



261 + 297 Jones
Way Road
Oliver, BC

\$1,075,00
MLS® 10385599
MLS® 10385608



THE AMOS TEAM
HOME SWEET HOME

Property Features:

- 20 Acres (2 titles: 10 acres each)
- Flat fenced land
- 3 bay shop with 200 amp service
- Modular home with 100 amp service (needs significant work)
- 2 high producing wells (20 gal/min)
- Zoned AG1 in the ALR
- Allows; agriculture, equestrian, agri-tourism, winery, home industry, short term rentals and more



Discover a rare and strategic opportunity in Willowbrook with this 20-acre property, uniquely comprised of two distinct 10-acre titles.

No need for red tape or subdividing; it is a premier "Buy One, Sell One" play. By selling one parcel, you can keep the other for free or at a massive discount, effectively letting the market fund your dream estate.

The infrastructure is a powerhouse of value, saving you \$100k+ and over 12 months in permit delays. With two high-producing wells and an existing septic system, the water and waste logistics are already solved. The land is a flat, fully fenced blank canvas perfect for viticulture, hobby farming, or self-sufficiency, and it is "ready for the herd today." For horse owners, the existing fencing and shelters are invaluable assets already in place. While the structures require some attention, they offer immense utility. The massive 5-bedroom modular home features an open floor plan; it needs TLC but possesses a ton of potential as a residence or temporary housing while you build. Additionally, the substantial 45'3" x 12 three-bay shop—is a dream space for contractors or car fanatics. Located 10 minutes from Oliver and 30 from Penticton with no registered restrictions on title, this dual-title gem is a rare find for a winery, equestrian retreat, or land investment. Secure this high-potential acreage and build your Okanagan legacy. All measurements are approximate.

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