

FOR SALE



5887 Kamp Road

604-817-7338

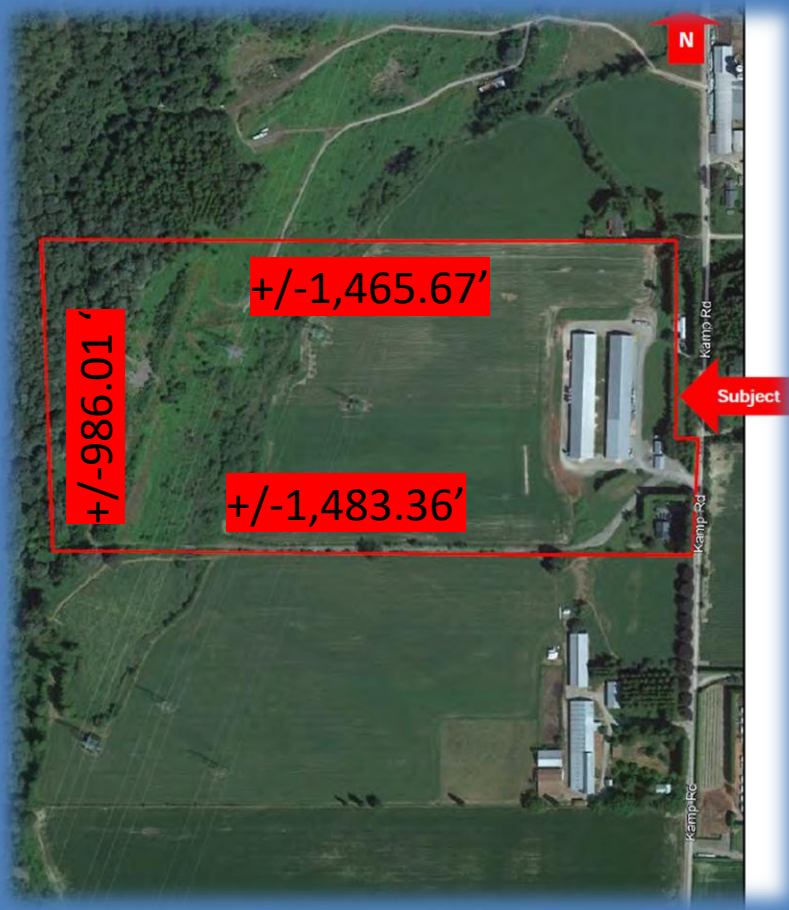
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Legal: LOT 1 SECTION 16 TOWNSHIP 4 RANGE 28
SIXTH MERIDIAN NEW WESTMINSTER
DISTRICT PLAN 3390

PID: 007-840-501

Taxes: \$3,999.78(2024)

Lot Size: 45.6 Acres

Zoning: Agriculture Zone (A)

