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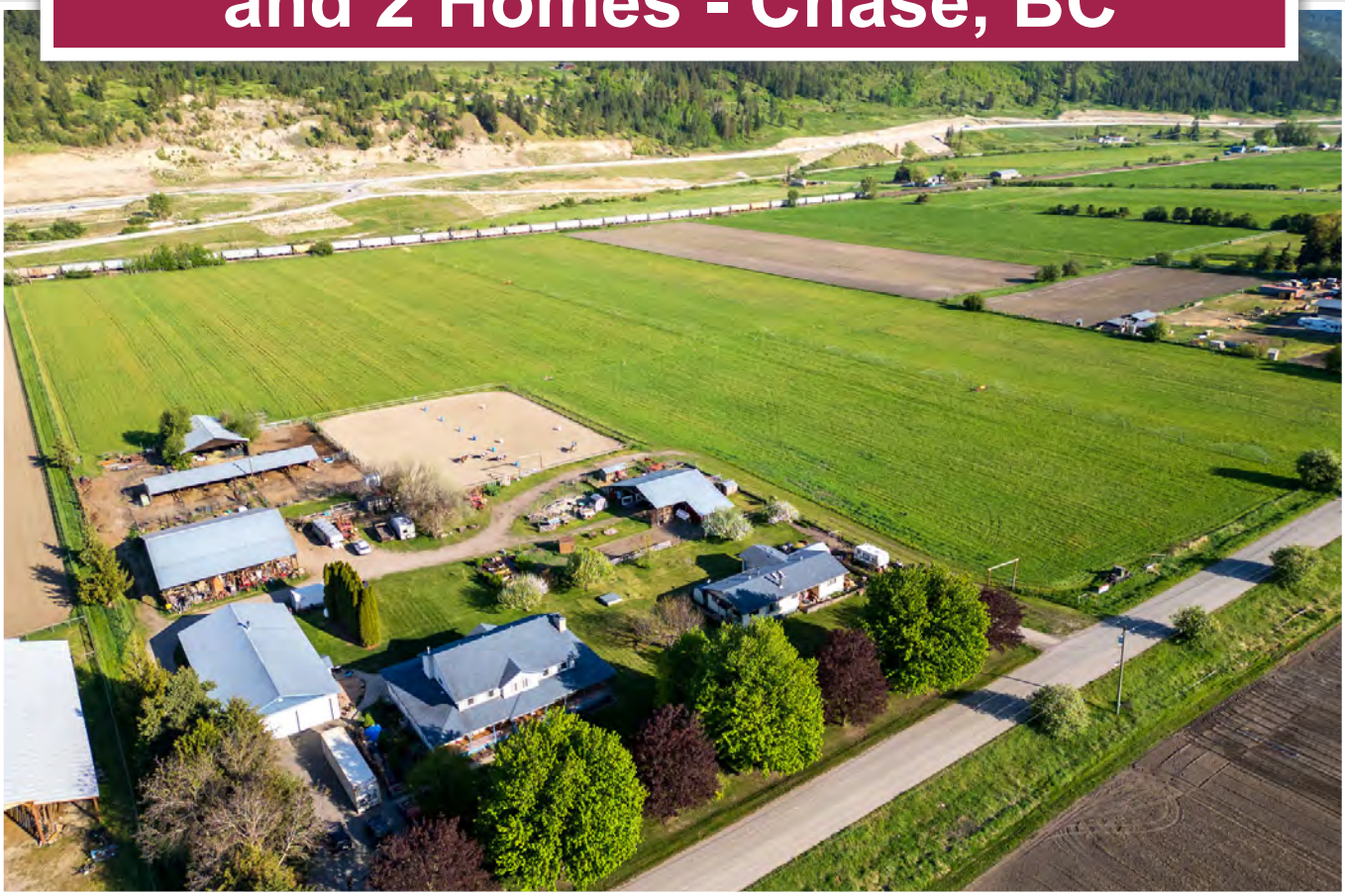
Equestrian Estate with Hay Land and 2 Homes - Chase, BC



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Equestrian Estate with Hay Land and 2 Homes - Chase, BC

PROPERTY DETAILS

Listing Number:	25222
Price:	$1,899,500
Taxes (2025):	$5,329.64
Size:	30.49 acres
Zoning:	RL 1

DESCRIPTION

Located in Chase, BC only 40 minutes from both Kamloops and Salmon Arm sits an exceptional 30-acre equestrian estate blending serene rural charm with upscale amenities. Located on a beautiful, quiet country road. The estate includes 25 acres of high production-quality irrigated hay land producing up to four cuts per year. Irrigation water is provided by water licence and gravity-fed irrigation to wheel lines, meaning you are not paying for the cost of pumping water. The climate at this property is exceptional with the heat units necessary for growing almost any crop including vegetables. This is some of the Thompson Okanagan's most coveted agricultural ground.

