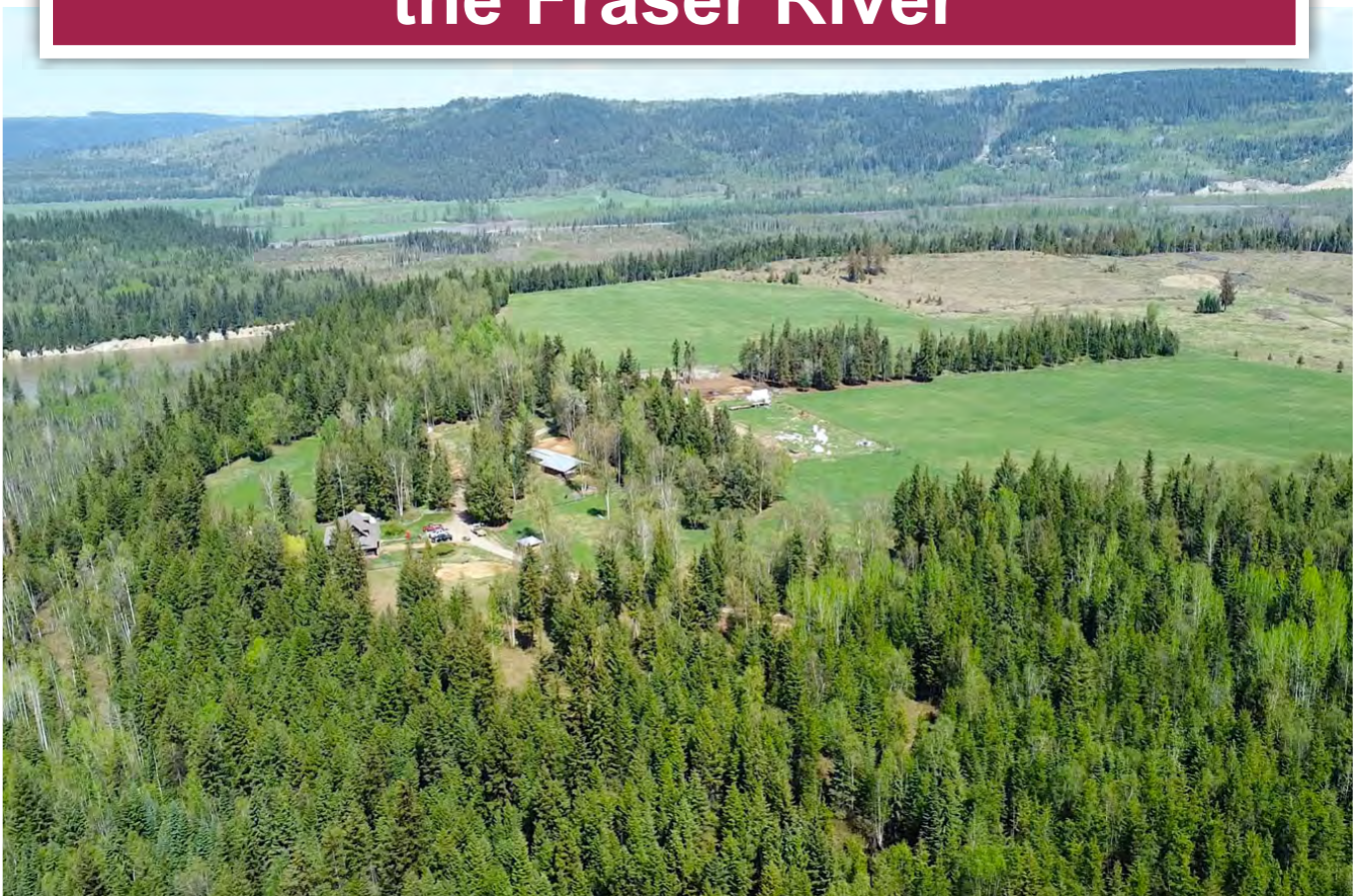




## 162-Acre Ranch Perched Above the Fraser River



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# 162-Acre Ranch Perched Above the Fraser River

## Quesnel, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	23085
<b>Price:</b>	\$1,175,000
<b>Taxes (2023):</b>	\$3,916
<b>Size:</b>	162 acres
<b>Zoning:</b>	R/A

### DESCRIPTION

The jewel of the Cariboo. This 162-acre ranch sits perched above the Fraser River and offers stunning views and a dramatic back drop. The property sits 200 feet above the river and is perfectly flat on its upper and lower benches. This makes for great farming conditions with 33 acres currently under hay cultivation. There is another 35 acres of pasture on the upper bench. The lower bench has some timber value and could be cleared to accommodate further agricultural output. The current hay fields produce approximately 600 4' x 5' bales per annum.

