

# RANCH AT A GLANCE

## Overview

### PROPERTY

<b>600+ acres total area</b>	<i>4 titles</i>
<b>Located at end of government-maintained public road</b>	<i>NO through traffic</i>
<b>Access to fishing lake on property</b>	<i>Stocked with Rainbow Trout Current catches range from 5 to 10 lb.</i>
<b>Land contains timber, pasture, producing hayfields, and wetlands</b>	<i>Hayfields cover 250 acres</i>
<b>Serves as a wildlife sanctuary</b>	<i>Hunting has NOT been allowed</i>
<b>Excellent quality drinking water</b>	<i>Served by an 80 ft. deep well with great capacity</i>

### BUILDINGS

<b>Comfortable 3500 sq. ft. ranch house</b>	<i>4 bedrooms</i>
<b>Ranch Hands' Cabin (workers)</b>	
<b>Recreational Cabin overlooks the lake</b>	<i>With BBQ deck</i>
<b>Workshop</b>	<i>Heated, electricity, water, and office space</i>
<b>Haysheds &amp; outbuildings</b>	

### SURROUNDING AREA

<b>Located 15 minutes from 100 Mile House</b>	<i>Easy access to all services</i>
<b>Convenient access to highways 97 &amp; 24</b>	<i>Easy travel by car, bus, or air 3 airports within a 1 hour drive</i>
<b>Ranch is surrounded by Crown Land on 3 sides</b>	<i>Quiet, clean, private environment</i>