



**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:	25024
Price:	\$1,999,500
Taxes (2024):	\$4,574.84
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

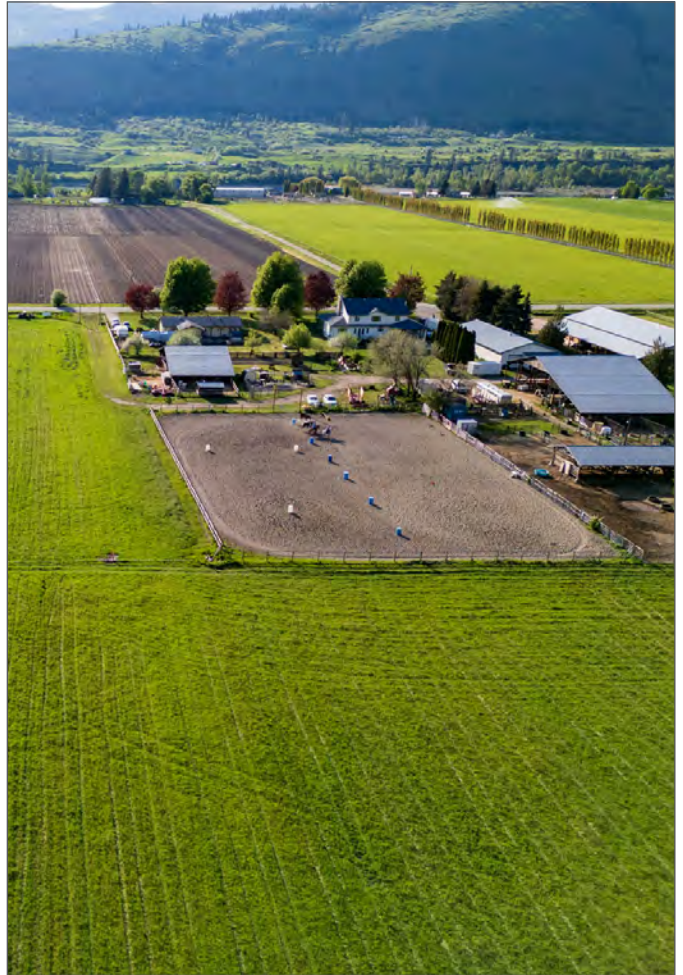
- Natural gas
- Power
- Septic (each house has its own)
- Drilled water
- Water licence for irrigation water
- Cell service

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.

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.

3,440 square foot garage/workshop equipped with a 14,000 lbs. hoist, walk-in fridge, wood stove, and 200 AMP service.



Additional improvements include:

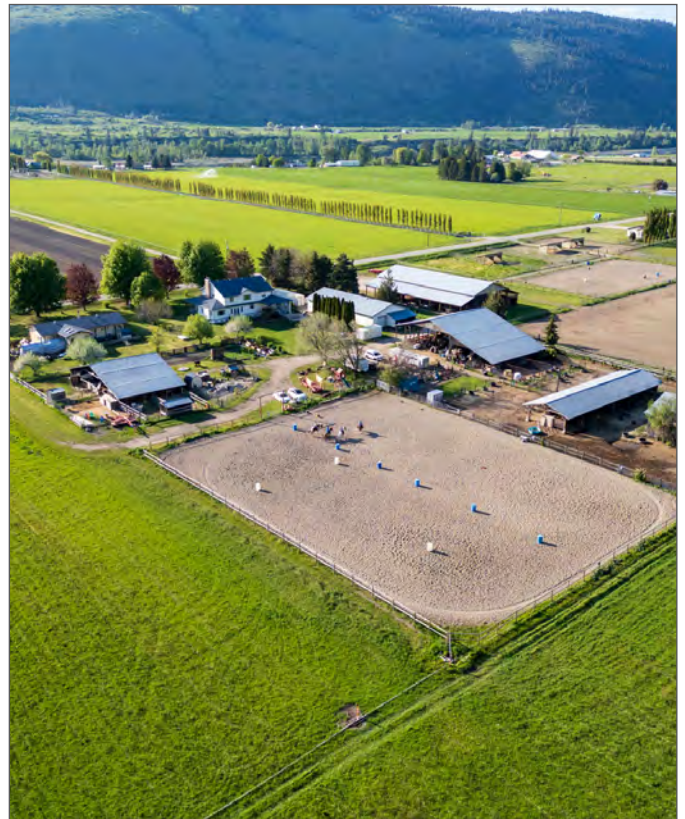
- Fenced pastures
- 179 x 190 ft riding arena
- Various sheds, barns, and stables
- RV parking with hookups
- Greenhouses

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.