The property has many improvements, most notably there are two homes making it perfect for an extended family or renting out the second home for income. The main house is a large two-storey home with full basement and tons of living space. The main house is 6,841 square feet with 5 bedrooms, 5 bathrooms and is dripping with country charm with wrap-around decks and a view out to the paddocks and hayfield. You'll love the sunlit country kitchen, dual upper and lower kitchenettes, an office, ample storage, a wine cellar, and basement with potential for an in-law suite.

The second home on the property is a modern 1,500 square foot modular home with 3 bedrooms and 2 bathrooms, currently tenant-occupied for rental income. Obviously the second home would also be perfect for an extended family or for your on-property farm help.

Improvements/buildings in the yard include a 3,440 square foot garage/workshop equipped with a 14,000 lbs. hoist, walk-in fridge, wood stove, and 200 amp service. Includes fenced pastures, a 179 x 190 ft riding arena, various sheds, barns, and stables. RV parking with hookups, greenhouses, and fruit trees.

The property is setup for many different business opportunities, suitable for horse boarding, riding lessons, hay sales, livestock and game cutting, livestock sales and when combined with the income that could be generated from renting the secondary home you've got all the ingredients you need for your home-based business lifestyle.

Call the listing agent today for more information or to book a time to go by for a look.

LOCATION

5976 VLA Road - Chase, BC

DIRECTIONS

Please see the mapping section of this listing.

AREA DATA

Chase is a community located in the interior of British Columbia. It is situated on the western shore of Little Shuswap Lake, near the larger city of Kamloops. Chase is known for its natural beauty, with nearby mountains, lakes, and forests providing ample opportunities for outdoor recreation such as hiking, fishing, boating, and camping. The area is also popular for its wineries, orchards, and agricultural activities. Chase is a relatively small town with a tight-knit community, offering a peaceful and scenic lifestyle for its residents and visitors alike.

VEGETATION

Forests

Chase is surrounded by forests consisting primarily of coniferous trees such as Douglas fir, lodgepole pine, spruce, and cedar. These forests are typical of the interior regions of British Columbia and provide habitat for various wildlife species.

Grasslands

In the more open areas and lower elevations around Chase, you may find grasslands dominated by native grasses and shrubs. These areas are characteristic of the semi-arid climate of the region.

Cultivated Lands

In agricultural areas surrounding Chase, you'll find cultivated lands growing crops such as hay, grains, fruits, and vegetables. Orchards and vineyards are also common in some areas.

RECREATION

This area offers a variety of recreational activities for residents and visitors to enjoy, thanks to its picturesque natural surroundings. Here are some popular recreational opportunities in the area:

Boating and Water Sports

With its proximity to Little Shuswap Lake, boating, kayaking, paddleboarding, and fishing are popular activities. The lake provides ample space for water-based recreation, whether it's cruising, water skiing, or simply enjoying the scenery.

Hiking and Nature Trails

Chase and its surrounding areas boast numerous hiking trails for all skill levels. Whether you're seeking a leisurely stroll or a more challenging trek, you can explore trails that wind through forests, along riverbanks, and up into the nearby hills and mountains.

Golfing

Chase is home to golf courses that offer beautiful views and challenging play for golf enthusiasts.

Fishing

Little Shuswap Lake and nearby rivers offer excellent fishing opportunities. Anglers can try their luck at catching various fish species, including trout, salmon, and bass.

Hunting

Many opportunities for wildlife viewing. Keep an eye out for deer, elk, bears, and various bird species while exploring the area.