PRICE: \$5,150,000



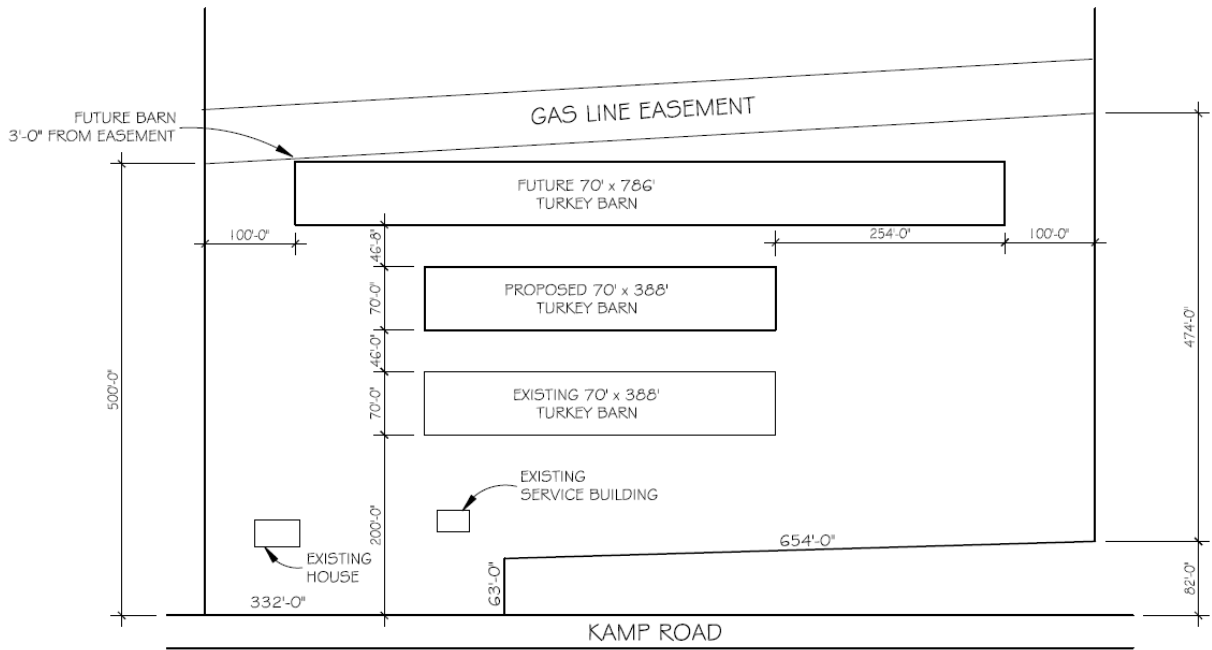
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SITE PLAN

SCALE: 1/2" = 1'-0"

Site Work The site work consists of a gravel driveway to the house and a secondary gated driveway to the farm. Near the house is lawn and some mature shrubbery.

ZONING

Present Zoning The subject property is zoned Agricultural (A).

Permitted Uses Various uses are permitted under the zoning bylaw and are detailed in the zoning bylaw extract attached as Addendum "B" to this Appraisal Report.

BIRD CAPACITY

Bird Space With a lack of adequate turkey farm sales for comparison, and the barns and equipment being generally similar in nature, the subject is valued as a broiler operation for comparative valuation purposes and adjusted for additional value of equipment. The bird capacity in the barns, is as follows, based upon a broiler operation:

Barn No. 1	70 ft. x 391 ft. =	27,370 SF
Barn No. 2	70 ft. x 391 ft. =	27,370 SF
Total barn area		54,740 SF

My comparable sale analysis has been done on the basis of 0.75 SF per bird, and as such, the bird capacity for the purpose of this appraisal is done on the basis of 0.75 SF per bird, so as to maintain consistency between the comparable sales and the subject.

Total barn space	54,740 SF
Space per bird	0.75 SF / bird
Total bird capacity	72,987
Or rounded to	73,000 birds

PROPERTY DETAILS

Location The subject property is located in the northeast area of Agassiz. The subject is northwest of Kamp Road and Seabird Island Road.

Surrounding Uses Hobby farms, rural residential, dairy farms and small fruits. North and west of the subject is undeveloped hillside.

General Shape The subject property is irregular-shaped as outlined on the aerial photograph earlier in this appraisal.

Land Area The land area as per BC Assessment Authority is:

Address	Size
5887 Kamp Road	45.600 ac

Number of Parcels 1

Street The fronting road is a dead-ended 2-lane rural paved road.

Access Access to the subject is from the fronting road.

Water Water is from an on-site well registered with Well Tag Number 503017.

Sewer Sewer is disposed of through an on-site disposal system.

Natural Gas Natural gas is available in the subject area.

Flood Plain The subject is located inside the dyke for flood protection.

Watercourse Hicks Creek crosses the subject near the toe of the mountain.

Statutory Rights-Of-Way The subject is encumbered with the following Statutory Rights-of-Way:

Registered Owner: British Columbia Hydro and Power Authority
Registration Numbers: H132332, CA2803636 and CA5195176



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House

According to BC Assessment records, the log home has 2500 sq. ft. on the main floor, and 1500 sq. ft. on the upper floor.

The main floor has a mudroom, dining area, nook, living area, 3-pc bathroom and a laundry room.