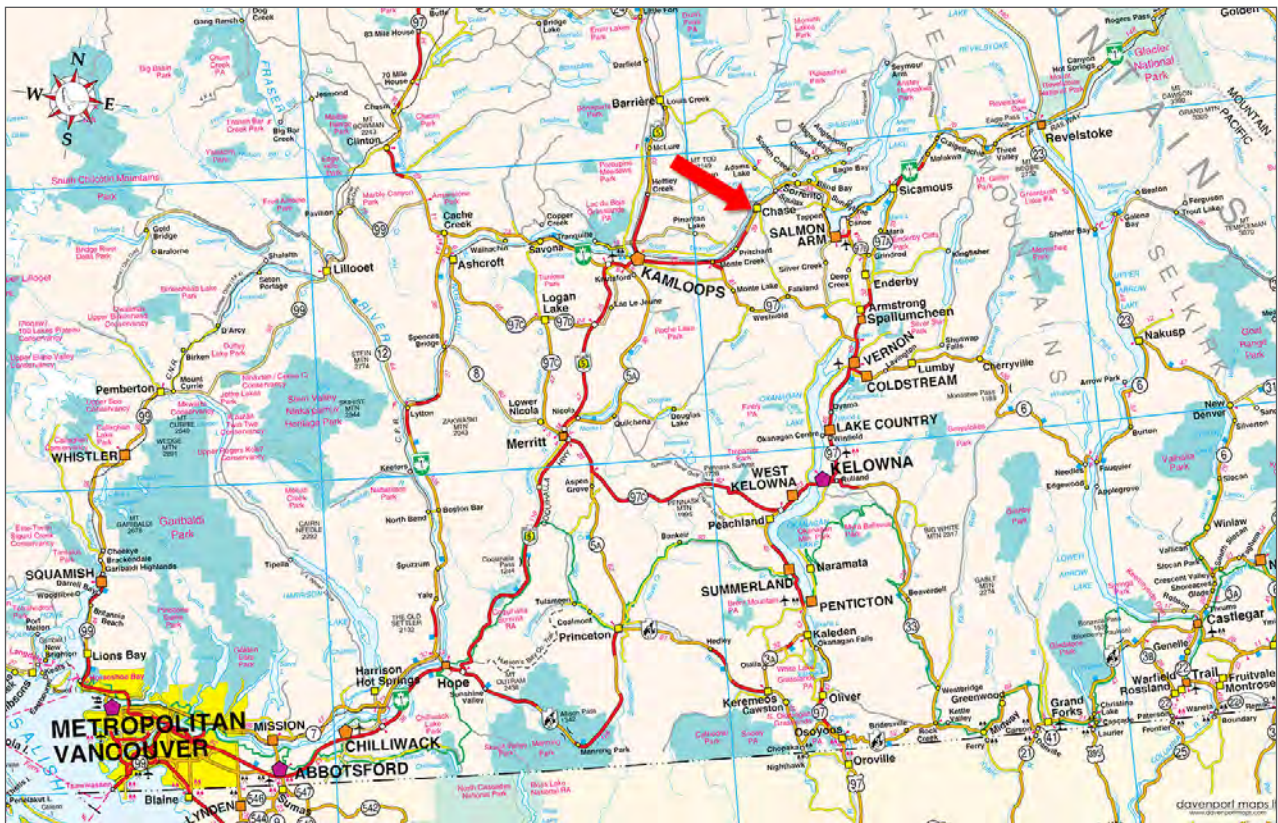


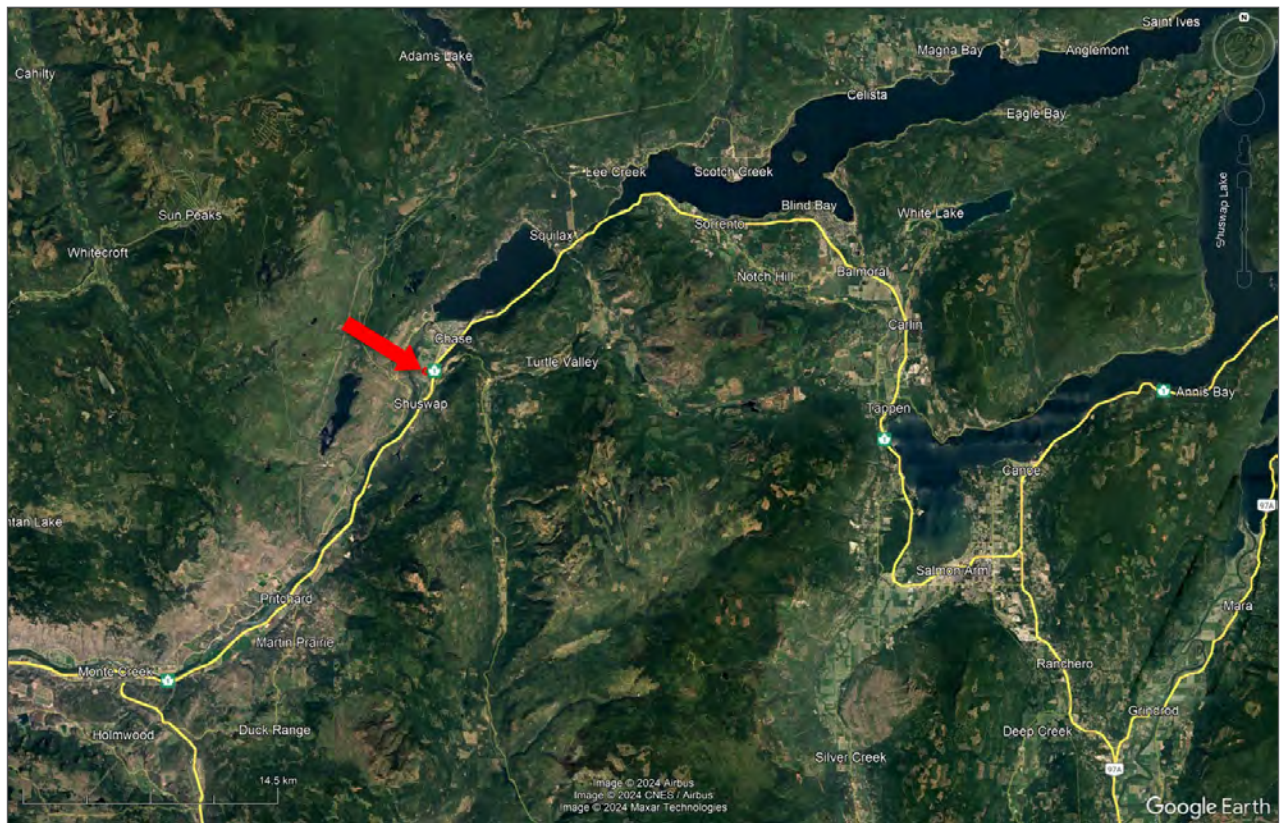