Horseback Riding

HISTORY

Chase was named after Whitfield Chase, an American who settled in the area in 1865 during the gold rush. Chase became the first non-Indigenous settler to farm in the region, known as Shuswap Prairie. In 1907, the Adams River Lumber Company established a large sawmill, significantly boosting the local economy and population. By 1908, the sawmill, one of the largest in British Columbia,

began operations and played a vital role in the community's development until its closure in 1925.

MAP REFERENCE

50°48'7.64"N and 119°42'20.77"W

BOUNDARIES

Please see the mapping section of this listing, all boundaries are approximate.

INVESTMENT FEATURES

Water licence

SERVICES

- Natural gas
- Power
- Septic (each house has its own)
- Drilled water
- Water licence for irrigation water
- Cell service

IMPROVEMENTS

The main house is 6,841 square feet with 5 bedrooms, 5 bathrooms and is dripping with country charm with wrap-around decks and a view out to the paddocks and hayfield. You'll love the sunlit country kitchen, dual upper and lower kitchenettes, an office, ample storage, a wine cellar, and basement with potential for an in-law suite.

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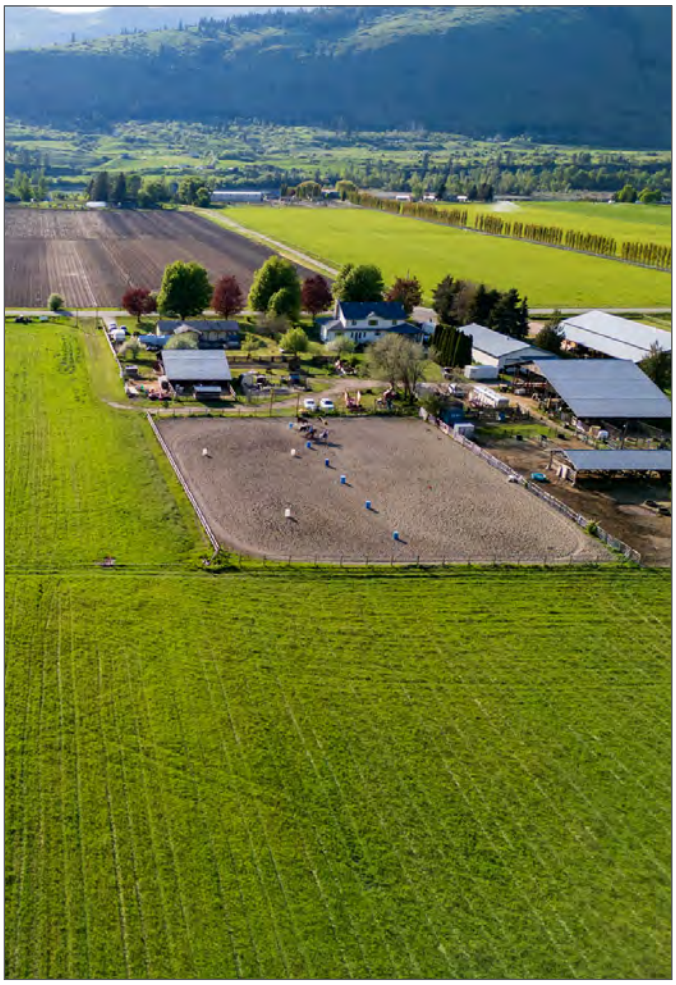


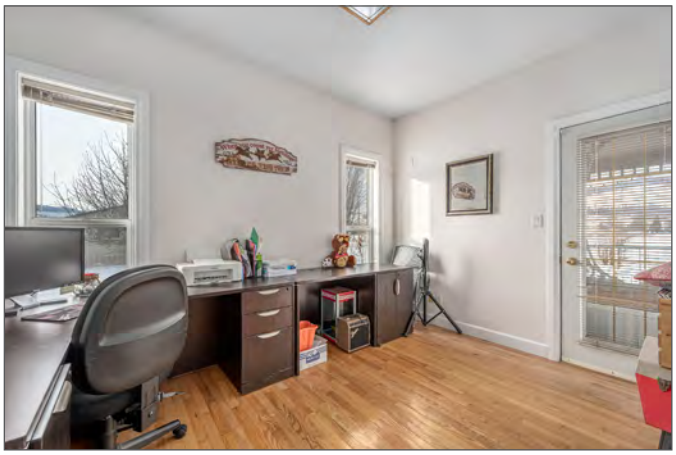
Additional improvements include:

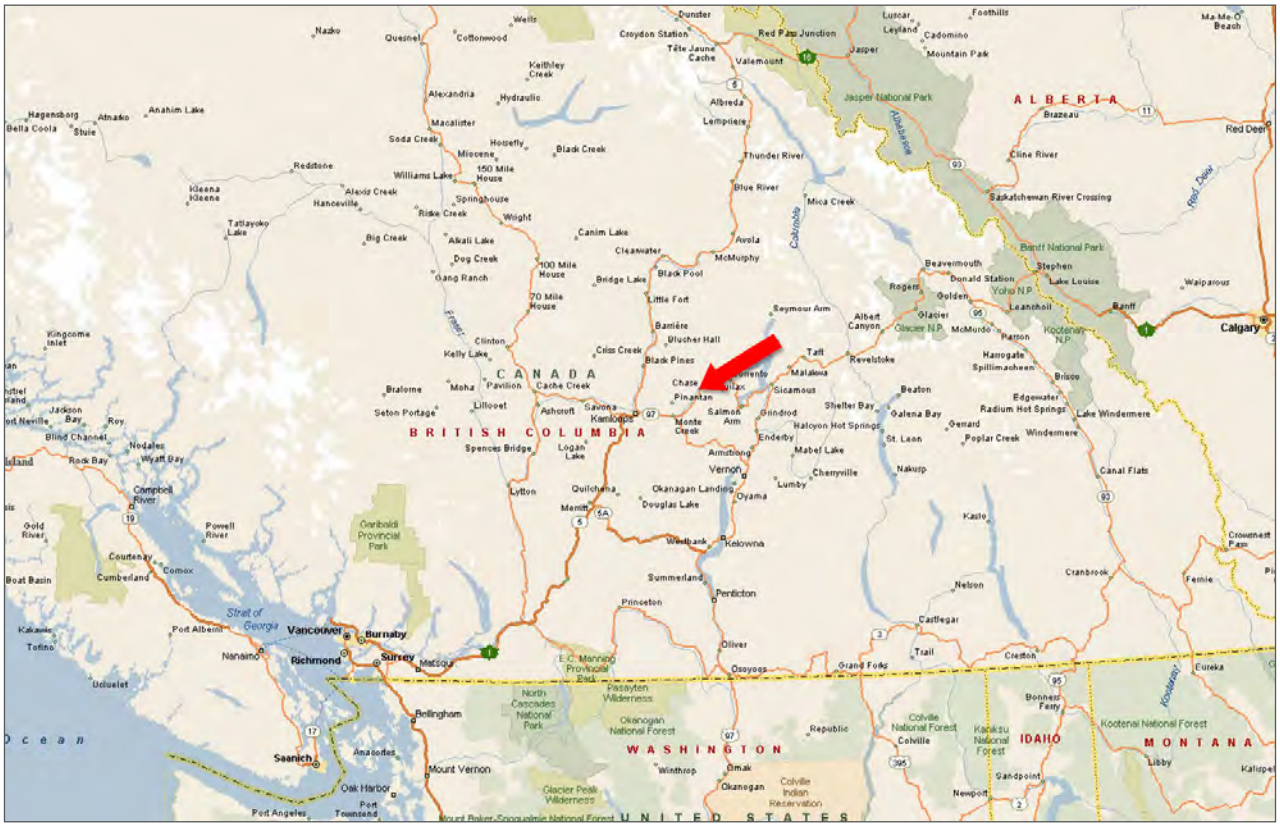
- Fenced pastures
- 179 x 190 ft riding arena
- Various sheds, barns, and stables
- RV parking with hookups
- Greenhouses

LEGAL

LOT 6 DISTRICT LOTS 516 AND 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 3575 EXCEPT PLAN H142 - PID 010-849-424

*Property lines are approximate
and do not represent a survey.




