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38201 JONES ROAD, MISSION

UNRESERVED AUCTION: JUNE 4-6, 2024

Location: Mission, BC

Land Size: 5.24 +/- Acres

Unreserved Auction - No Starting Bid

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38201 JONES ROAD, MISSION | 5.24+/- ACRES, 2 HOMES & BARNs

Welcome to this impressive 5.24 acre property that includes 2 homes and 3 spacious barns! This property offers multiple revenue streams, including ~20,000 sq/ft of covered concrete barn space, storage rental income, and multiple living accommodations.

Main home has 6 bedrooms, an in-law suite with a separate entrance and full kitchen, 2 bathrooms, a covered deck, and a double garage. 2nd home offers 4-bedroom, 2-bathroom with its own garden and yard space. Both homes have updated furnaces and hot water tanks.

The 3 barns measure 30' x 110', 50' x 110', and 80' x 145'. A total of 800 amps services the farm. There are four separate metered 200 amp services: one for the main house, one for the trailer, one for the main barn, and one for the cement barn.

Situated in a tranquil rural location on a secluded road with two driveways, this property offers the peaceful country setting you've been looking for complete with fenced garden area, all season heated greenhouses, and heated double bay workshop plus much more!

REAL ESTATE AUCTION: 5.24± ACRES WITH TWO HOMES AND MULTIPLE BARNs

UNRESERVED Online Auction: JUNE 4-6, 2024

[Click Here to view Online Virtual Tour and Full Gallery!](#)

Location Overview: Dewdney (Rural Mission)

Dewdney is a small community located in the Fraser Valley region of British Columbia, Canada. It's known for its rich history, peaceful rural setting, and close proximity to the Fraser River. Despite its small size, Dewdney offers a variety of outdoor recreational opportunities, including fishing, hiking, and bird watching. It's a place where residents enjoy a quiet, slower-paced lifestyle amidst beautiful natural surroundings. The region is characterized by mild, wet winters and warm, dry summers. Snowfall is relatively rare, and rainfall is distributed fairly evenly throughout the year, although it is usually heavier in the autumn and winter months. This climate allows for lush vegetation and supports a diverse array of local wildlife.

- Nearby Areas: The property is located just 10 minutes from Mission.
- Mission is a nearby city that is best known for its forestry and agriculture industries. It is home to several sawmills and many farms producing a variety of crops, including berries, vegetables, and poultry.
- Rural Mission is a more agricultural area. Many residents are involved in farming, with dairy production and horse breeding as two of the main industries. Additionally, some residents are hobby farmers or those who simply enjoy the quiet acreage lifestyle.

Rest assured, we have completed a thorough due diligence process to equip you with a comprehensive package of information. This will enable you to make informed decisions and fully grasp the potential this exceptional property holds.

[Click Here for your Comprehensive Due Diligence Package](#)

Seize the Opportunity: Here is a prime opportunity to secure your multi-family agriculture holding during the June 4-6 online auction. **NO STARTING BID!**



HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies.

DISMISS

[Learn more.](#)

MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots closing time.

GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

Note: Each lot within the group can be sold at a different price and/or to a different buyer

TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

JUMP THE BID

Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

 WINNING	LOT 1001 Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK	Bidding CA\$51,000 (Max: CA\$55,000)	EDIT BID	- Or -	JUMP THE BID
 OUTBID	LOT 1002 Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK	You Bid CA\$235,000	PLACE BID		Current Bid CA\$236,000
 OUTBID	LOT 1003 Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braaksma 780-446-3006 Location: Grenfell, SK	You Bid CA\$320,000	PLACE BID		Current Bid CA\$320,000

Active
R2868439
 Board: F
 House with Acreage

38201 JONES ROAD
 Mission
 Dewdney Deroche
 V0M 1H0

Residential Detached
\$2,100,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,100,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1978**
 Frontage(feet): **343.76** Bathrooms: **2** Age: **46**
 Frontage(metres): **104.78** Full Baths: **2** Zoning: **AG-4**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$3,167.93**
 Lot Area (sq.ft.): **228,167.28** Rear Yard Exp: For Tax Year: **2023**
 Lot Area (acres): **5.24** P.I.D.: **023-081-198** Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** Tour:
 View: **Yes: Mountains and Pasture**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic** Water Supply: **Sandpoint**