The property is fenced and cross-fenced allowing for rotational grazing. There are two barns on the property, one with box stalls for horses. Various pens and corrals allow for the organization of horses and cattle. A riding arena and round pen allow for all types of equestrian pursuits. There are several stock waterers set amongst the animal pens.

The 4,100 ft<sup>2</sup> home was custom built and offers a large covered outdoor living space and back deck.

This is a perfect space for entertaining in the warm summer months. The home's main living space has towering ceilings and is adjoined to a dining area and modern kitchen. The master bedroom is situated privately off of the main floor. It comes complete with a full en-suite bathroom. The upstairs level has additional bedrooms and a bathroom. Each bedroom provides excellent vantage points of the bucolic countryside. The full basement is a walk out and is completely finished. The home is a marvellous combination of country charm and modern convenience.

The combination of the scenic surroundings, unique topographical features, river frontage, farming infrastructure and country home make this a once in a lifetime opportunity.

### LOCATION

141 Long Bar Road - Quesnel, BC

### DIRECTIONS

Contact listing REALTOR®.

### AREA DATA

The Cariboo Region of British Columbia has a total approximate population of 127,900. Manufacturing, forestry, mining, oil and gas are the most prominent sources of employment through the region with manufacturing leading the way at 12% of total employment. The Government of British Columbia has predicted regional job growth at 0.4% per annum out to 2022 at which point regional job openings will reach 30,330.





The town of Quesnel itself is located at the confluence of the Quesnel and Fraser Rivers. It is the commercial centre for some 23,000 residents and is serviced by diverse rail, road and air networks. The Quesnel Airport is directly north of town and services all domestic air travel needs.

The Quesnel economy has traditionally been orientated around the timber industry. There are numerous mills, which currently operate in the region providing stable predictable employment. West Fraser Integrated Forest Company, one of the most prominent players in British Columbia's timber industry, operates several corporate offices in Quesnel. Other prominent industries in Quesnel include agriculture, mining and service/support companies for northern resource development and extraction.

## RECREATION

The property is an outdoorsmen's dream. With hunting and fishing opportunities mere footsteps from the front door of the property. The lush growing climate and ample space creates a garden

enthusiast's dream with excellent opportunity to grow and harvest a wide array of fruits and vegetables.

The property is well situated for equestrian usage with fencing, corrals and large tracks of land suitable for riding. Thousands of square kilometres of Crown land, immediately adjacent to the property, provide infinite opportunity to explore the countryside. Some other recreational opportunities include:

- Gardening
- Hobby farming
- Equestrian
- Quadding
- Dirt biking
- Snowmobiling
- Hunting
- Fishing
- Camping
- Canoeing
- Rafting
- Hiking
- Wildlife viewing

## HISTORY

The town of Quesnel was named after Simon Fraser's Clerk during his expeditions, Jules Maurice Quesnel. The town grew as a major supply and transportation hub for the gold town of Barkerville and its surrounding gold fields. Following the region's gold rush, Quesnel continued to play a major role as a supply and transportation center for the exploration of Northern British Columbia.

From 1921 to 1952 Quesnel was the Northern terminus of the Pacific Great Eastern Railway. This transportation network and the rich, productive forests surrounding Quesnel led to a boom in the regional lumber industry. In fact, by 1952, there were 180 sawmills and 5 planer mills all within a 30-mile radius of Quesnel. This number has declined over the years, with the consolidation of the mills under the ownership of some of the larger regional companies. The lumber industry has continued to be the primary economic driver for the region.

As time passed, upgrades were made to the town of Quesnel including paved roads, electricity, a bridge spanning the Fraser River, which amalgamated West Quesnel with East Quesnel, a natural gas transmission line and the construction of the GR Baker Hospital. All these developments permitted the town of Quesnel to gain city status in 1979.

## MAP REFERENCE

53° 4'35.79"N and 122°33'52.22"W

## INVESTMENT FEATURES

- 33-acre hay field
- 35 acres in cleared pasture
- Some merchantable timber
- 1 mile of river frontage
- The property sits on a thick layer of quality gravel, which could be developed in the future



