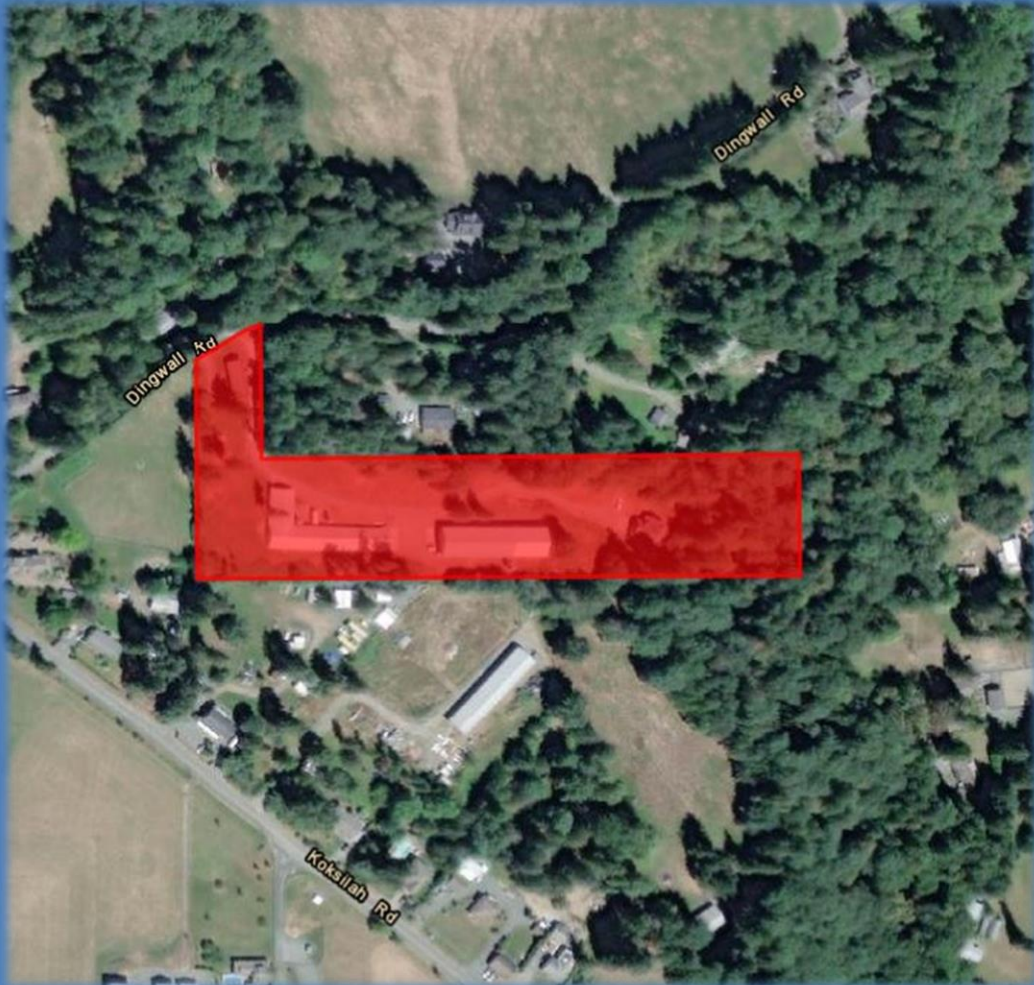


FOR SALE



2812 Dingwall Road

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com

DM

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Legal: LOT 8, SECTIONS 5 AND 6, RANGE 7, QUAMICHAN DISTRICT, PLAN 4505, EXCEPT PART IN PLAN 17967, Mfg Home #058897

PID: 006-098-631

Taxes: \$5,486.70 (2022)

Lot Size: 5.95 Acres

House Size: +/-3,131 Sq. Ft.
3 Bedrooms, 3 Bathrooms

Year Home Built: 1992

Mobile Home: 1972 Chinook, Safeway (12' x 68')