ALBERTA
CANADA
BRITISH COLUMBIA
WASHINGTON
IDAHO
MONTANA
UNITED STATES
Calgary
Vancouver
Burnaby
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Victoria
Kamloops
Kelowna
Vernon
Penticton
Nanaimo
Chase
Salmon Arm
Revelstoke
Golden
Cranbrook
Nelson
Castlegar
Trail
Kaslo
Nakusp
Princeton
Merritt
Lillooet
Ashcroft
Clinton
Williams Lake
Prince George
Jasper National Park
Banff National Park
Yoho N.P.
Glacier N.P.
Kootenay N.P.
Strait of Georgia
Bellingham
Mount Vernon
Anacortes
Port Angeles
Port Townsend
Saanich
Nanaimo
Courtenay
Comox
Campbell River
Port Alberni
Tofino
Ucluelet
Boat Basin
Garibaldi Provincial Park
E.C. Manning Provincial Park
Okanagan National Forest
Colville National Forest
Kootenai National Forest
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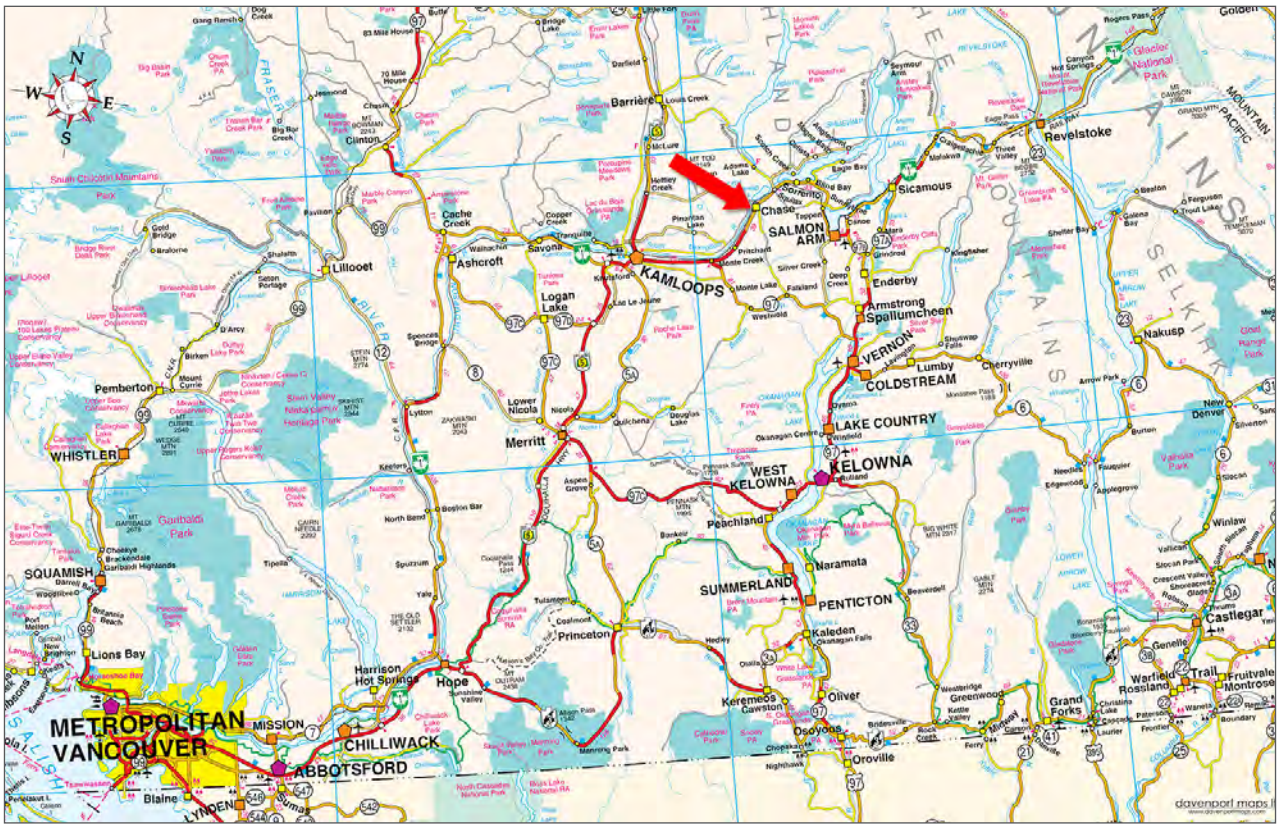
Colville Indian Reservation
Kalispell
Libby
Sandpoint
Newport
Ocean


