1611 OLD DUCK RANGE ROAD

The current owners have had more than enough water to operate 3 homes, water livestock & irrigate pastures.

- The heated well house has additional storage, a new filtration system servicing all 3 homes has recently been installed & a recent water quality test is available.
- Irrigation pipe is 2-inch with multiple connections
- 4 frost free hydrants are conveniently located around the property for winter livestock watering.
- Additional hydrants (not frost free) are located around the property.

The Property is perimeter fenced and cross fenced.

- Currently set up to accommodate horses with a 25x62 hay shed/shelter combo, opening onto a fenced pasture o
- There is more than enough flat area to accommodate a both an indoor and outdoor riding arena.
- A section of the property that was previously used as a motocross training area (with a small bit preserved for the new owner's enjoyment) has recently been graded back to flat and has been seeded in an Orchard/Brome Grass mix. This area has been used by previous owners as productive hay land.
- The treed and sloping acres are suitable for turnout of horses and or grazing for livestock.
- There are 4 larger pens fenced for chickens, goats and other small livestock. Pens are situated in a lightly treed area, one with a duck pond, all set up with coops, sheds or shelters. In addition, there are 3 separately fenced chicken coops each with their own run.

Pritchard rodeo grounds and the Pritchard community center are just across the road at the top corner of the property, a quick walk or ride away.

24x64 Shop with 8x11 garage door, 2 man doors, windows & a gas heater.
A separate area with a sink, toilet and shower.

There is an insulated storage shed, 4 separate hydro meters, and a hook up for an RV sani dump.

All homes are heated with Natural Gas.

The attention to detail and quality finishing is evident throughout both suites in this well-maintained home.

- In the main house both suites have share hot water on demand, have hook ups for natural gas BBQ's & programable floor lighting, currently set up to come on during the night.
- The upstairs suite has newer appliances, is plumbed for a natural gas stove & has extra deep bedroom closets, complete with organizers.
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The community of Pritchard is home a combination general store, post office & gas station, the Annual Pritchard Rodeo, a volunteer fire Hall & a Community Hall. There is a public boat launch on the Thompson River, where you will have boat access to the Shuswap lakes, fishing and watersports. Recreation, hunting, fishing and adventure is never far from home.

There is easy Highway access with the amenities of Chase being just 10 minutes away, and Kamloops 25.

Chase https://chasebc.ca/departments/#
https://www.youtube.com/watch?v=nYvly76fzQQ

Kamloops
https://www.kamloops.ca/
https://www.tourismkamloops.com/