Style of Home: **Split Entry** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Double, Open, RV Parking Avail.**
 Exterior: **Other, Vinyl, Wood** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: Property Disc.: **Yes**
 Fireplace Fuel: **Wood** Rain Screen: Metered Fixtures **No**
 Fuel/Heating: **Forced Air, Propane Gas** R.I. Plumbing: Fixtures Rmvd: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Mixed**
 Type of Roof: **Asphalt**

Legal: **PARCEL A SECTION 28 TOWNSHIP 20 NEW WESTMINSTER DISTRICT PLAN LMP22058**

Amenities: **Barn, Garden, Green House, Guest Suite, Workshop Detached**

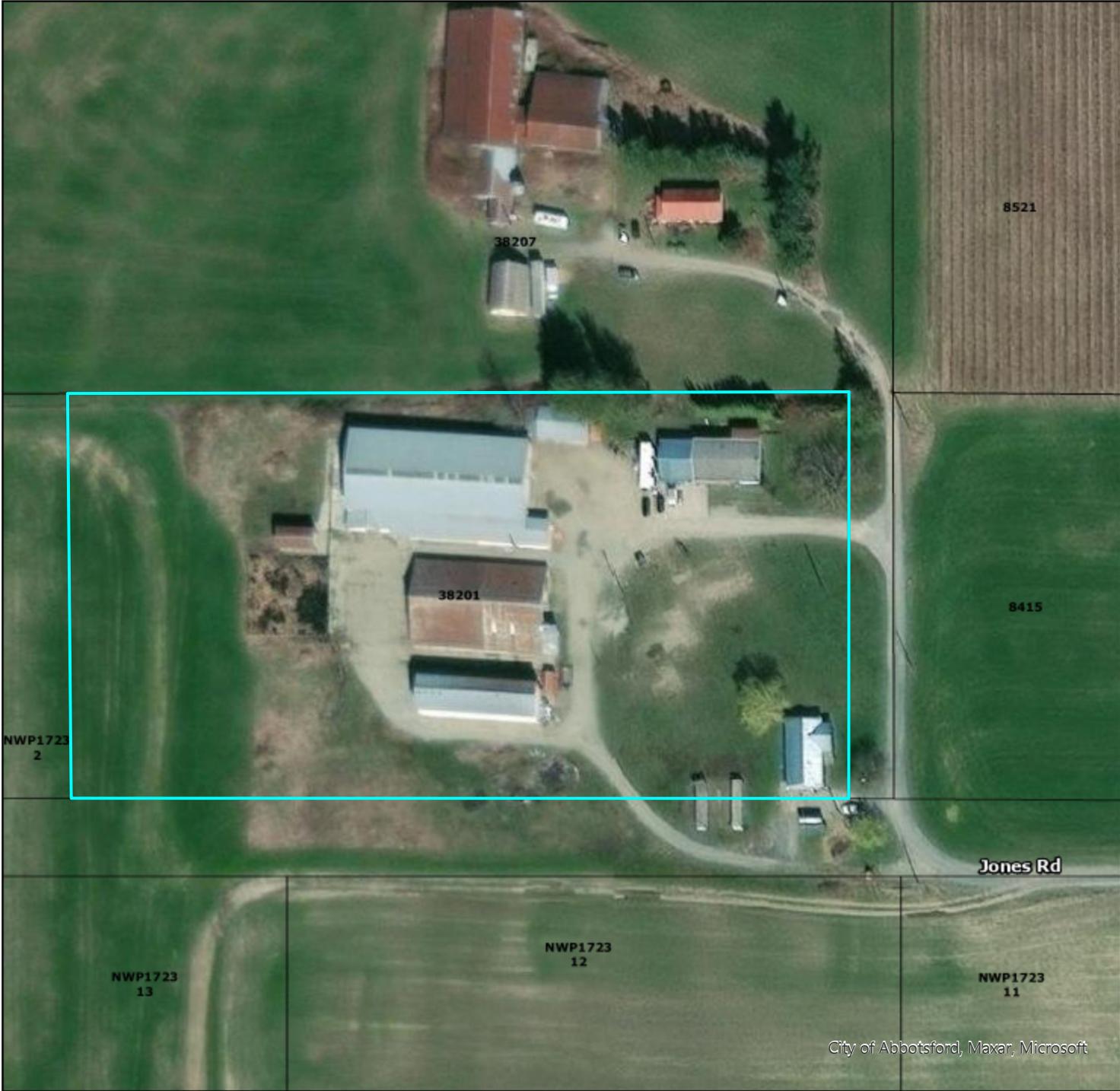
Site Influences: **Private Setting, Rural Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,520	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	11' x 11'			x	Bsmt 3
Finished Floor (Basement):	1,132	Main	Primary Bedroom	11' x 11'			x	
Finished Floor (Total):	2,652 sq. ft.	Main	Bedroom	10' x 14'			x	
Unfinished Floor:	0	Main	Bedroom	11' x 11'			x	
Grand Total:	2,652 sq. ft.	Bsmt	Bedroom	14' x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	12' x 12'			x	
Suite: Other, Unauthorized Suite		Bsmt	Recreation Room	18' x 29'			x	
Basement: Full, Fully Finished		Bsmt	Living Room	22' x 11'			x	
		Bsmt	Bedroom	12' x 12'			x	
							x	
							x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in PAD Rental:
 # of Kitchens: **1** # of Rooms: **11** MHR# CSA/BCE: Maint. Fee:
 ByLaw