N
W
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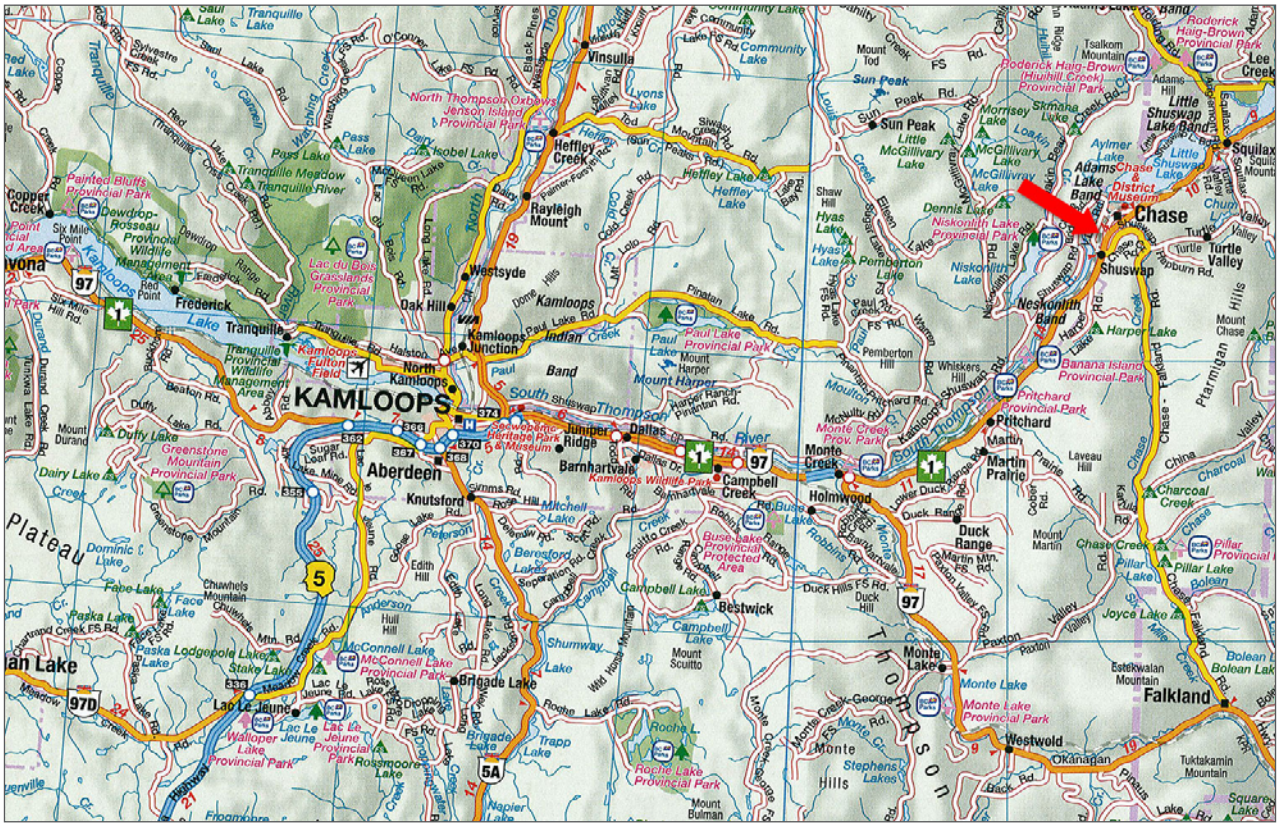
METROPOLITAN VANCOUVER
SQUAMISH
WHISTLER
Pemberton
Lillooet
Ashcroft
Cache Creek
Clinton
Barrière
Revelstoke
Sicamous
Chase
SALMON ARM
KAMLOOPS
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Oliver
Osoyoos
Oroville
Keremeos
Princeton
Merritt
Lytton
Lions Bay
Harrison Hot Springs
Hope
MISSION
CHILLIWACK
ABBOTSFORD
Blaine
Nakusp
Castlegar
Trail
Rossland
Grand Forks
Greenwood
davenport maps


KAMLOOPS
Chase
Shuswap
Falkland
Westwold
Monte Lake
Monte Creek
Holmwood
Duck Range
Pritchard
Martin Prairie
Campbell Creek
Bestwick
Aberdeen
Knutsford
Brigade Lake
Lac Le Jeune
Westsyde
Dallas
Juniper Ridge
Barnhartvale
Heffley Creek
Rayleigh
Vinsulla
Sun Peak
Squilax
Little Shuswap Lake Band
Adams Lake Band
Neskonlith Band
Turtle Valley
Tranquille
Frederick
Copper Creek
Dewdrop
Plateau
Thompson

