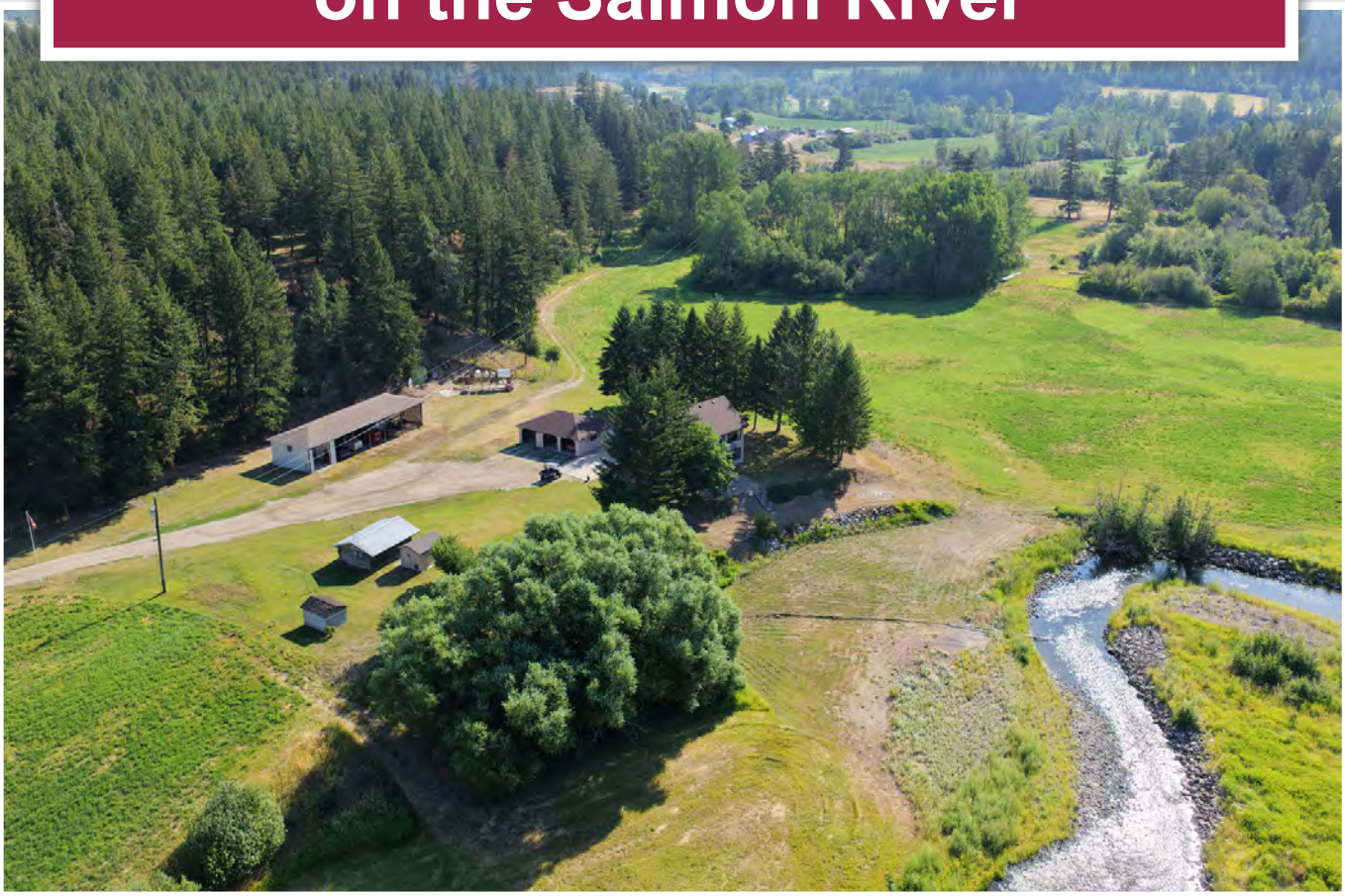
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Riverfront Hay Farm Paradise on the Salmon River



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Riverfront Hay Farm Paradise on the Salmon River

Falkland, BC

PROPERTY DETAILS

Listing Number:	26208
Price:	$2,750,000
Taxes (2026):	$3,154.72
Size:	68 acres

DESCRIPTION

Tucked into one of the most breathtaking valleys in the region, this is truly one of the prettiest and most private properties on the Salmon River—a rare offering of natural beauty, income potential, and country lifestyle just a short drive from both Vernon and Falkland, giving you the best of peaceful rural living with everyday conveniences close at hand. With over 1 km of pristine river frontage, this property is a true rarity along the Salmon River.