## SERVICES

- Septic
- Wood stove
- Geothermal heating
- Drilled well
- Electricity

## IMPROVEMENTS

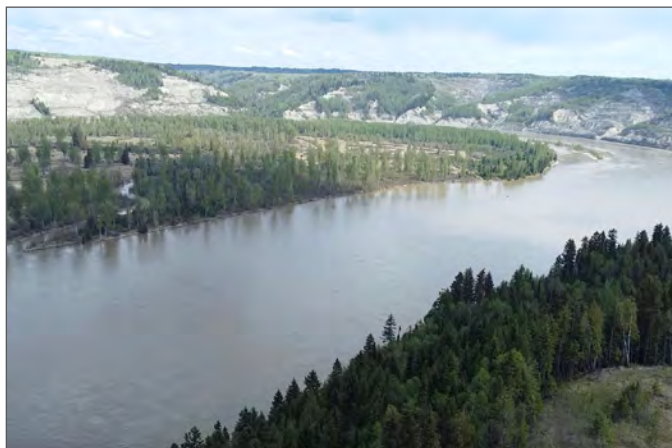
- 4,160 ft<sup>2</sup> rancher built in 1995
- Multiple barns/calving shed and outbuildings
- Fencing/cross-fencing
- 120' x 150' riding arena, round pen, corrals, tack room, box stall barn

## LEGAL

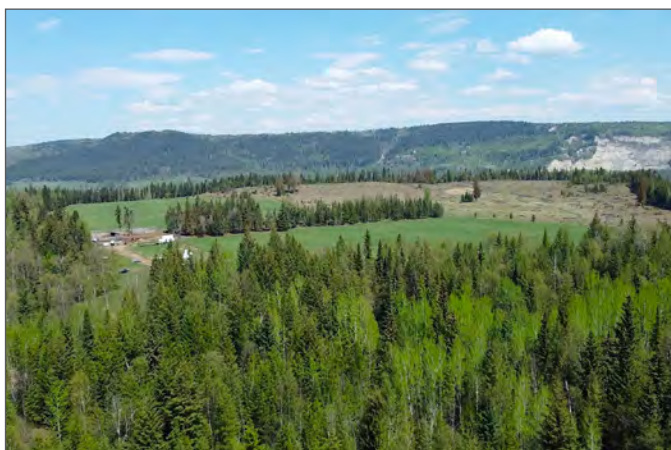
BLOCK A, DISTRICT LOT 6179, CARIBOO LAND DISTRICT

PID 016-453-662

















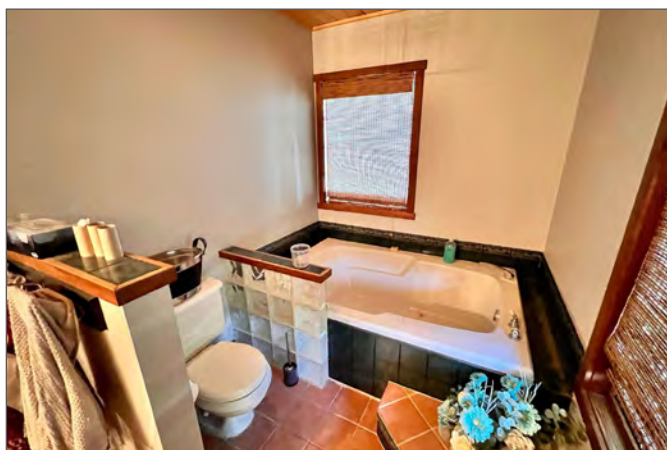
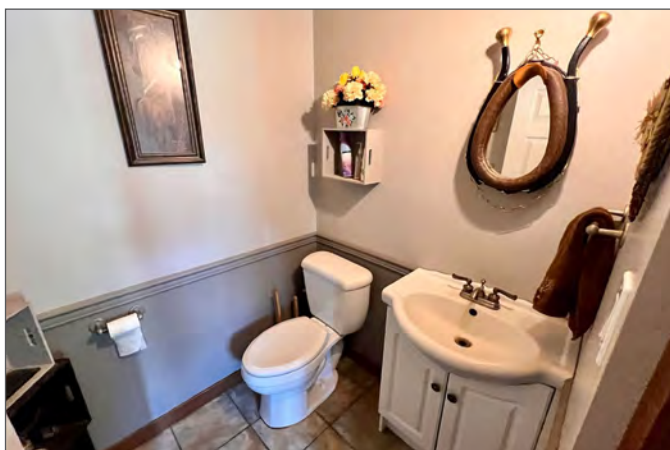
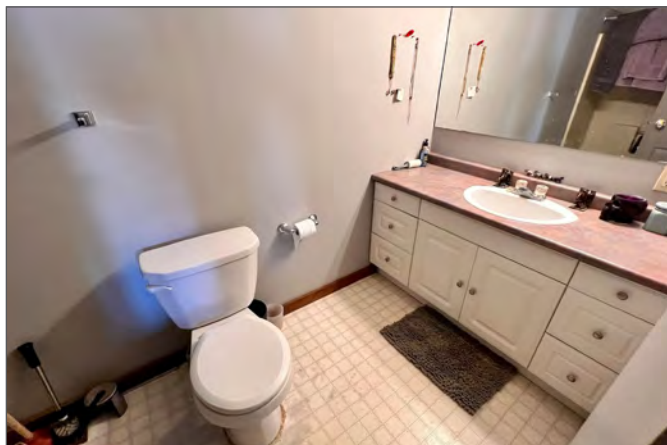