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.** **B.C. Farm & Ranch Realty Corp.**

UNRESERVED AUCTION JUNE 4-6, 2024. Seller will not review offers until June 6, 2024 @ 10am. 5+ ACRES w/ 2 HOMES and ~20,000 sq/ft of covered concrete barn space. Rental income from storage & multiple living accommodations. Main home has 6 bdrms, an in-law suite w/separate entrance & full kitchen, 2 bathrms, a covered deck, & a dble garage. 2nd home offers 4-bdrm, 2-bathrm with its own garden & yard space. Both homes have updated furnaces & hot water tanks. The 3 barns measure 30' x 110', 50' x 110', and 80' x 145'. A total of 800 amps services the farm. 4 separate metered 200 amp services: one for the main house, one for the trailer, one for the main barn, & one for the cement barn. Secluded road with two driveways, gardens, heated greenhouse PLUS heated double bay workshop.



**FVRD Map - 38201
JONES ROAD**

- Jurisdictions
- Properties

0 0.03 0.05 km

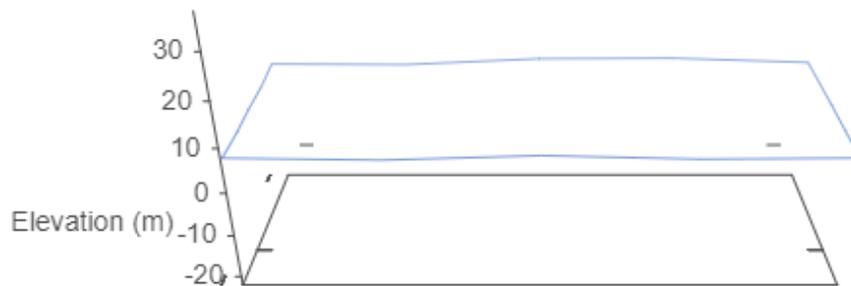
April 12, 2024

Disclaimer: This map was compiled by the Fraser Valley Regional District, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 8.82 m | Min Elevation: 6.88 m | Difference: 1.93 m

Detailed Tax Report

Property Information

Prop Address	38201 JONES RD	Jurisdiction	MAPLE RIDGE RURAL 2
Municipality	MAPLE RIDGE RURAL	Neighborhood	DEWDNEY & NICOMEN
Area	MISSION	SubAreaCode	F85
PropertyID	023-081-198	BoardCode	F
PostalCode	V0M 1H0		

Property Tax Information

TaxRoll Number	02505400	Gross Taxes	\$3,167.93
Tax Year	2023	Tax Amount Updated	06/23/2023

More PIDS

023-081-198

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
LMP22058				36	28	20		

Legal FullDescription

PARCEL A, PLAN LMP22058, SECTION 28, TOWNSHIP 20, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 2010

Land & Building Information

Width		Depth
Lot Size	5.238 ACRES	Land Use
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)	
Year Built	1978	Zoning
BCA Description	1 STY SFD - AFTER 1960 - STANDARD	
WaterConn		
BCAData Update	04/10/2023	

Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	1	Half Bath2	0
Half Bath3	0	Stories	1.00
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$1,210,000.00	\$514,000.00	\$1,724,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,210,000.00	\$514,000.00	\$0.00	\$0.00	\$1,724,000.00