A long country driveway sets the tone for the journey ahead, first passing the second residence, then the custom shop, before opening onto sweeping meadows and rolling hay fields. From there, the drive continues into the farm's ultra-private yard, where the main home sits surrounded by trees, river views, and total seclusion—the kind of setting that feels like your own private retreat.

The Main Residence

This two-storey home with a half basement is designed for comfort in every season, featuring a cozy Vermont Castings cast iron wood stove alongside a natural gas forced-air furnace, central A/C, and a full water filtration system. Gorgeous views stretch from nearly every window, overlooking the river and hay fields below. The kitchen is built for gathering, with a large island and natural gas BBQ hookup just outside. The primary suite offers a spacious ensuite and walk-in closet, while thoughtful details like a wood chute, electric elevator for firewood, underground sprinklers, a basement cold room, and beautifully landscaped grounds add everyday ease. Start your mornings with coffee on the porch or balcony, watching the river drift by beneath the hay fields.

Land, Water and Endless Possibilities

The land itself is the heart of this property—with 68 acres of expansive, usable land with an incredible climate for growing. With 17 irrigated acres of hay land, generous open meadows, and lush pasture, this farm is perfect for continued hay production, horses, cattle, or vegetable farming. Hay and irrigation equipment included. A large vegetable garden area is already established, and there's abundant space to plant an orchard or fruit trees, taking full advantage of the valley's exceptional growing conditions. Mature trees line the extensive riverbanks throughout the property, adding shade, privacy, and natural beauty at every turn.

The farm enjoys south-facing slopes, an excellent water license and water rights, a newly installed pump house and irrigation pump, and three irrigation hydrants servicing the yard. A full RV hookup with septic adds even more flexibility. The back 10 acres lie across the river, once accessed by footbridge, with the opportunity to install a new bridge for year-round access. The north slope is filled with timber, perfect for someone wanting to mill wood, or just to enjoy the forest.

Second Residence

A fully updated second home offers two separate rental suites, each with its own services and laundry, natural gas heat, a new kitchen, new siding, and a new roof—ideal for generating rental income or housing extended family.

The Shop and Outbuildings

A true showpiece, the custom-built shop spans over 5,000 sq. ft. (35 x 75 x 18 ft), fully insulated, heated, and plumbed, complete with a full bathroom and five 200-amp electrical panels. Previously configured for a fully permitted and licensed legal medical cannabis operation, this exceptional space offers incredible versatility for a wide range of future uses. Additional structures include a 2-bay garage with carport, a newer equipment building, and a 22 x 72 ft equipment/hay shed.

Immaculately maintained with pride of ownership in every detail, this turnkey farm includes hay and irrigation equipment upon request—simply move in and start living the country life you've always dreamed of. Whether your vision is a working hay farm, a horse property, a hobby orchard, or a self-sufficient homestead, this exceptional Salmon River property offers unlimited opportunity in one of the region's most stunning and sought-after settings.

LOCATION

4325 Highway 97 - Falkland, BC

DIRECTIONS

The driveway is 12 km from Falkland. When you see the turn for Cedar Hill Road, slow down, the driveway is the next turn to the right (it is just 0.75 km past the Cedar Hill Road turn).

Coming from Vernon, it is safest to drive past and turn into the Cedar Hill Road, and turn around.



AREA DATA

Nestled in the heart of the breathtaking Salmon River Valley, this property sits in one of British Columbia's most scenic and storied corners of the North Okanagan-Shuswap region—a landscape shaped by wind, water, and generations of ranching and farming tradition. It is a setting where rural authenticity still thrives, offering privacy and natural beauty just minutes from everyday conveniences.

Just a short drive away, the charming community of Falkland offers genuine small-town character. Situated at the confluence of three valleys and two rivers—the Salmon River and Bolean Creek—Falkland is home to one of Canada's largest Canadian flags and the historic Falkland Stampede, one of the country's oldest rodeos. Surrounded by cattle ranches, the town has grown into a bedroom community for Vernon, just 35 minutes away, attracting young families drawn to its healthy, rural lifestyle and affordability. Locally, residents enjoy a grocery, hardware, and convenience store, a gas station, post office, credit union branch, coffee shop, and a few eateries, plus easy access to ten lakes within 16 km stocked with rainbow and brook trout for excellent fishing and camping.

A short drive brings you to Vernon, the vibrant hub of the North Okanagan and the largest city

in the North Okanagan Regional District, with a population topping 44,000 and a metro area of over 67,000 residents. Vernon has a semi-arid climate with hot, dry summers and cool, snowy winters, delivering true four-season living—lakeside days in summer and skiing at Silver Star Mountain Resort in winter, just a short drive from town. The city is surrounded on all sides by the warm lakes of Okanagan, Kalamalka, and Swan, offering boating, paddleboarding, and swimming, along with an abundance of golf courses, wineries, art galleries, and cultural events. Families and retirees alike are drawn to Vernon's excellent healthcare, strong school system, and variety of neighbourhoods, backed by a stable, diversified economy in healthcare, education, agriculture, tourism, and a growing tech presence.