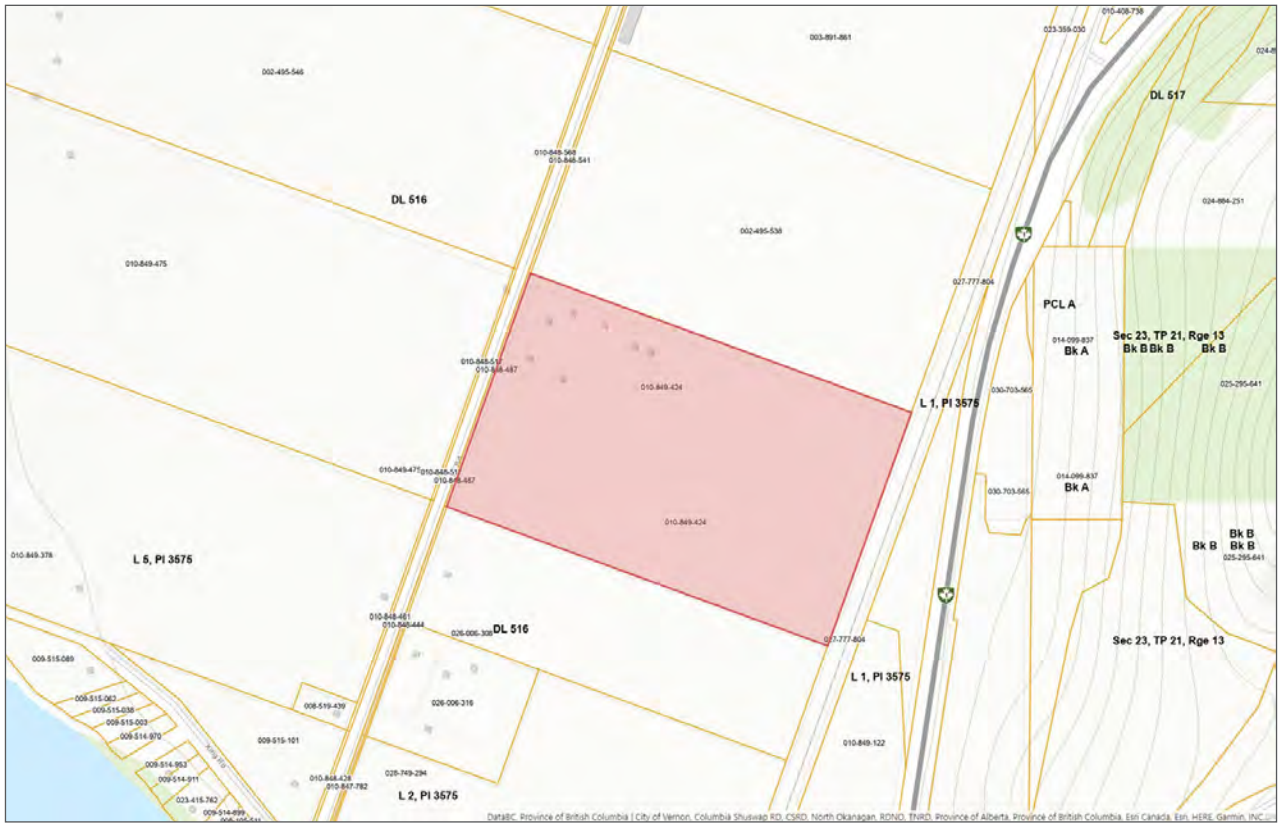
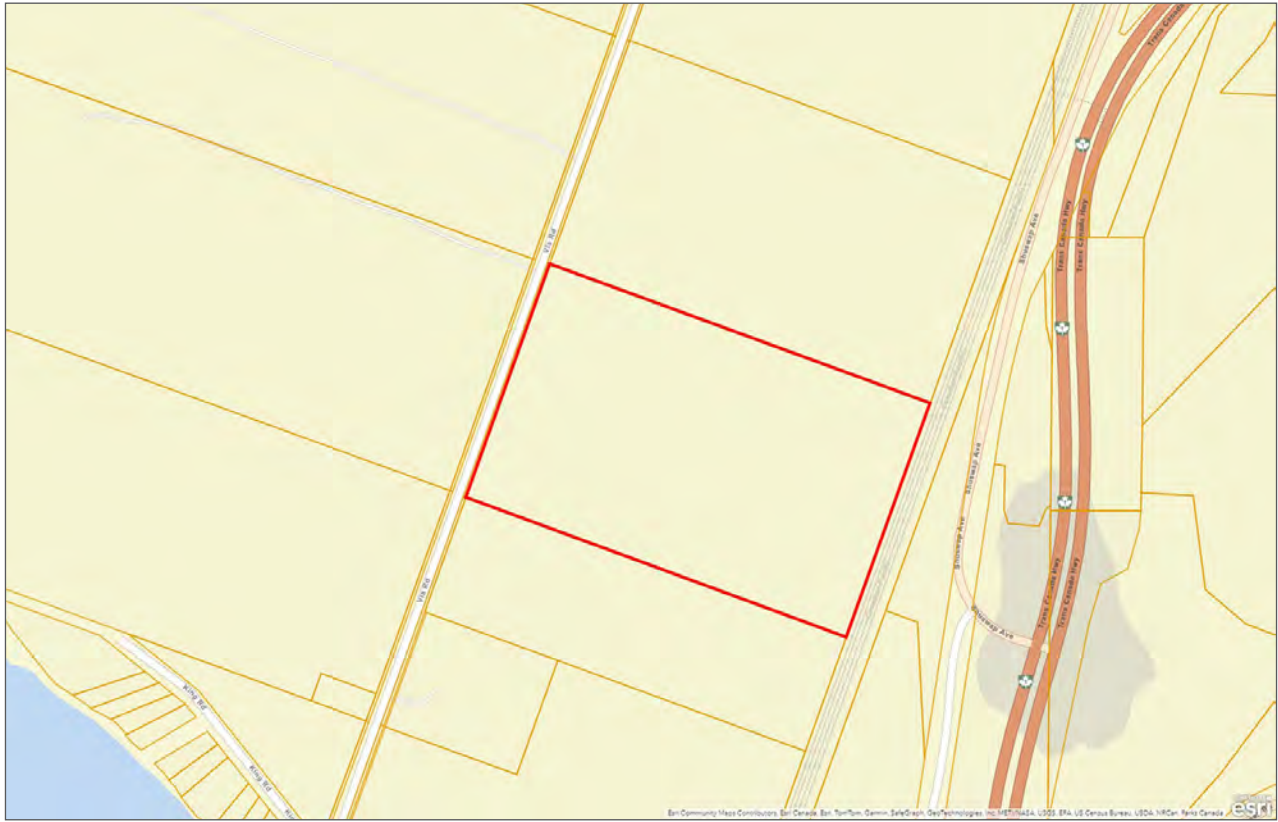












Notes





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