

Active R3133467 Board: F , Land Only Other	15448 56 AVENUE Surrey Sullivan Station V3S 5K7	\$5,850,000 (LP) (SP)										
	Days on Market: 0 List Date: 6/11/2026 Orig Price: \$5,850,000 Expiry Date: 6/11/2027 Prev Price: \$0	Seller's Acceptance Date: Subject Removal Date: Completion Date: Subdiv/Complex: P.I.D.: 013-219-014 Taxes: \$2,069.97 For Tax Year: 2025 Zoning: A1 Rezoneable?: Flood Plain: Yes										
Sanitary Sewer: None Storm Sewer: None Water Supply: City/Municipal Electricity: Available Natural Gas: Available Telephone Service: Available Nearby Cable Service: Available Nearby Prospectus: Not Required Develop Permit: No Bldg Permit Apprv: No Building Plans: 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: <table border="1"> <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
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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) Site Influences: Central Location, Recreation Nearby, Rural Setting, Shopping Nearby Restrictions: Right of Way Commission: 1.25% ON THE BALANCE.												
List Broker 1: eXp Realty of Canada, Inc. - 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.												
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 titles 5391 156 St (13.4 Acres) and 15448 56 Ave (28.8 Acres), 2 road frontages (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 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.												