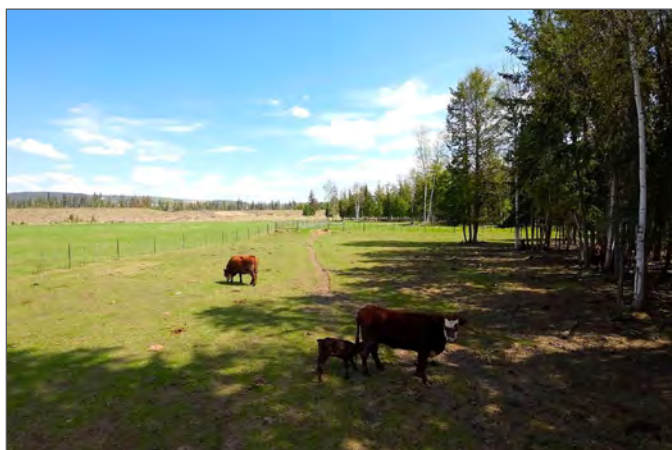
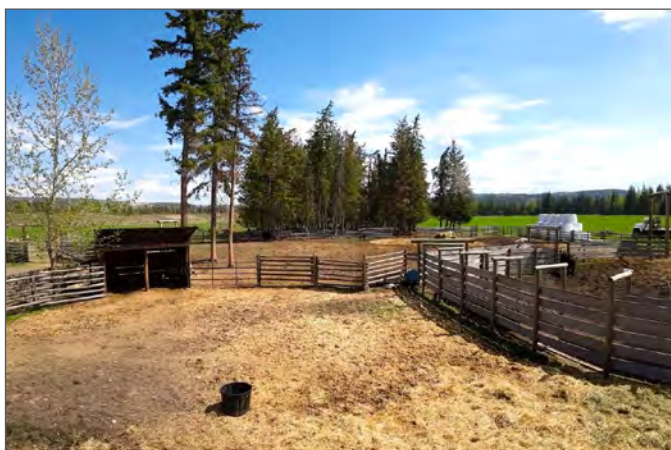