School Taxable Totals

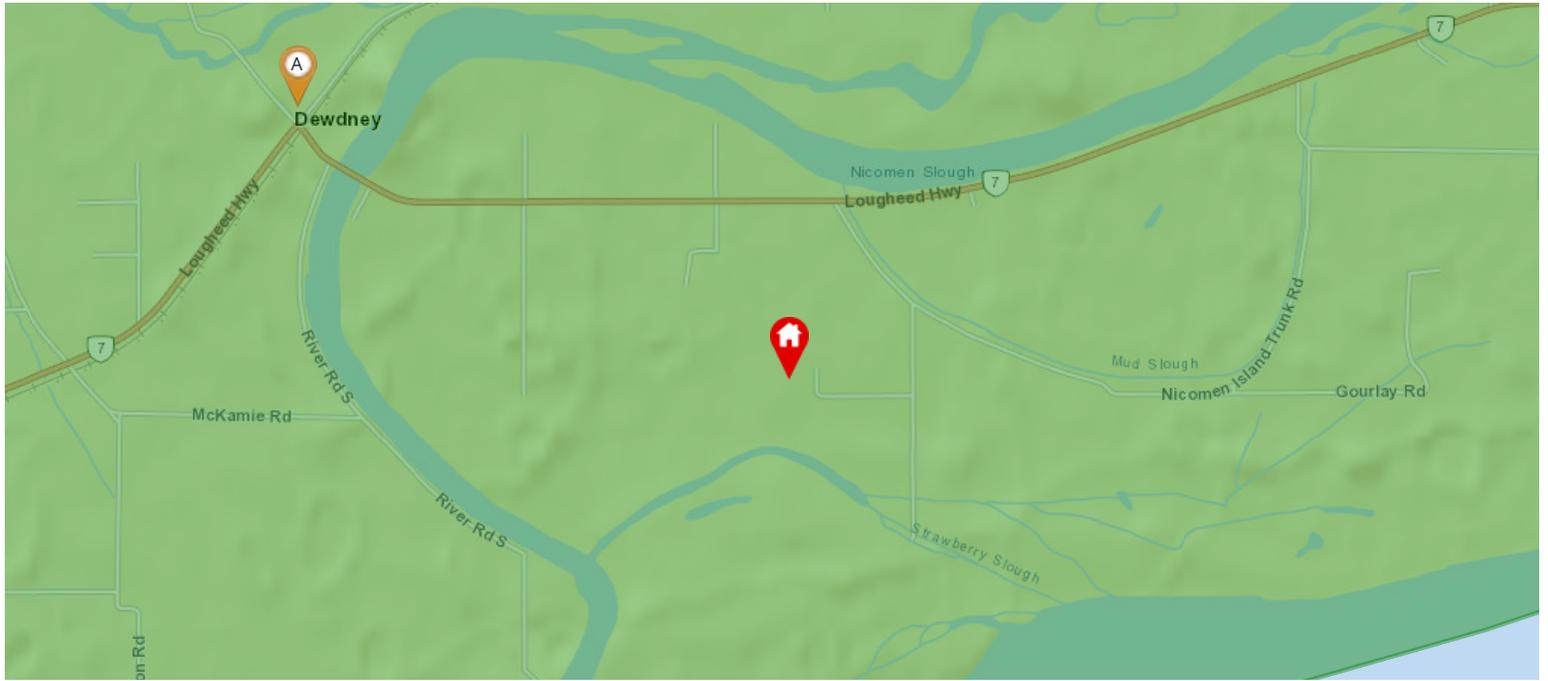
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,210,000.00	\$514,000.00	\$605,000.00	\$0.00	\$1,119,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/5/2019	\$803,400.00	CA7912306	REJECT - NOT SUITABLE FOR SALES ANALYSIS
11/18/2019	\$803,400.00	CA7873926	REJECT - NOT SUITABLE FOR SALES ANALYSIS
7/9/2019	\$126,600.00	CA7610781	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Nearest Schools