Here, in this beautiful pocket of the Okanagan-Shuswap, you get the best of both worlds: total privacy along a pristine stretch of river, and the comfort of small-town charm and city amenities just a short drive away. It's more than a property—it's a place to belong.

VEGETATION

The Salmon River Valley near Falkland sits within British Columbia's Interior Douglas-fir bio geoclimatic zone—often called "cattle country" for its rolling hills, open forests, and long history of ranching and agriculture. The area is characterized by a short, warm, dry summer season and a cool winter, with vegetation adapted to limited moisture during the growing season.

On the valley's drier slopes and benches, Douglas-fir dominates in open, parklike stands, with a grassy understory of pinegrass and bunchgrasses such as blue bunch wheatgrass and rough fescue. Ponderosa pine also appears on hotter, drier sites, often forming a mosaic with grassland and shrub-steppe. Cooler, wetter pockets and higher elevations support denser, closed-canopy forest, with shrubs like snowberry, redstem ceanothus, and saskatoon adding to the understory.

Along the river itself, the vegetation shifts dramatically. Riparian corridors host cottonwood, willow, and alder, along with shrubs such as red-osier dogwood and wild rose—vegetation that thrives on the extra moisture found near the water's edge. These riverside trees and shrubs provide shade, bank stability, and habitat for wildlife, and are a defining visual feature of properties along the Salmon River, offering natural privacy screening and a lush, green contrast to the surrounding hay fields and pasture.

Valley bottoms and flatter benchlands, like much of this farm's usable land, have historically been cleared for hay, pasture, and grazing—the open, fertile ground being ideal for cattle ranching and forage crops, which remains the primary agricultural use of the region today. Meadows and pastures here typically feature a mix of tame forage grasses (like timothy, orchard grass, and clover) alongside native grasses, well-suited to hay production and livestock grazing.

RECREATION

Owning this Salmon River property means owning your own private playground—a rare luxury where world-class outdoor recreation begins the moment you step outside, rather than requiring a long drive to reach it.

The river itself is the centerpiece of this lifestyle. Spend summer afternoons canoeing or tubing along your own private stretch of the Salmon River, casting a line for trout in quiet pools, or simply soaking in the sound of moving water from your own riverbank. For anglers, the wider region is a true haven, with numerous stocked lakes within a short drive offering excellent fishing for rainbow and brook trout throughout the spring, summer, and fall.

Beyond the water, the surrounding hills and backroads open up a world of adventure. Hikers can explore local trails leading to sweeping mountain lookouts, while the forested hills around the valley are a playground for dirt bike riding and off-road exploration in the warmer months. Horseback riding comes naturally here, with open pasture, trails, and wide-open country made for it—whether you're keeping your own horses or simply enjoying long rides through the valley. Birdwatchers will delight in the diversity of species drawn to the river corridor and surrounding wetlands, from herons and osprey to songbirds nesting in the riparian trees along the water.

Winter transforms this property into an entirely different kind of paradise. The same backroads and forested hills that host summer mountain biking become prime terrain for snowmobiling, while quiet trails nearby offer peaceful cross-country skiing through snow-covered fields and forest.

And for those who love to grow their own food, the property's fertile pasture and established garden space make gardening a joy in this region's exceptional climate—with warm, sun-drenched summers ideal for vegetables, herbs, and even fruit trees.

But perhaps the greatest luxury of all is simply the privilege of ownership itself—having a private oasis on the river that's entirely your own. No public access, no crowds, no sharing the riverbank. Just you, the water, the wildlife, and the quiet luxury of true country seclusion, with world-class recreation in every direction whenever you're ready to explore it.

HISTORY

Falkland sits at the confluence of three valleys and two waterways—the Salmon River and Bolean Creek—nestled between Tuktakamin Mountain to the south and Estekawalan Mountain to the west. The community was named after Colonel Falkland George Edgeworth Warren, an Anglo-Irish officer in the Royal Artillery who homesteaded in the valley in 1893 after retiring from British military service. Before settling in BC, Warren had served as chief secretary to the government of Cyprus from 1879 to 1891, earning the Companion of the Order of St Michael and St George and Companion of the Order of the Bath. Interestingly, postal records from 1894 show the proposed name for the new post office was either "Falkland" or "Salmon River," so the town nearly carried the river's name instead.

The Post Office Story

The Falkland Post Office officially opened on January 1, 1898, with William Bell as the first postmaster. Oddly, the post office was temporarily renamed "Slahaltkan Post Office" on July 1, 1906, before reverting back to Falkland on October 1, 1912.