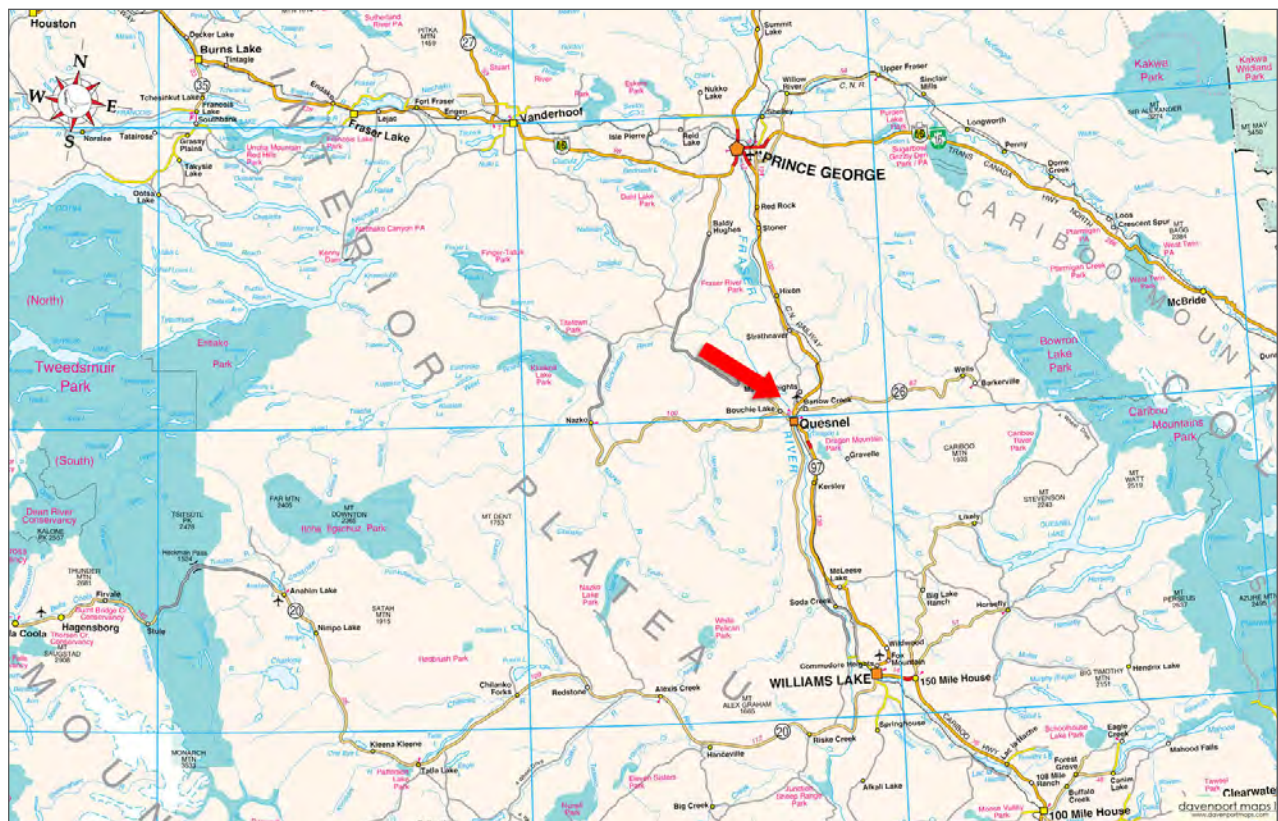




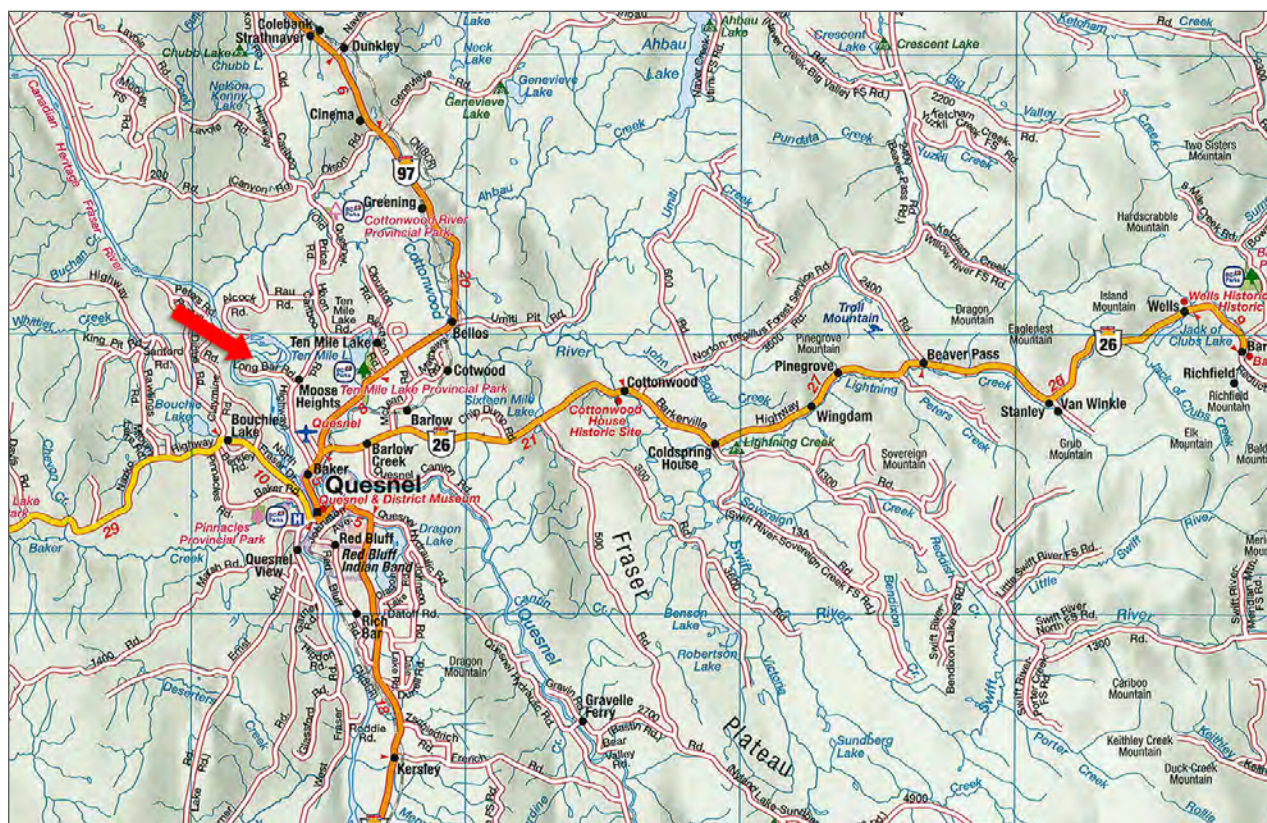