Nearby Elementary Schools

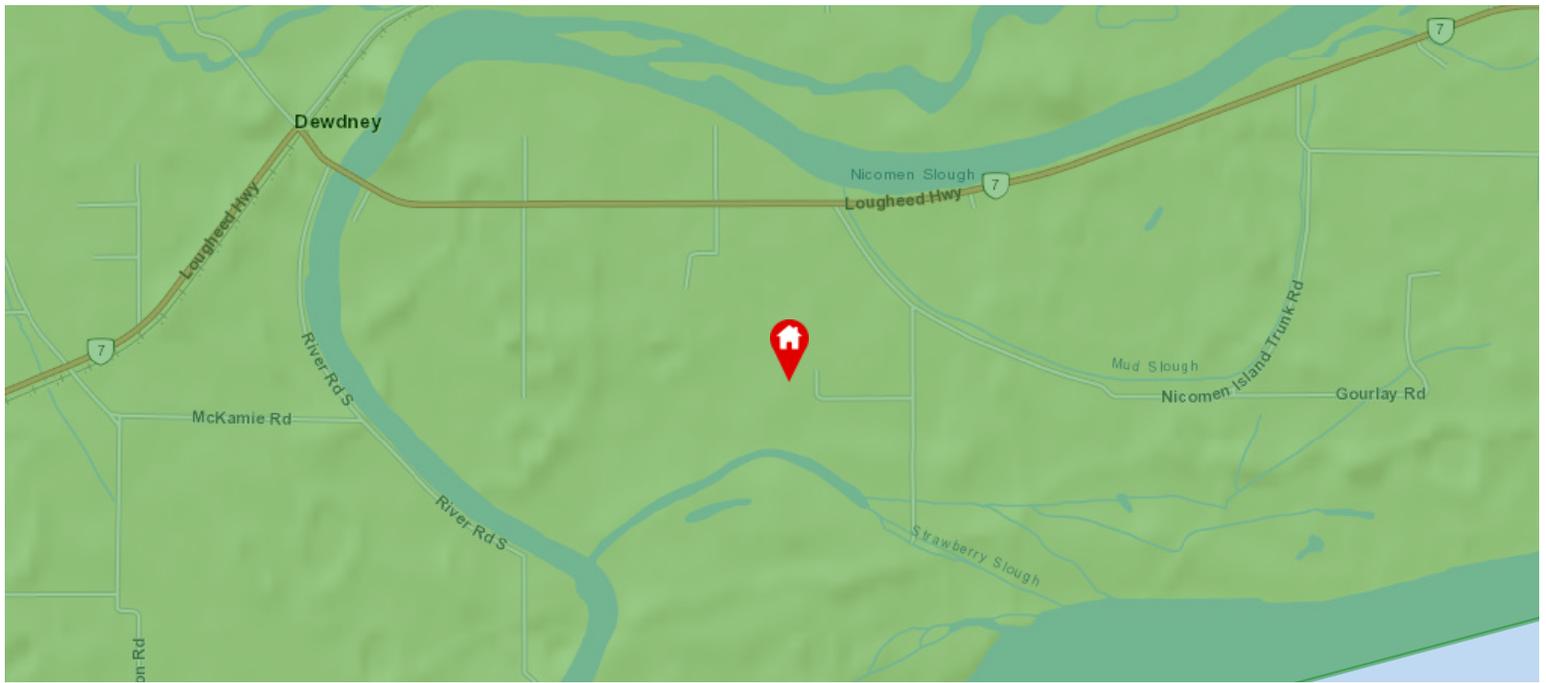


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: Dewdney Elementary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Dewdney	K - 6	SD 75	Dewdney		52 mins	3.9 km	5 mins	52 mins
B Hatzic	K - 6	SD 75	Mission		2 hours 8 mins	9.3 km	10 mins	n/a
C Deroche	K - 6	SD 75	Deroche	StrongStart	2 hours 21 mins	10.5 km	10 mins	n/a
D Hillside	K - 6	SD 75	Mission	Traditional School	3 hours 8 mins	13.4 km	15 mins	n/a
E Deux-Rives	K - 8	Independent	Mission	French Language First School	2 hours 51 mins	12.4 km	13 mins	n/a
F Windebank	K - 6	SD 75	Mission	Intensive French Program Gr 6; StrongStart	2 hours 57 mins	12.6 km	14 mins	n/a

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Mission Senior Secondary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Mission	10 - 12	SD 75	Mission	Secondary French Immersion; AP Program	3 hours 8 mins	13.7 km	15 mins	n/a
B Hatzic Middle	7 - 9	SD 65	Mission		2 hours 10 mins	9.5 km	10 mins	n/a
C Heritage Park Middle	7 - 9	SD 75	Mission	Middle French Immersion	2 hours 51 mins	12.2 km	13 mins	n/a
D Valley Christian	K - 12	Independent	Mission	Independent Christian School	3 hours 27 mins	14.8 km	17 mins	n/a



ABOUT US

BC FARM & RANCH REALTY IS B.C.'S LEADER IN AGRICULTURAL REAL ESTATE; offering individuals, families and businesses a competitive edge when purchasing and selling acreage in B.C. Whether you are looking to purchase or sell a small hobby farm, house & acreage or a larger farm, Gord and Amanda can provide you with professional assistance every step of the way.



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