

# 11937 Bartell Road, Lake Country

\$3,180,000



High-Profile 8.91 acre farm with established farm market, cherry crop and comfortable home with in-law suite. Strategically situated on Lake Country's Oceola & Bartell Roads, this gem boasts a prime location that's impossible to miss! Next to many retailers, with good proximity to the highway, this property guarantees a steady stream of traffic. More than just a farm; it's a thriving business! The well-constructed market building comes complete with a spacious commercial cooler, easy access, parking lot, ample storage, & retail space. It was even designed with a second story in mind. Approx. 5.5 acres in production, with 3.5 in cherries, 1.5 in peaches, 1 for various market offerings, another acre of young cherry trees, and remaining land for more crops or storage. Enjoy the rare convenience of a city sewer connection and of course agricultural taxes and water rates. The comfortable home, accessed via a quiet driveway off Bartell, offers stunning views of Wood Lake. The main floor boasts 10' ceilings and a dedicated driveway. It features a welcoming foyer, abundant windows, spacious master suite with an ensuite, two additional bedrooms and bathrooms, and an office/laundry room. The large kitchen with a family room, as well as a separate living room, provide ample living space for the family. An independent upper two-bedroom in-law suite, with vaulted ceiling, also has its own driveway/parking area. Please enjoy the drone tour of this turn-key lifestyle and career opportunity.

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## KEY INFORMATION

MLS® 10311780

Residential Detached

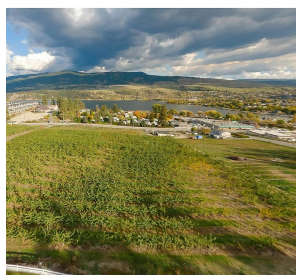
Lake Country

5 Bedrooms

4 Bathrooms

2,694 SF

388,120 SF Lot



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