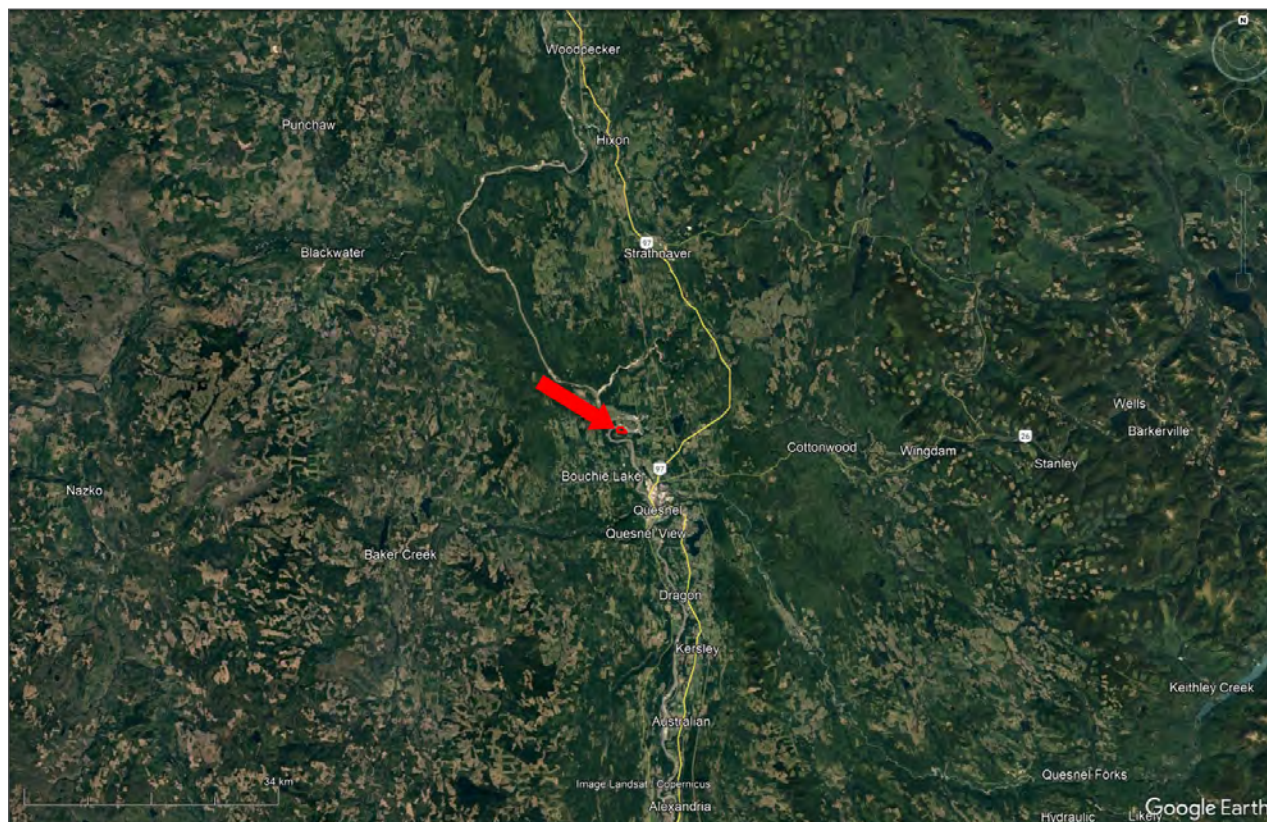




