

**40 ACRE EQUESTRIAN PROPERTY
6918 – 232ND STREET
TOWNSHIP OF LANGLEY, BRITISH COLUMBIA**



PICTURESQUE COUNTRY ESTATE

Bordered by the Salmon River, this idyllic rural property is the perfect haven for the riding-enthusiast. It is fully developed with a 17 stall stable, indoor riding-arena, hay barn, paddocks and acres of open range. A separate office building accommodates farm administration and serves as a fully-serviced meeting area for riders and guests.

Residential buildings include a two-bedroom manager's bungalow overlooking the valley, and a vintage 3-bedroom farmhouse which in the past was used as a country inn accommodating vacationers and anglers visiting the valley. Today the property is located less than an hour's drive from Downtown Vancouver and just 20 minutes from Abbotsford International Airport. The surrounding Langley countryside is host to prosperous berry-farms, luxuriant vineyards and many exclusive country-estates.

For further information contact:
GRAEME ERICKSON

Macdonald Commercial Real Estate Services Ltd.
604-290-7185 (cell.) or mail@RealServiceDirect.com

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PROPERTY DATA	
ADDRESS:	6918 – 232 nd Street, Langley, B.C., Canada V2Y 2J5
LEGAL DESCRIPTION:	PID: 013-282-701 Parcel D (Explanatory Plan 6310) NW ¼ Section 16 Township 11 New Westminster District except portion in Highway Plan 27122, portion subdivided by Plan32464 and Road Dedication LMP 10648
ZONING:	P – 2L Community Care Facility, Agricultural and Residential Uses (refer to Township of Langley Bylaw 2500)
MUNICIPAL TAXES:	\$0.00 (2006) (Owner is a registered charity)
REGISTERED OWNER:	The British Columbia Lions Society for Children with Disabilities
PROPERTY SIZE:	41.84 acres (BC Assessment Authority records)
AVAILABLE SERVICES:	Electricity, natural gas, telephone, sewer (septic field)
IMPROVEMENTS:	Include a 17 stall stable with tack room; a 68' X 118' indoor riding arena; office and fully-serviced administration buildings; a hay barn; a 1490 sq.ft. manager's bungalow (1967) with full basement (unfinished), 2 bedrooms and 2 full bathrooms; a 1950 sq.ft. two-level main farm house (historic 1910 Kidd Residence) with partial basement, 3 bedrooms and 2 full baths.
PERMITTED ENCUMBRANCES:	Agricultural Land Commission Reserve Plan No. 26, Statutory Right of Way AB203086 (BC Gas Inc.)
TERMS OF SALE:	Asking Price \$2,950,000.00

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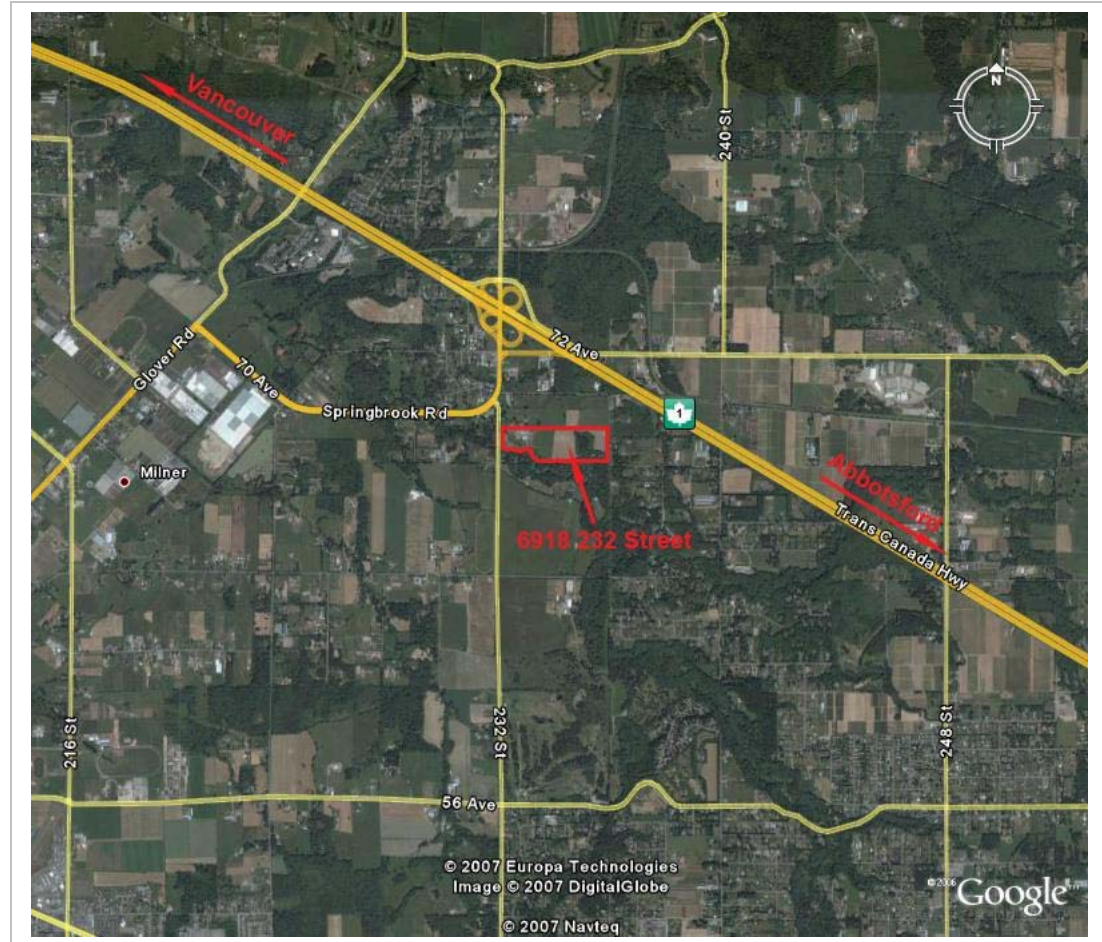
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THE SITE:

The property is contained by one legal parcel with a 463' frontage on 232nd Street, a depth of 2610', and a 539' frontage on 236th Street. The majority of the property is open rolling farmland with a wood lot on the Eastern boundary.

LOCATION:

The Township of Langley is bounded on the west by the City of Surrey, on the north by the Fraser River, on the east by the City of Abbotsford, and on the south by the Canada-U.S. boundary. It comprises 316 square kilometers and is home to 99,700 people. It is easily accessed from the rest of the Lower Mainland and the U.S. border.



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DISCLAIMER

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