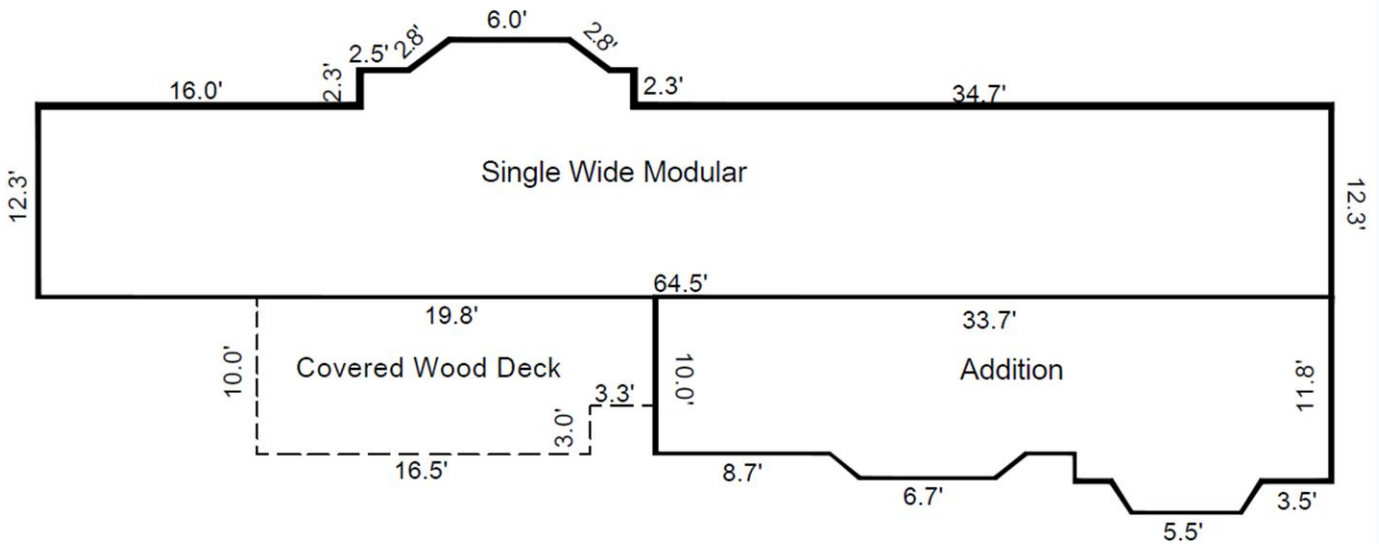
Zoning: A-1 in ALR

Quota: +/- 55,176 kgs Bird Broiler Quota
+/- 49,145 kgs total transferable quota

PRICE: \$4,950,000.00

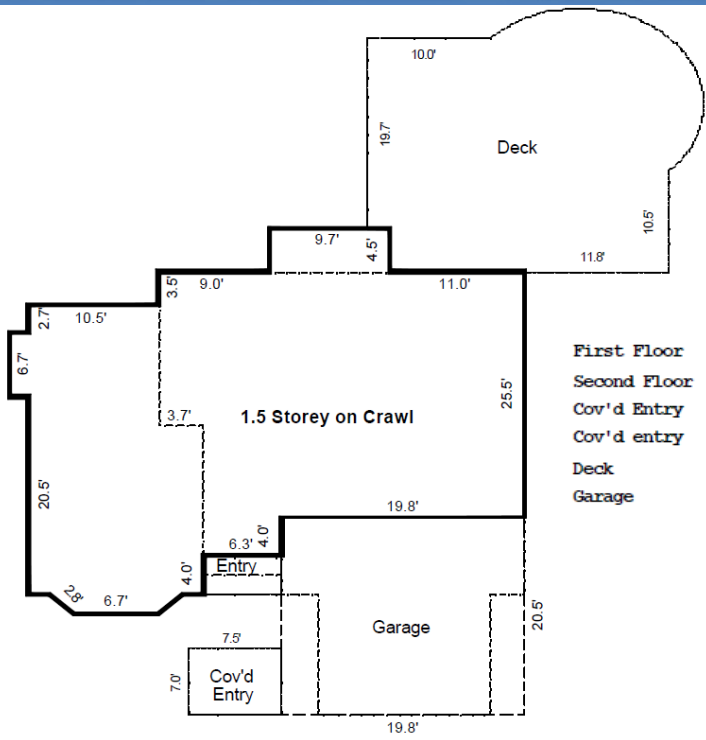


First Floor	837.06	837.06
Addition	385.19	385.19
Covered Wood Deck	187.75	187.75





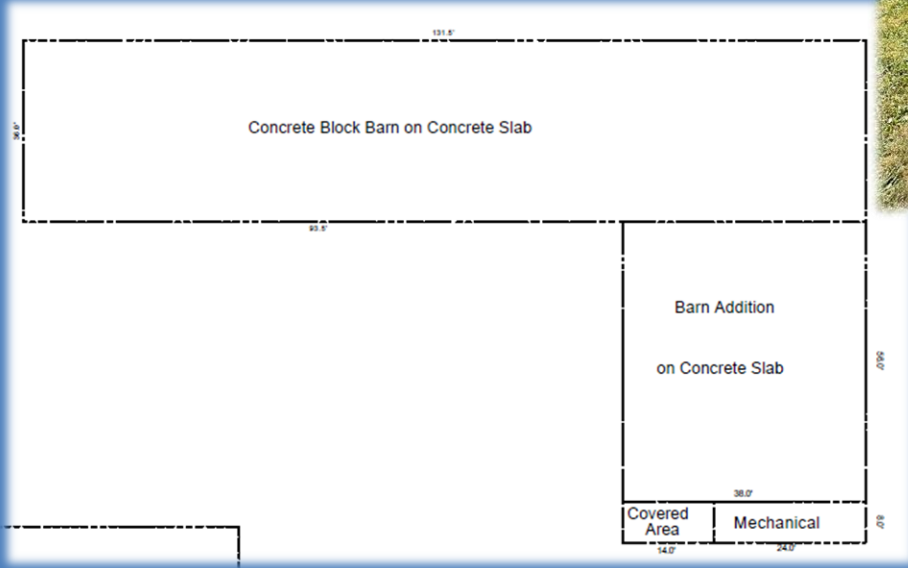
+/-3,131 Sq. Ft. 3 Bedrooms with Three Bathrooms



First Floor	1200.12	
Second Floor	1093.50	2293.62
Cov'd Entry	52.50	
Cov'd entry	25.00	
Deck	643.37	720.87
Garage	404.88	404.88

Concrete Block Hog Barn sitting south-east of modular

- gable roofed, one level concrete block exterior (± 4734 sqft) formerly used as a hog barn with sloped concrete floor
- attached to the side to form an "L" is a concrete block addition (± 2127 sqft) set on a concrete slab and the interior walls and ceiling are plywood clad, wired with lights
- at the front entry there is an attached mechanical room (± 192 sqft) with a 200amp service with sub-panels to other barns
- also at the front there is a covered deck entry (± 112 sqft) with door to mechanical room
- the owner's propose to raise the roof of this L-shaped barn and add a second floor to increase its utility.



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Metal Clad 2 Storey Barn sited to the east of the above barn and west of the main residence

