

# \$5,500,000 - 12274 Ivey Rd, Ladysmith

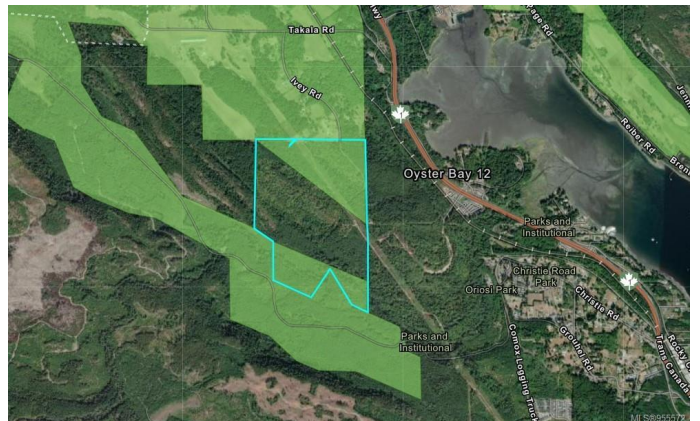
MLS® #955572

**\$5,500,000**

0 Bedroom, 0.00 Bathroom,  
Residential on 204.00 Acres

N/A, Ladysmith, BC

Exceptional find here! Over 200 Acres only 5 minutes from Nanaimo Airport at the very end of private Ivey road. Exquisite bluffs overlooking nature at it's finest with elk & deer and magnificent Giant Sequoia, Yellow Cedar, Birch, Douglas fir & Arbutus. There is a collection of fruit trees and trees supporting edible truffles. The property is zoned AI for agriculture but only half the acreage (approximately) is in the Agricultural Land Reserve! Explore the potential to develop the other portion with the ALC & CVRD. This is a great holding property with high-end homes bordering it or make it a magnificent private agricultural retreat ready for your new Estate Home. The property is a great mix of cleared and treed land with Bush Creek running through a southern portion of the property and high interior roads providing ease of travel. Complete serenity only minutes to the city and the ocean! Call today for a complete info package.



## Essential Information

MLS® #	955572
Price	\$5,500,000
Bathrooms	0.00
Acres	204.00
Type	Residential
Sub-Type	Land
Status	Active

View Other

### **Community Information**

Address 12274 Ivey Rd  
Area Du Ladysmith  
Subdivision N/A  
City Ladysmith  
County Cowichan Valley Regional District  
Province BC  
Postal Code V9G 1M3

### **Amenities**

Utilities None  
View Other

### **Interior**

Cooling None

### **Additional Information**

Date Listed March 7th, 2024  
Days on Market 311  
Office B.C. Farm & Ranch Realty Corp.  
Zoning A1

### **Listing Details**

Listing Office B.C. Farm & Ranch Realty Corp.

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