NELSON SOUTH/SALMO RURAL

9841 Talbot Road

Nelway, British Columbia V0G1Z0

$1,100,000

MLS® 10372904

BEDS	BATHS	LIVING AREA	LOT	BUILT
4	2 + 1 half	3,002 sqft	75 acres	1974









DESCRIPTION

Mystic Valley Farm Home Features: This charming residential home is designed for comfort and practicality, featuring 4 bedrooms and 3 bathrooms. Enjoy the tranquil surroundings and spacious living areas that make it perfect for family living. High-Producing Hay Farm: Approximately 50 acres of the property is dedicated to a productive hay field, making it a lucrative endeavor for farming enthusiasts or those looking to maintain a sustainable lifestyle. An additional 0.30 acres is cultivated with a variety of berry and vegetable crops, ideal for personal enjoyment or potential market sales. Water Features: Two beautiful streams flow through the property, providing natural beauty. A domestic and irrigation water license, provide a water source for your agricultural endeavors. : The remaining acres consist of wooded land, offering opportunities for developing a network of recreational trails. This area not only provides a peaceful retreat but also serves as a sustainable source of wood for personal projects. Convenient Location: The property is situated on a public road, with minimal traffic ensuring privacy while still being within reach of nearby amenities and services in Salmo. Selling Points: A productive and established hay farm. A diverse garden area with berry crops and potential for expansion. Beautiful natural surroundings with opportunities for outdoor activities and recreation activities. Property does not fall within foreign buyers ban based on location.

DETAILS

MLS®	10372904
PID	013-316-214
Status	Active
Listed	Jan 21, 2026
Days on market	311
Property type	Agriculture
Structure	Other
Year built	1974
Living area	3,002 square feet
Lot size	75 acres
Waterfront	Waterfront on creek
View	Mountain view, Valley view
Bedrooms	4
Bathrooms	2
Heating	Stove, Forced air, Wood
Water	Dug Well
Sewer	Septic tank
Taxes	$1,700

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Sunroom	Main level	11' x 10'

Room	Level	Dimensions
Kitchen	Main level	11'2" x 12'6"
Dining room	Main level	12'0" x 12'8"
Living room	Main level	21'0" x 17'0"
4pc Bathroom	Main level	—
2pc Ensuite bath	Main level	—
Primary Bedroom	Main level	13'0" x 12'8"
Foyer	Main level	10'0" x 10'6"
Bedroom	Main level	10'0" x 12'4"
Bedroom	Basement	9'4" x 11'4"
Utility room	Basement	9'0" x 12'0"
Family room	Basement	16'0" x 23'0"
Other	Basement	10'0" x 13'2"
Other	Basement	8'6" x 11'0"
Mud room	Basement	10'4" x 15'0"
Games room	Basement	16'2" x 18'0"
Bedroom	Basement	12'6" x 10'6"

PROPERTY DATA

Public-record information for this listing's PID, from the regional district GIS, BC Assessment, the Agricultural Land Commission's ALR maps, BC Water Rights licences and the GWELLS well database. It is shown as published by each source and has not been verified by eXp Luxury Nelson or the listing brokerage; confirm anything important with the source.

Regional District GIS

Site address	9841 HWY 6, NELWAY
Folio	707.09492.000
Actual use	Grain & Forage
Lot size	75.85 acres
Legal description	LOT 2 PLAN NEP8516 DISTRICT LOT 9056 KOOTENAY LAND DISTRICT EXCEPTPLAN 10167
Plan number	NEP8516
Electoral area	Electoral Area G
Zoning	RA – Resource Area · Bylaw 2452 R3 – Rural Residential · Bylaw 2452 AG – Agriculture · Bylaw 2452
Official community plan	RA – Resource Area · Bylaw 2452 RR – Rural Residential · Bylaw 2452 AG – Agriculture · Bylaw 2452

Development permit areas	9 – The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development. · Bylaw 2452
RDCK agricultural land reserve	ALR

Source: RDCK public map service · maps.rdck.bc.ca

BC Assessment

Roll year	2026
Total assessed value	$702,564
Land	$27,964
Improvements	$674,600
Previous year	$496,064
Property type	1 STY house - Semi-Custom
Year built	1974
Bedrooms	4
Bathrooms	3
Land size	75.85 Acres
First floor area	1,760 sqft
Basement finish	1,422 sqft
Storeys	1
Jurisdiction – roll	707-09492.000
Legal description	LOT 2, PLAN NEP8516, DISTRICT LOT 9056, KOOTENAY LAND DISTRICT, EXCEPT PLAN 10167

YEAR	ASSESSED VALUE	CHANGE
2026	$702,564	+42%
2025	$496,064	0%
2024	$496,964	-8%
2023	$542,864	+14%
2022	$477,263	+79%

View this PID at the source

Source: BC Assessment · www.bcassessment.ca

Agricultural Land Reserve

In the ALR	Yes. All or part of the parcel is in the Agricultural Land Reserve.

Source: Agricultural Land Commission, ALR maps · www.alc.gov.bc.ca

BC Water Rights licences

LICENCE	STATUS	PURPOSE	SOURCE	QUANTITY	PRIORITY DATE
C051897	Current	Domestic	Lomond Creek	2.27 m3/day	1974-08-13
C051897	Current	Irrigation: Private	Lomond Creek	61674 m3/year	1974-08-13

View this PID at the source

Source: BC Water Rights licences · j200.gov.bc.ca

GWELLS groundwater wells

No wells are recorded for this PID in GWELLS.

View this PID at the source

Source: BC Groundwater Wells and Aquifers (GWELLS) · apps.nrs.gov.bc.ca

LINKS

Play Video Tour https://iframe.videodelivery.net/0d1a668d1ee45f373ccc9b78d55c08d5
View this listing online https://www.expluxurynelson.com/listings/10372904/9841-talbot-road-nelway
View on REALTOR.ca https://www.realtor.ca/real-estate/29275016/9841-talbot-road-nelway-nelson-southsalmo-rural

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