- gable roofed, 2 storey metal clad and metal roof barn (±9000sqft each floor) being used as a chicken barn on both levels (30,000 birds)
- interior walls and ceiling up are plywood clad
- outfitted with lights, water, and feeders for broiler chickens
- two new galvanized metal grain storage tanks outside piped to the barn with automatic feed system for the broilers
- concrete floor down and plywood floor up
- 16 exhaust fans (computerized) on the south side plus 2 levels of ventilation on the north side



<p style="text-align: center;">Metal Barn - 2 Floors</p>	Barn on Concrete	4734.00	13621.00
	Barn Addition	2128.00	
	Mechanical Room	192.00	
	Covered Area	112.00	
	Metal Barn	6000.00	
	Sawdust	247.00	
	Incinerator	208.00	

120.0'

80.0'



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Purchase Prices includes bird broiler quota

About Duncan

The city is about 45 kilometres from both Victoria to the south and Nanaimo to the north. Although the City of Duncan has a population of just under 5,000, it serves the Cowichan Valley which has a population of approximately 84,000,^[2] many of whom live in North Cowichan and Cowichan Tribes. This gives Duncan a much larger perceived "greater" population than that contained within the city limits. People in areas of North Cowichan and bordering on Duncan usually use "Duncan" as their mailing address.

