days on Market: 0 Previous Price: \$0 Frontage: 658.53 Meas. Type: Feet Frontage Metric: Depth: 42.2AC Price/SqFt: Sub-Type: Exposure: North Permitted Use: Title to Land: Freehold NonStrata Tour: Virtual Tour URL View - Specify MOUNTAIN AND VALLEY	List Date: 6/17/2024 Original Price: \$6,800,000 Subdiv/Complex: P.I.D.: 013-219-014 Taxes: \$1,154.94 For Tax Year: 2023 Zoning: A1 Rezoneable?: Flood Plain: Yes <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>42.20</td> </tr> <tr> <td>Hect:</td> <td>17.08</td> </tr> <tr> <td>SqFt:</td> <td>0.00</td> </tr> <tr> <td>SqM:</td> <td>0.00</td> </tr> </tbody> </table>	Lot Area		Acres:	42.20	Hect:	17.08	SqFt:	0.00	SqM:	0.00
Lot Area												
Acres:	42.20											
Hect:	17.08											
SqFt:	0.00											
SqM:	0.00											
Sanitary Sewer: None Storm Sewer: None Water Supply: City/Municipal Electricity: At Lot Line Natural Gas: At Lot Line Telephone Service: Available Nearby Cable Service: Available Nearby Prospectus: Not Required Develop Permit: No Bldg Permit Apprv: No Building Plans: Not Available	Property Access: Road Access Parking Access: Fencing: Property in ALR/FLR: Yes - Agricultural Land Seller's Interest: Registered Owner Information Pkg: Yes Sign on Property: Y Sketch Attached: No Property Disclosure: No : PROVIDED UPON ACCEPTANCE Trees Logged in last 2yr?: No Perc Test Avail: Perc Test Date:	First Nation Reserve:										
Legal: PARCEL 1, PART NW1/4, SECTION 2, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN (REF PL 42263) & PT ON PL BCP44948, (REF PL 8613) DBL EXP #C Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby Restrictions: None Commission: 1.25%												
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: List Broker 2: List Broker 3: Buyer's Broker 1: Buyer's Agent 1: Buyer's Broker 2: Buyer's Agent 2: Owner:	Appointments: Touchbase Call: TOUCHBASE Phone: 604-782-0988											
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 visit www.farmsinbc.com. The address includes 5391 156 St. Shareholder of the property is a licensed Realtor. DBL EXP #C												
42.2 ACRE BLUEBERRY FARM WITH 3 PRELOADS AND 2 TITLES. Great holding investment close to the corner of 152 Street and Highway #10. There are 2 tiles 5391 156 St (13.4 Acres) and 15448 56 Ave (28.8 Acres), 2 road frontage (Highway #10 and Colebrook Road), 2-10,000 sqft. preload pads for barns/buildings, 20,000 sqft preload pad for a 5,400 sqft. home and a total of 29.5 acres of full production Blueberries with Elliott variety producing approx. 250,000 LBS. walking distance to all shopping and amenities, and easy access to Highway #10, #17 and #1.												