The Falkland Stampede

One of Canada's oldest rodeos, the Falkland Stampede first took place on March 24, 1919, and has become a beloved fixture of the community calendar ever since, drawing thousands of visitors annually.

Industry and Economy

The Falkland Gypsum Mine began operations in 1926 and is still in operation today under Lafarge Cement, though blasting is now occasional and the workforce is small. Historically, the town's major employers included local sawmills, the railroad, and the gypsum mine.

The Famous Flag

Falkland is home to what's considered one of the largest Canadian flags in the country, mounted on Gyp Mountain roughly 152 metres above the townsite, measuring 8.5 metres tall and 17 metres wide. The structure uses a 2' x 6' lumber framework, eight 14-metre telephone poles, and 83.7 metric tons of cement blocks and metal, held together with 3,500 screws. Thanks to a long extension cord, it's even lit up and visible at night.

A Quiet, Close-Knit Community

Today, Falkland has become something of a bedroom community for Vernon, just 35 minutes away, as families are drawn to the area's rural lifestyle and lower housing costs. As one longtime resident put it, the standard joke was that if you blinked while driving through Falkland, you might miss it—a nod to just how small and close-knit the community remains.

MAP REFERENCE

50°26'50.30"N and 119°27'7.02"W

SERVICES

- BC Hydro
- Natural Gas
- Telus
- Cell service
- Natural spring well
- 3 septic systems
- 3 irrigation hydrants
- Water licence for irrigation, 30 acres
- 1,000-amp power

IMPROVEMENTS

- Custom-built shop spans over 5,000 sq. ft. (35 x 75 x 18 ft), fully insulated, heated, and plumbed, complete with a full bathroom and five 200-amp electrical panels. Previously configured for a fully permitted and licensed legal medical cannabis operation.
- 22 x 72 ft hay shed
- RV hook up
- New irrigation pump house with new pump
- New roof on all buildings
- 2-bay garage with carport
- Storage building with butcher room
- Equipment shed
- Main home and second home with 2 suites
- Historic log cabin



ZONING

R (Columbia Shuswap Regional District)

LEGAL

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21 TOWNSHIP 17 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT EXCEPT PLAN 24128