Adams Lake
Magna Bay
Anglemont
Saint Ives
Celista
Eagle Bay
Lee Creek
Scotch Creek
Blind Bay
White Lake
Sorrento
Squilax
Sun Peaks
Whitecroft
Cahilty
Notch Hill
Balmoral
Carlin
Chase
Turtle Valley
Shuswap
Tappen
Annis Bay
Canoe
Salmon Arm
Pritchard
Martin Prairie
Monte Creek
Holmwood
Duck Range
Ranchero
Grindrod
Deep Creek
Silver Creek
Mara
Shuswap Lake
14.5 km
Image © 2024 Airbus
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Image © 2024 Maxar Technologies
Google Earth

South Thompson River
Shuswap
Shuswap-Chase Creek Rd
1118 m
Image © 2024 Airbus
Google Earth

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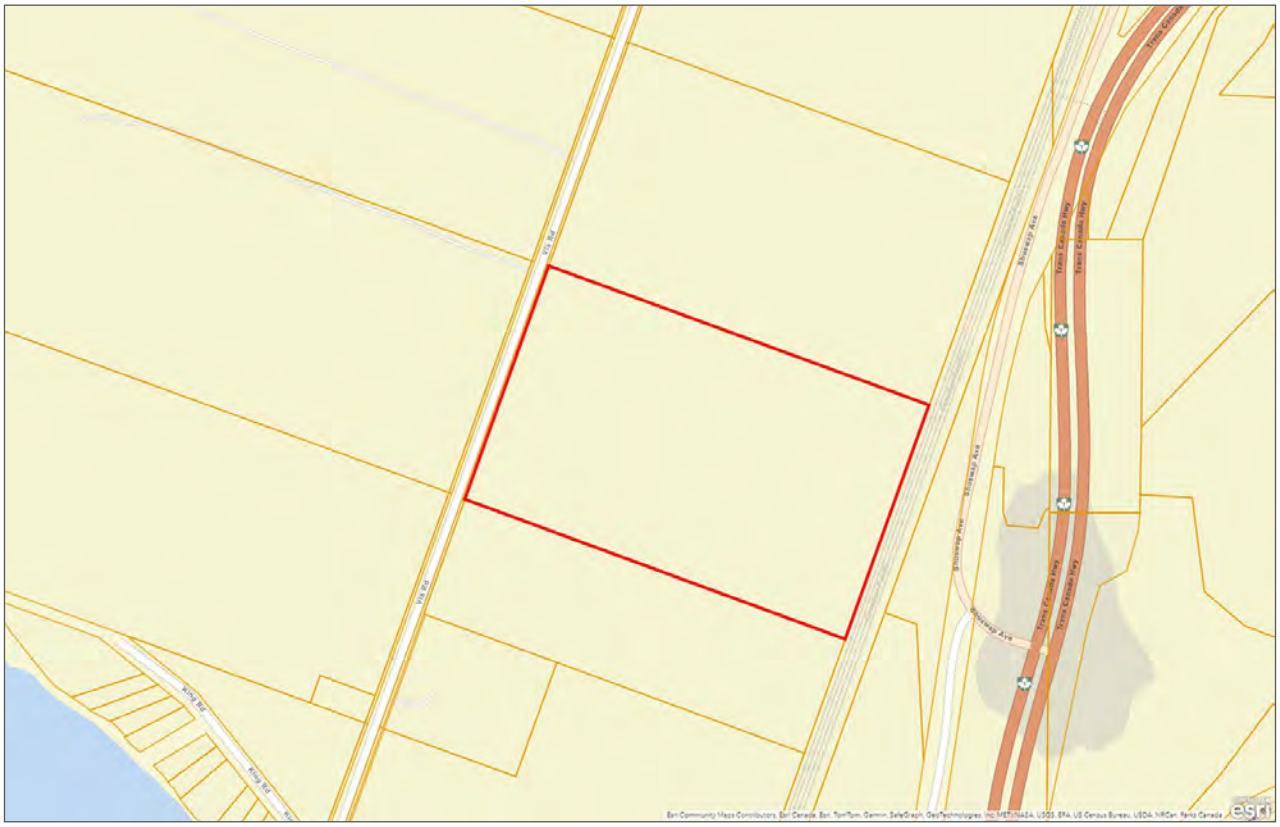
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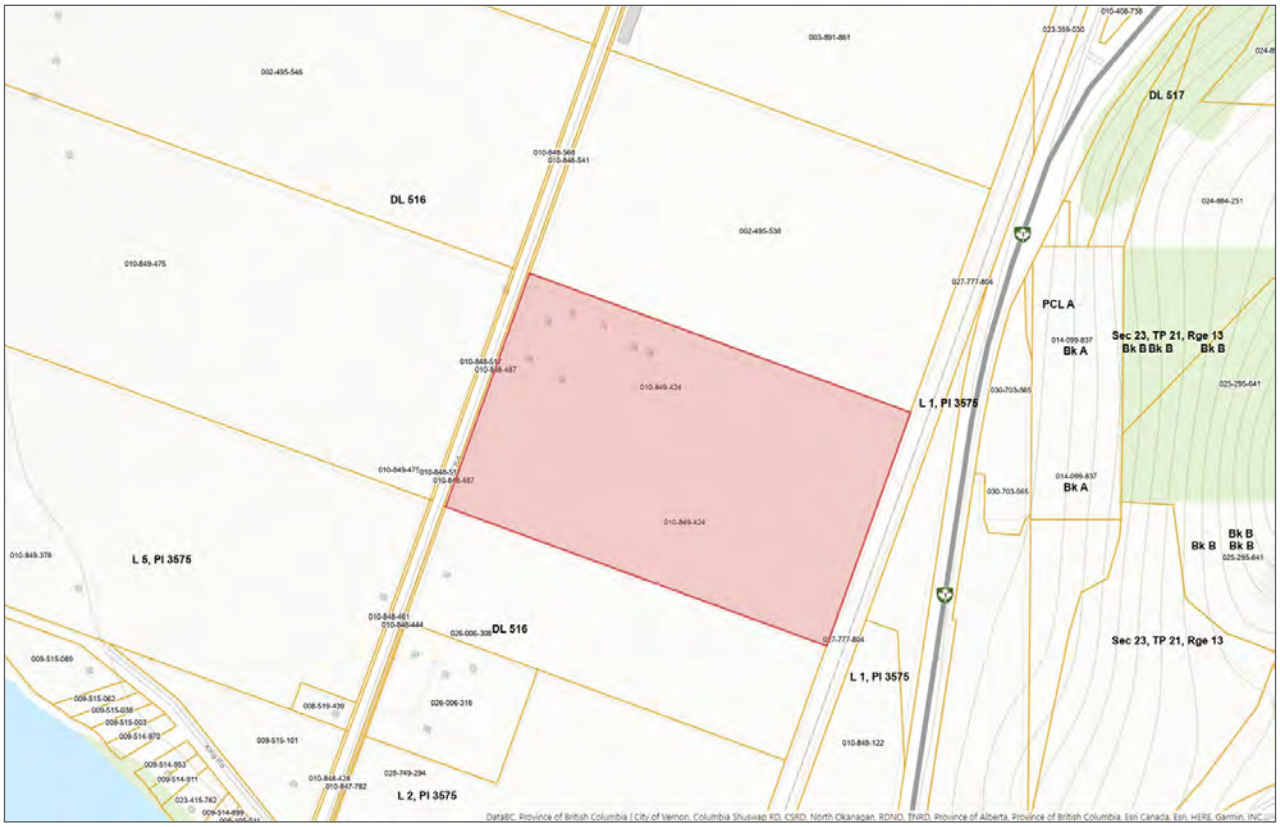
Shuswap Ave
Kirk Rd


DL 516
DL 517
PCL A
Sec 23, TP 21, Rge 13
Bk A
Bk B
L 1, Pl 3575
L 5, Pl 3575
L 2, Pl 3575
Sec 23, TP 21, Rge 13
DataBC, Province of British Columbia | City of Vernon, Columbia Shuswap RD, CSRD, North Okanagan, RDNO, TNRD, Province of Alberta, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, INC.

Notes

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