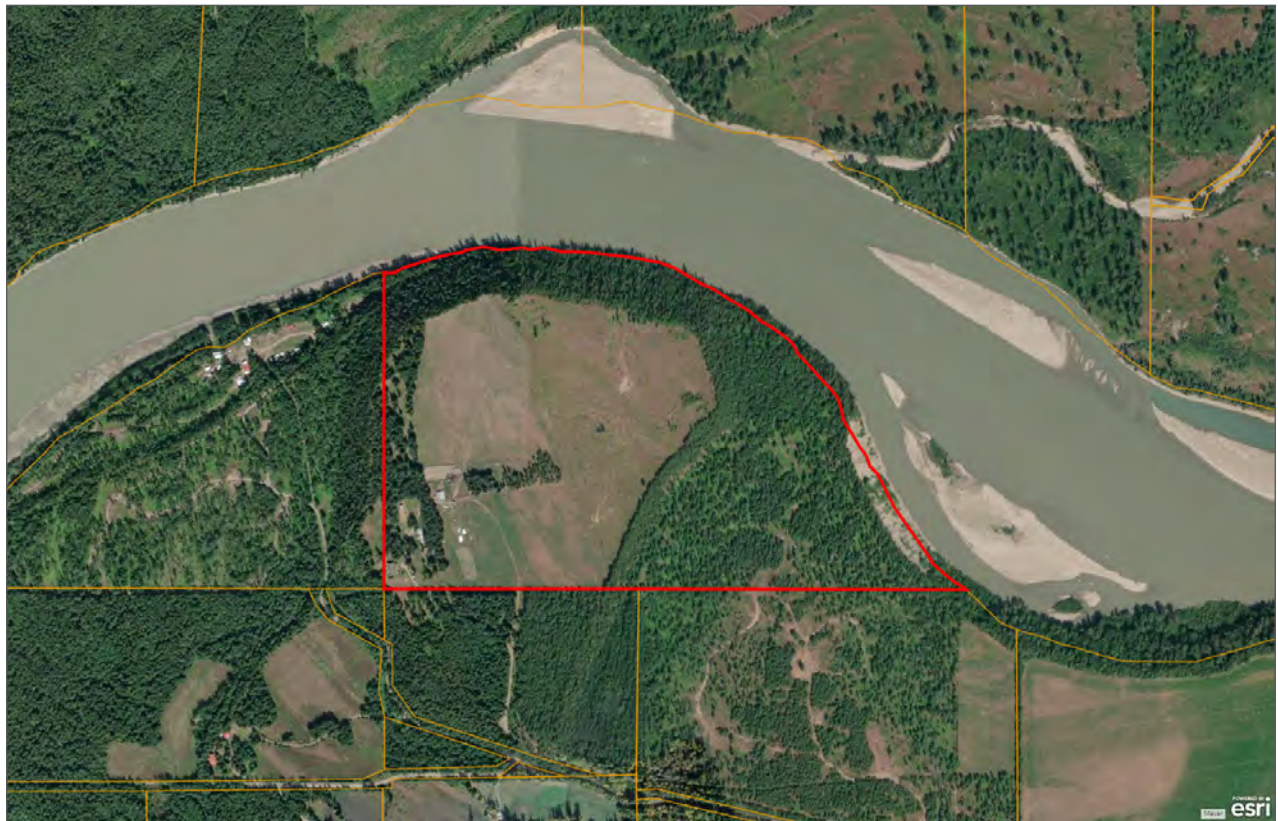




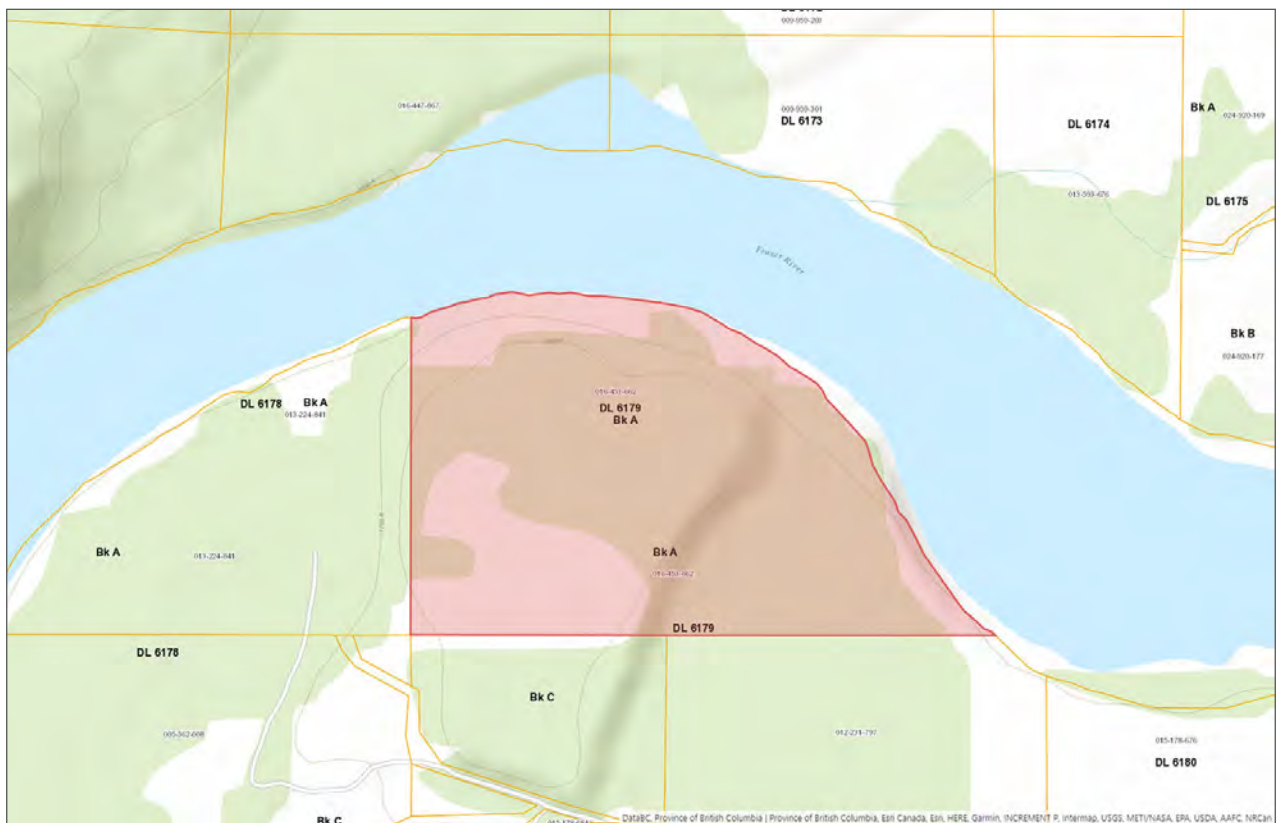