Duncan has one seat on the Cowichan Valley Regional District Board. The name *Cowichan* is an Anglicization of Halkomelem *Quwutsun*, which means "the warm land".



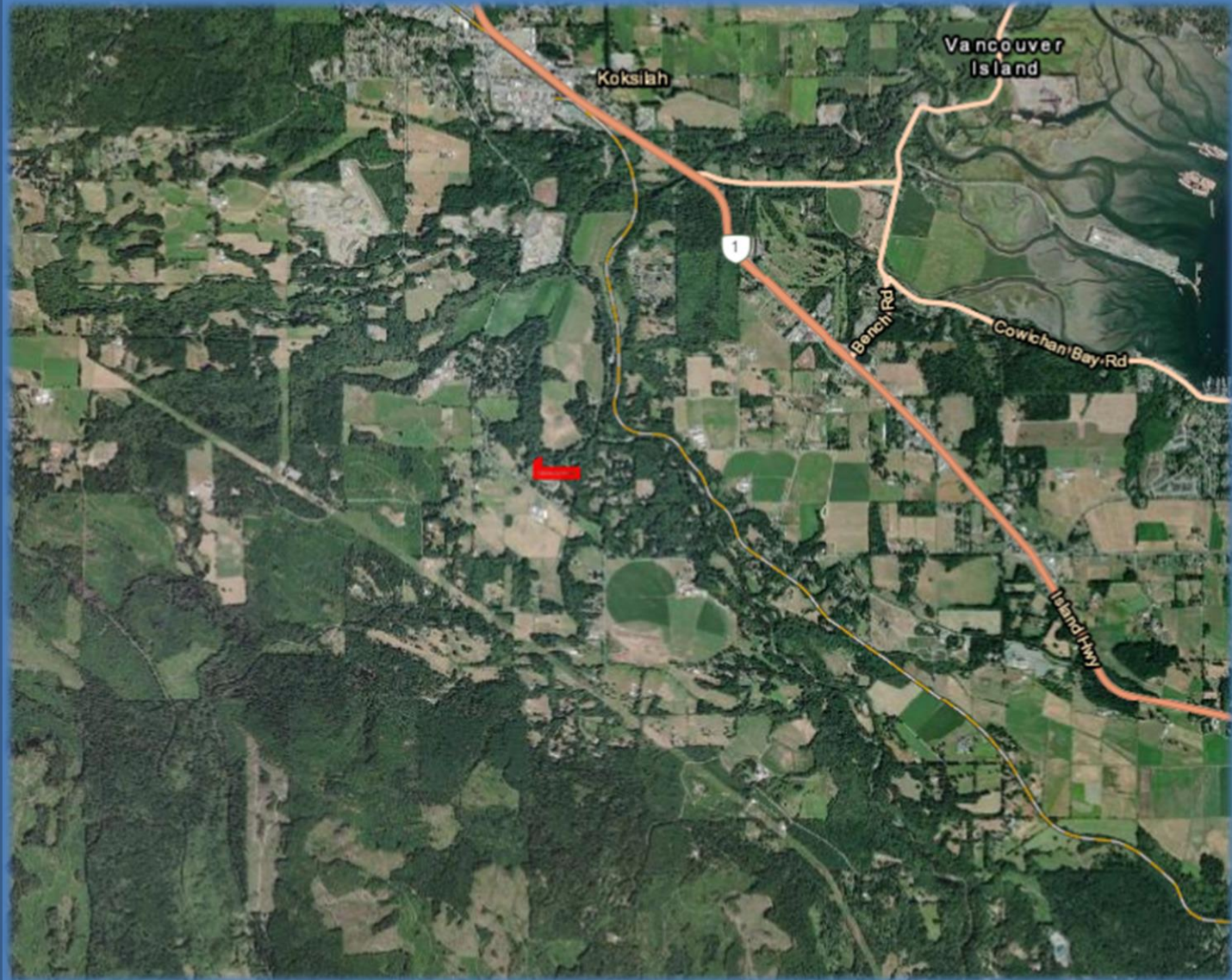
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