PID 010-964-304











































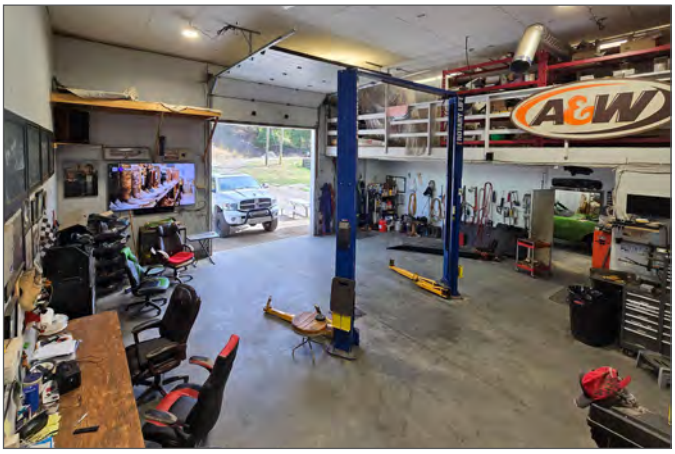











A&W


ROTARY LIFT
Drink
Coca-Cola
MICKEY THOMPSON
TIRES



















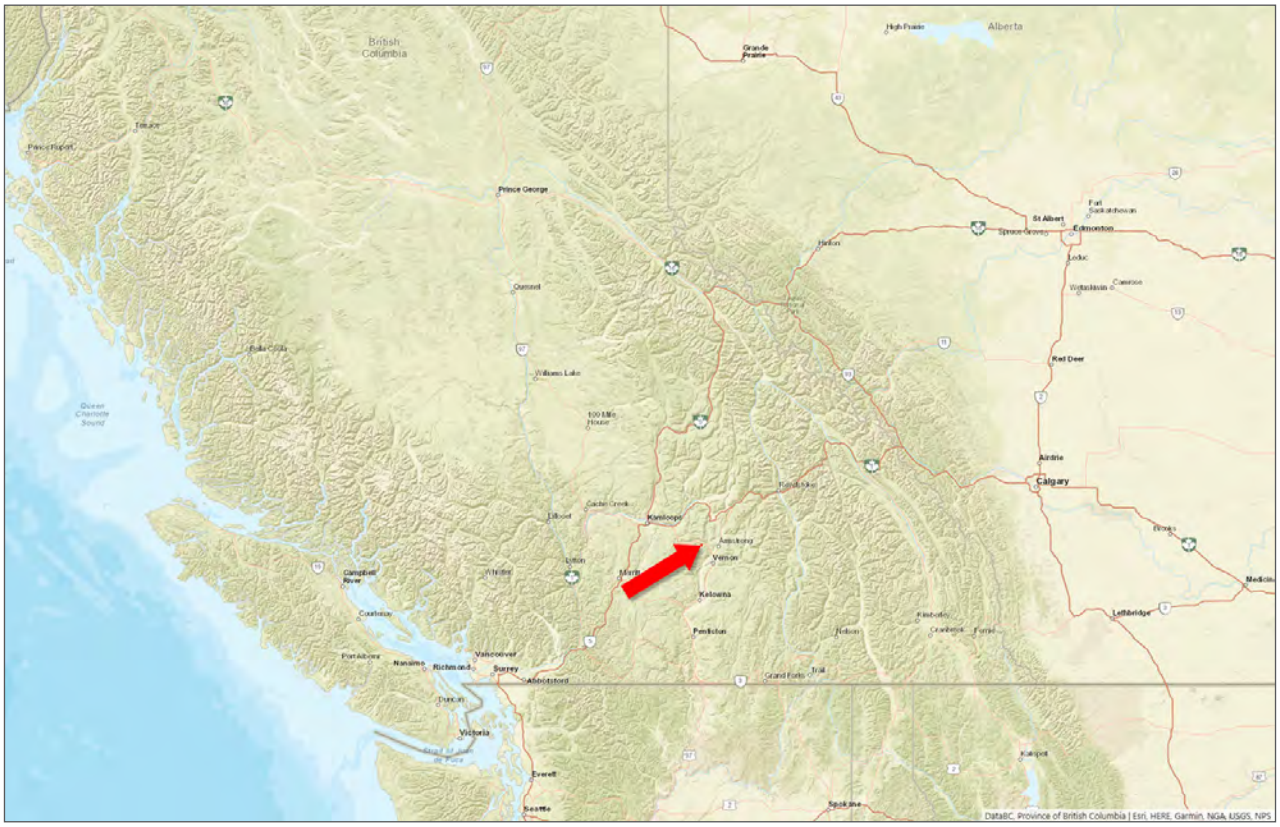


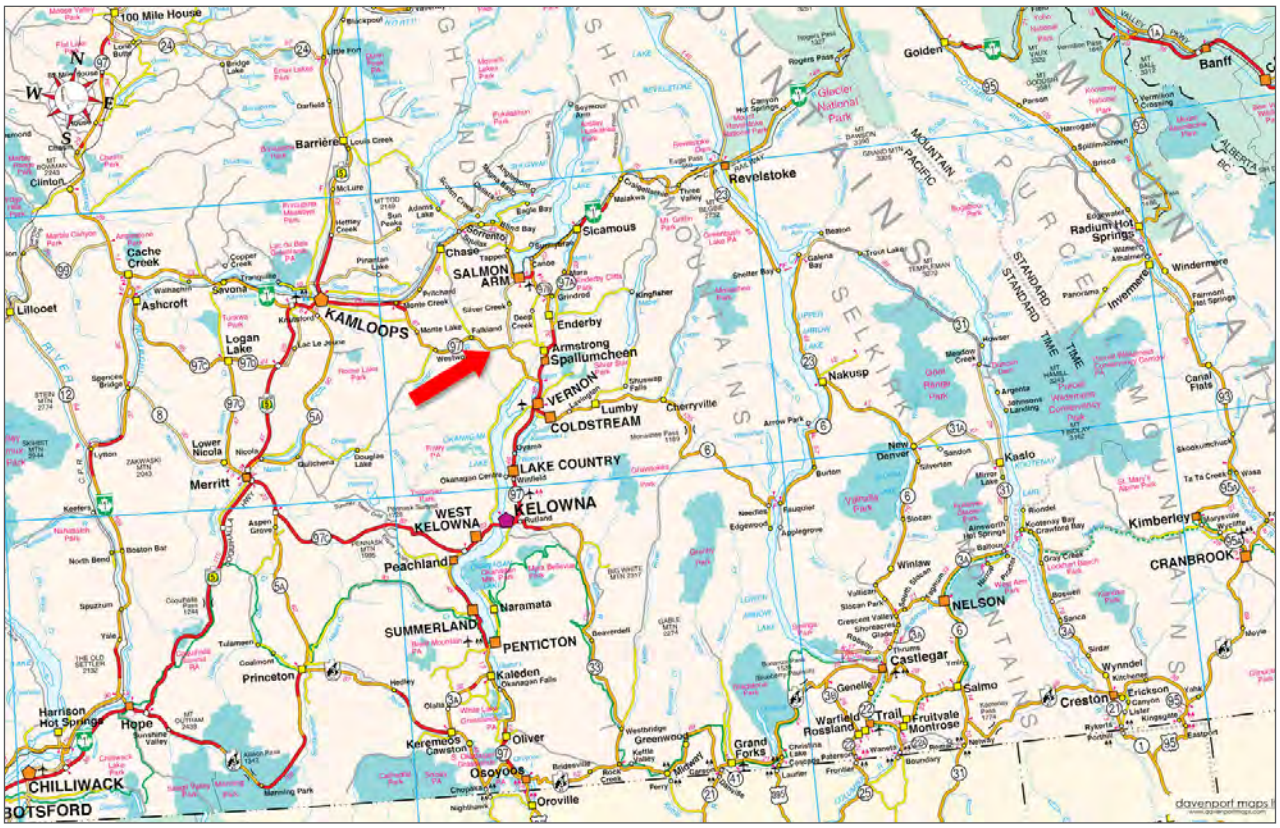




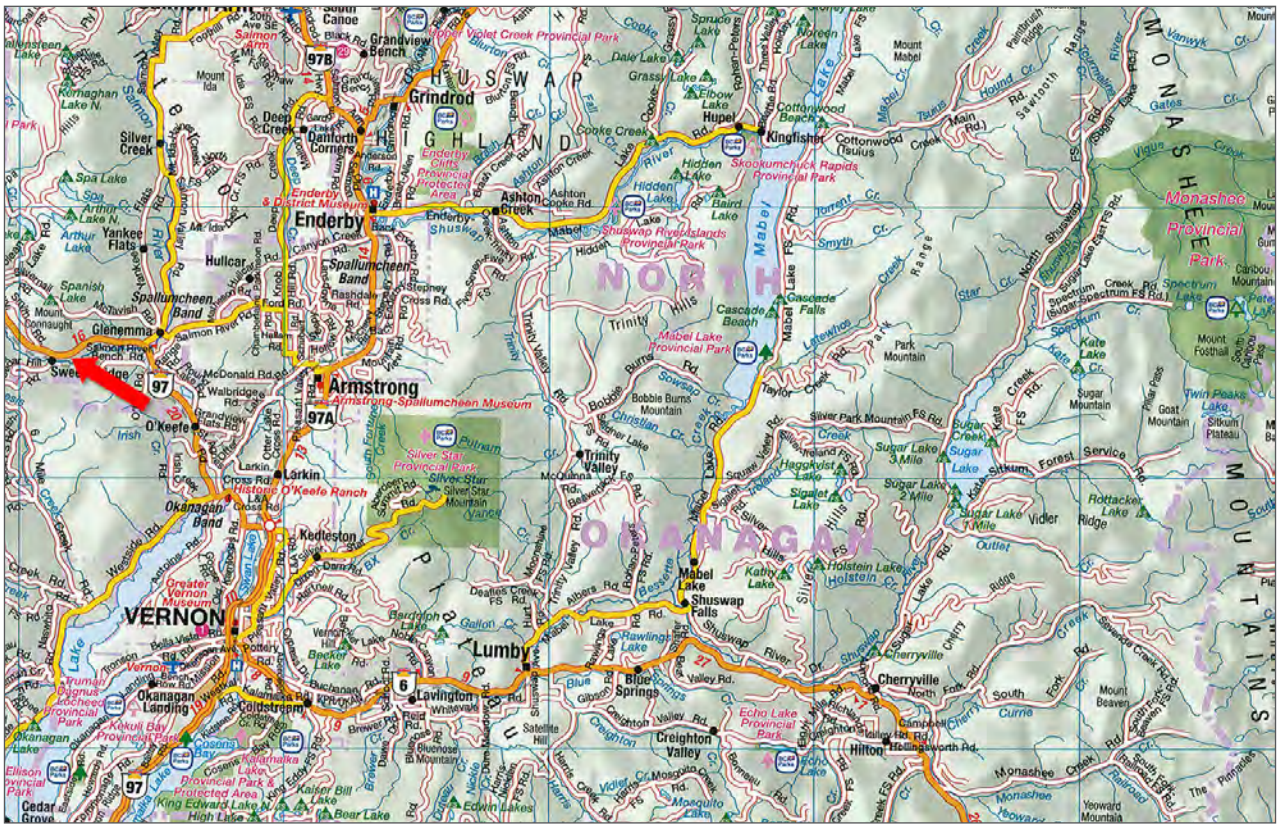




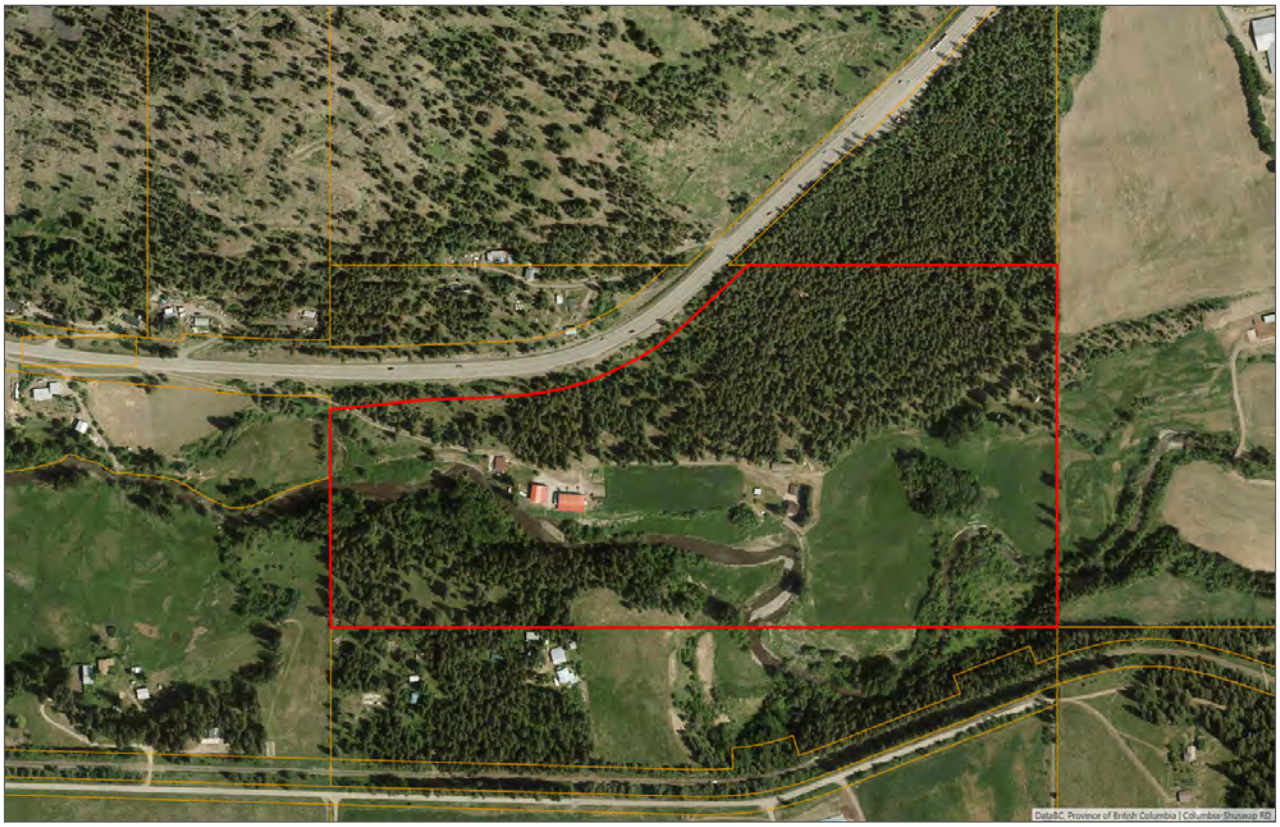

British Columbia
Alberta
Prince George
Kamloops
Vernon
Kelowna
Penticton
Vancouver
Victoria
Calgary
Edmonton
Red Deer
Lethbridge
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100 Mile House
Clinton
Barrière
Lillooet
Cache Creek
Ashcroft
Logan Lake
KAMLOOPS
Merritt
Lower Nicola
Revelstoke
Golden
Banff
Sicamous
SALMON ARM
Chase
Sorrento
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
Cherryville
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Oliver
Osoyoos
Oroville
Princeton
Hope
Harrison Hot Springs
CHILLIWACK
Nakusp
New Denver
Kaslo
NELSON
Castlegar
Trail
Fruitvale
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Rossland
Warfield
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Salmo
Creston
Kimberley
CRANBROOK
Radium Hot Springs
Windermere
Invermere
Canal Flats
davenport maps