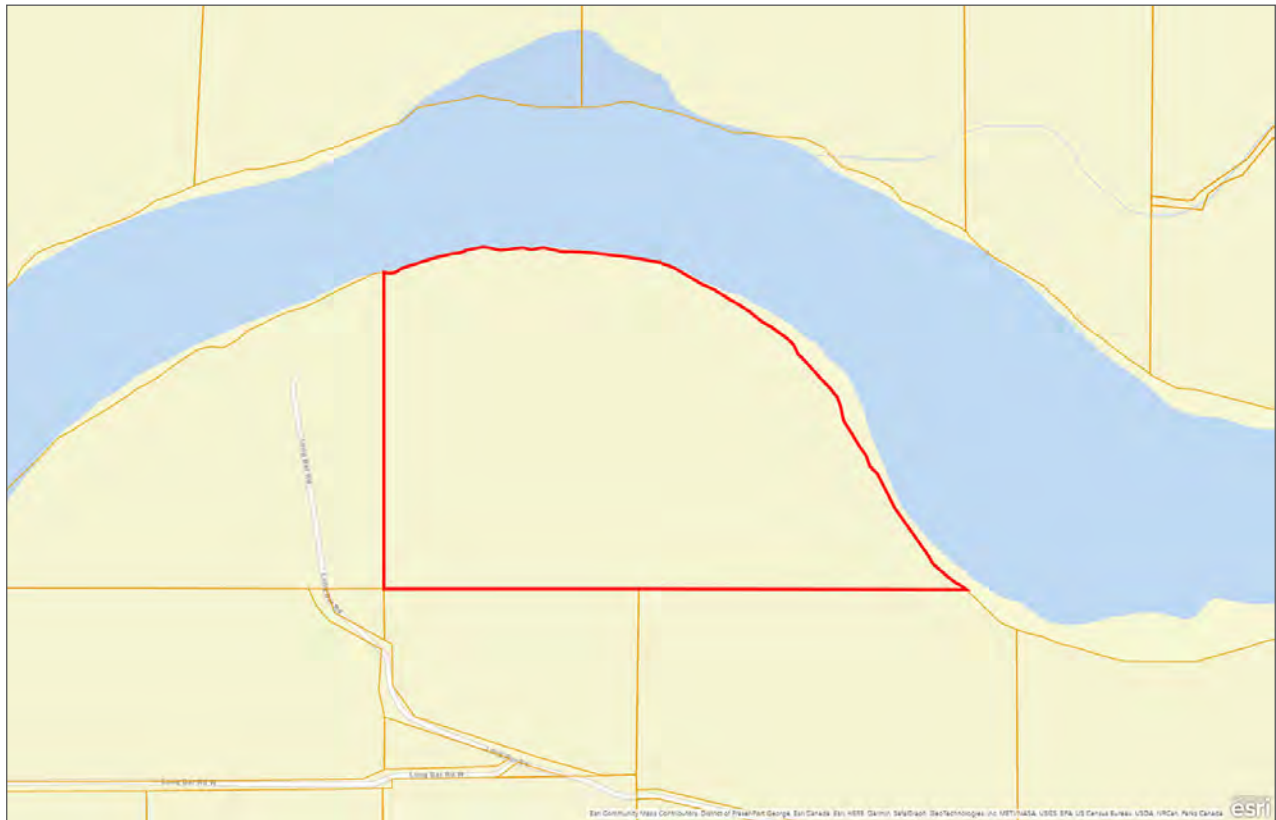
















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