



FINN ROAD BLUEBERRY FARM:

1. A well drained blueberry farm on Finn Road has a narrow $\frac{3}{4}$ minus gravel service road along one side.
2. The field is dry because of the carefully levelled field, drains and sloped field edges.



3. A water pump automatically pumps the water out of the field when it rains and the water level is too high. Berms keep the water from running back in.
4. The neighbouring field which is used for growing vegetables is flooded. This is normal practice in Richmond in winter. Vegetable growing does not require winter drainage.



Presented by:

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Board: V

Other

12871 STEVESTON HIGHWAY

Richmond

East Richmond

V6W 1H1



Sold Date:		Original Price:	\$19,500,000
Frontage (feet):	0.00	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	013-069-241
Frontage (metres):	0.00	Taxes:	\$36,488.00
Depth:	0	For Tax Year:	2016
Price/SqFt:		Zoning:	AG1
Sub-Type:		Rezoneable?	Yes
Flood Plain:			
Exposure:	South		
Permitted Use:	Other		
Title to Land:	Freehold NonStrata		
Tour:			

Sanitary Sewer: **None**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Nearby**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing: **None**
 Property in ALR:

Information Pkg: **No**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **BLK 4N LD 36 SEC 31 RNG 5W PART SE 1/4, EXC B/L 66269, SRW 21305, 0.08 AC HWY & SRW 60799.**

Site Influences:

Restrictions: **None**Listing Broker 1: **Sutton Grp-West Coast (Brdwy)**

Listing Broker 2:

Listing Broker 3:

HUGE HUGE LOT 34.35 ACRE (13.9 Ha) thta has a potential for rezoning an development. Invest Now and hold this property for futu
Ironwood shopping centre, golf club, movie theatre nearby. Just next to HWY 99, a short drive to Vancouver, Ladner, Delta.

LND Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.