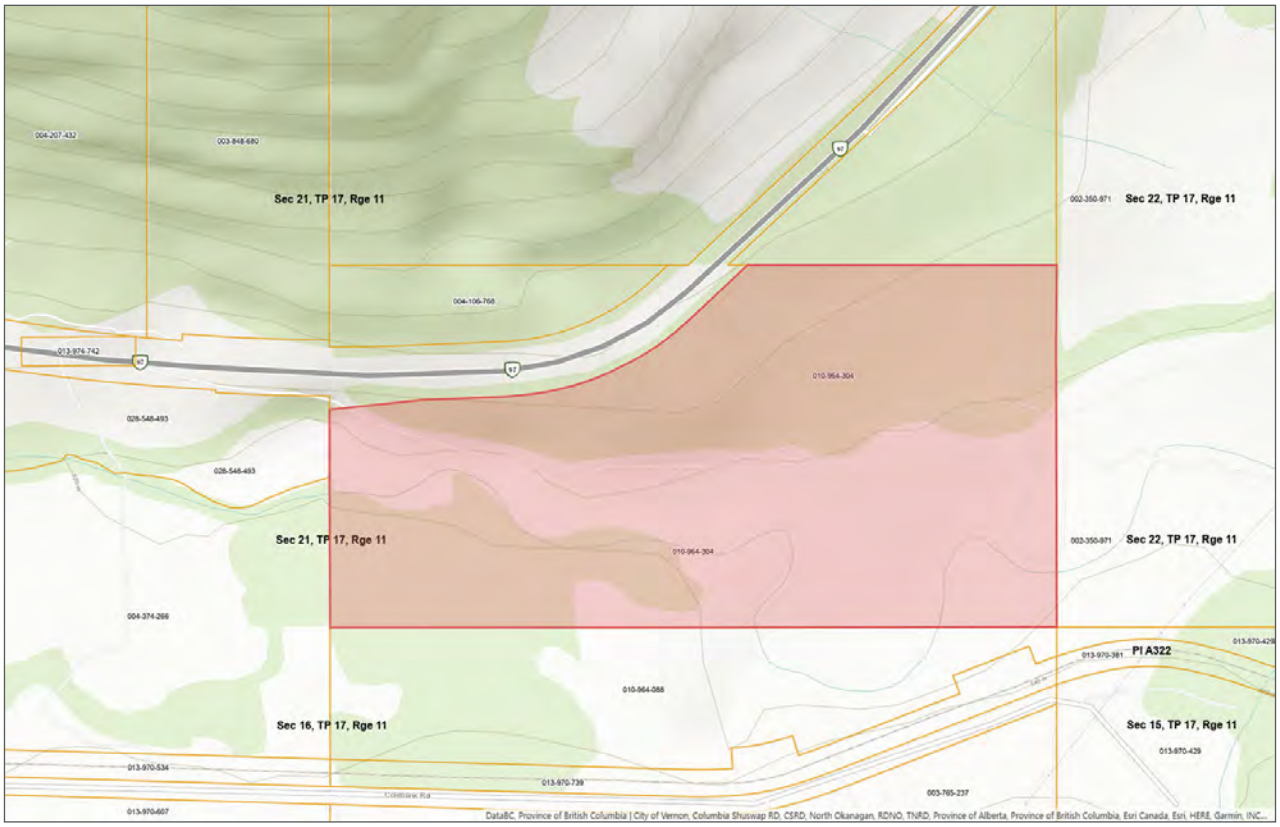

Malakwa
Vinsulla
Lee Creek
Sun Peaks
Blind Bay
Squilax
Sicamous
Chase
Shuswap
Tappen
Swansea Point
Morton Peak
Pinantan Lake
Salmon Arm
Pritchard
Kamloops
Mara
Monte Creek
Grindrod
Holmwood
Kingfisher
Beresford
Enderby
Monte Lake
Falkland
Hullcar
Westwold
Armstrong
Stump Lake
Silver Star Foothills
Shuswap Falls
Vernon
Lumby
Cherryville
Lavington
Image Landsat / Copernicus
Google Earth


Grandview Bench
Grindrod
Deep Creek
Canoe
Silver Creek
Enderby
Hullcar
Spallumcheen Band
Armstrong
Armstrong-Spallumcheen Museum
O'Keefe
Larkin
Historic O'Keefe Ranch
Okanagan Band
Kedleston
VERNON
Greater Vernon Museum
Okanagan Landing
Coldstream
Lavington
Lumby
Mabel Lake
Shuswap Falls
Blue Springs
Cherryville
Creighton Valley
Hilton
Monashee Provincial Park
Kingfisher
Cottonwood Beach
Hupel
Ashton Creek
Trinity Valley
Silver Star Provincial Park
Mabel Lake Provincial Park
Echo Lake Provincial Park
Kekuli Bay Provincial Park
Cosens Bay
Edwin Lakes
Bear Lake
SHUSWAP HIGHLAND
NORTH OKANAGAN
MONASHEE MOUNTAINS


Estekwalán Mountain
Falkland
Yankee Flats
Glenemma
Tsútsakamin Mountain
Pinaus Lake
4.59 km
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Google Earth


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Sec 21, TP 17, Rge 11
Sec 22, TP 17, Rge 11
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Sec 22, TP 17, Rge 11
Sec 16, TP 17, Rge 11
Sec 15, TP 17, Rge 11
PI A322
Colebank Rd
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Notes



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