The upper floor has a common area, four bedrooms and a 3-pc bathroom.

• Foundation

The foundation is cast-in-place concrete with a concrete slab in the crawl space (reported by the tenant).

• Floor systems

The main floor is constructed with floor joists and sheathing.

• Exterior walls

The exterior walls are constructed with stained logs.

• Interior walls

The interior walls are wood frame with painted gypsum board and stained logs.

• Roof

The roof is constructed with rafters and finished with corrugated metal cladding. The ceilings are finished with gypsum board and some exposed timber works.

• Heating

The house is heated with a wood stove and electric heaters.

• Cabinets

The wood kitchen cabinets are complete with laminate countertops, and basic appliances.

• Bathrooms

The house is complete with basic bathroom fixtures.

• Room and house design

The overall layout is good and functional.

• Interior finishes

The house has basic fixtures and finishes relative to the age and style of the house.



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Service Building

Size: 864 sq. ft.

The service is of wood frame construction on a cast-in-place concrete foundation complete with a concrete slab. The exterior walls and roof are complete with galvanized corrugated metal. The interior of the building is fully lined.

The building has a washroom, laundry room, bio-security screening area, and electrical room.

Inside the electrical room is a 100 Kw Katolight diesel generator complete with automatic transfer switching.



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Shop

Size: 864 sq. ft.

The shop is of wood frame construction on a cast-in-place concrete foundation complete with a concrete slab. The exterior walls and roof are complete with galvanized corrugated metal. The interior of the building is fully lined.



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Turkey Barns

The two turkey barns are set up in linear formation with a brooder, grower and finishing stage.

Each turkey barn consists of the following areas (as reported by farm manager): 70 ft. x 78 ft. brooder area, 70 ft. x 118 ft. grower area and a 70 ft. x 195 ft. finishing area. The one barn has 12 ft. ceiling height and the second has 16 ft. ceiling height.

• Foundation

The foundations are cast-in-place concrete with a concrete slab on grade.

• Structure

The barns are constructed of wood frame stud walls around the perimeter. The roof structures are constructed of wood trusses. The roof is strapped on the exterior with common lumber to support the exterior steel finish material.

• Cladding

The turkey barns are enclosed and complete with galvanized corrugated metal wall cladding.

The roof is clad with corrugated galvanized steel.

• Interior Finishes

The interior of the turkey barns are lined with construction grade plywood to the walls and ceilings.

• Equipment

The turkey barns are complete with industry standard equipment including the following:

- Diesel-powered 100 Kw Katolight standby generator
- Feeding system
- Drinkers
- Medicators
- Venting

- Circulation fans
- Brooder heaters (in the brooder sections of the barn)
- Feed bins
- Chore-Tronics ventilation and lighting controls
- And other such equipment as is required to operate a turkey farm.



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The Seller is willing to sell as much quota as needed, to run this operation

About Abbotsford

Nestled on the flatlands between the Coast and Cascade mountain ranges, Abbotsford (pop. 135,000) lies in the heart of the Fraser Valley, 68km/42m east of Vancouver and just 5km/3mi from the US border. While Hwy 1 connects the community east and west, its airport has put Abbotsford on the international map. For many tour operators and regional airlines, Abbotsford is an alternate arrival/departure point to Vancouver's International Airport.

The community of 375.55 square kilometres (145.00 sq mi) is the largest city by area in British Columbia. It is home to the University of the Fraser Valley, TRADEX and Abbotsford International Airport, which hosts the Abbotsford International Airshow. The municipality's southern boundary is the Canada-United States border, across which is Sumas, Washington. In Canada, it is bordered by the Township of Langley to the west, the Fraser River and the District of Mission to the north, and the City of Chilliwack to the east. Much of Abbotsford enjoys views of Mount Baker (to the southeast, in Washington) and the Coast Mountains (to the north).

Known as a "City in the Country", Abbotsford is blessed with British Columbia's richest agricultural lands, family-friendly hospitality and sophisticated urban amenities.



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Harrison Hot Springs

Subject Property



Hwy #7 Lougheed Hwy

Hwy #1 Trans Canada Hwy



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