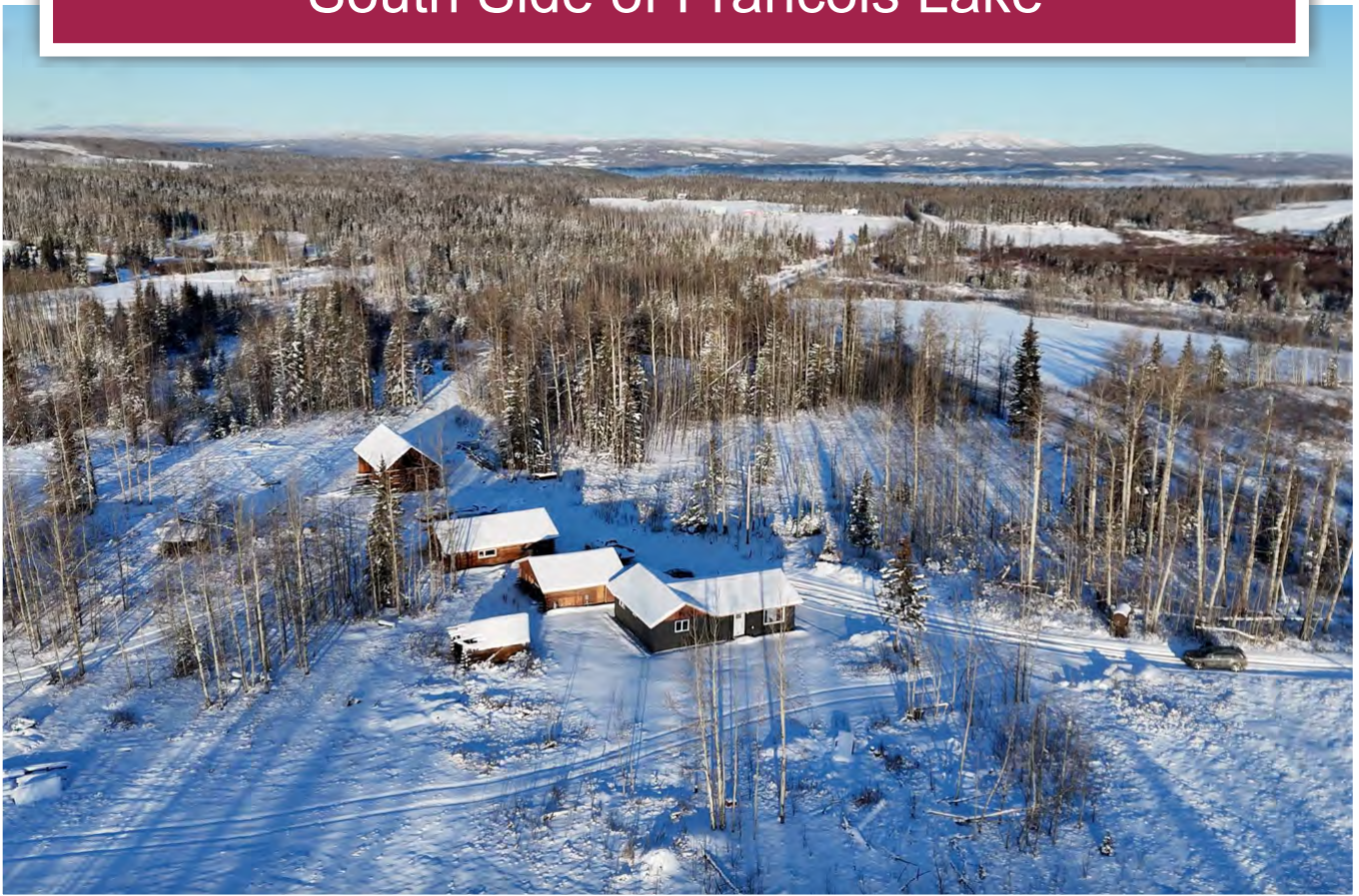




## Serene 139-Acre Hobby Farm

South Side of Francois Lake



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# Serene 139-Acre Hobby Farm

South Side of Francois Lake

## PROPERTY DETAILS

<b>Listing Number:</b>	24007
<b>Price:</b>	\$429,000
<b>Taxes (2023):</b>	\$1,756.94
<b>Size:</b>	139 acres
<b>Zoning:</b>	None

## DESCRIPTION

On the serene south side of Francois Lake in Northern British Columbia, located just a short drive from the Southside Ferry Terminal, sits a 139-acre property offering the perfect blend of rural tranquility and modern living. The centerpiece is a cozy, 1,074 square foot home with two bedrooms, recently enhanced with a new roof, vinyl siding, some new gyprock walls, updated plumbing, flooring and ceiling treatments. These upgrades ensure a more comfortable, contemporary living environment, ideal for small families or couples seeking a peaceful, nature-close lifestyle.

The property's practicality is boosted by multiple outbuildings, each with power, providing versatile storage or workspace solutions. These outbuildings complement the main house's rustic charm, offering extra space for farming equipment, workshops, or personal hobbies. Their addition enhances the land's overall functionality, making it suitable for various agricultural or hobbyist activities.

Agriculturally, the property is a haven of potential, with about 70 acres currently dedicated to hay

cultivation and room for expansion. This feature not only beautifies the landscape but also offers opportunities for increasing hay production or diversifying into other crops or livestock. The soil and vast open spaces make it an ideal spot for those wishing to establish a hobby farm or a self-sustaining lifestyle.

This property is not just a peaceful retreat but also a hub for recreational activities, thanks to its secluded yet accessible location. The proximity to Francois Lake allows for fishing, boating, and water sports, while the surrounding areas are perfect for hiking and trail riding and hunting. This property, with its upgraded home, useful outbuildings, and fertile land, is an exceptional opportunity for those dreaming of a peaceful hobby farm or a nature filled retreat in British Columbia.

## LOCATION

7001 Uncha Lake Road - Southbank, BC

## DIRECTIONS

Contact Listing REALTOR®.

## AREA DATA

The South of Francois area, nestled along the shores of Francois Lake in British Columbia, is a picturesque region that embodies a blend of recreational serenity and industrious spirit. The lake itself, one of the largest natural lakes in British Columbia, is a recreational paradise for anglers, boaters, and nature enthusiasts. Its rich waters are teeming with trout, char, and kokanee, making it a favored destination for fishing. The surrounding





landscapes, with their rolling hills and dense forests, offer miles of trails for hiking, mountain biking, and horseback riding, providing year-round outdoor adventures. In winter, the area transforms into a snowy wonderland, with cross-country skiing and snowmobiling taking center stage.

The industry in the area south of Francois is primarily resource-based, with forestry and agriculture leading the economic activities. The fertile lands support a variety of crops and livestock, while the expansive forests are managed for sustainable timber production. This careful balance of industry and nature is central to the community's identity, reflecting a deep connection to the land and a commitment to its stewardship.

Community life in the South of Francois area is tight-knit, characterized by a culture of neighborly support and collaboration. The region hosts local markets and events that showcase the area's artisanal crafts and farm-fresh produce, fostering a sense of local pride and economic interdependence. Education, healthcare, and essential services are concentrated in the larger nearby communities, ensuring residents enjoy both the tranquility of rural living and the conveniences of modern amenities. The area's beauty, combined with its recreational and industrial opportunities, makes the area south

of Francois a unique and vibrant place to live or visit.

## RECREATION

The South Francois Lake region in British Columbia provides a plethora of recreational opportunities throughout the year. Its varied landscape, from serene lakes to verdant forests, offers a wide range of activities for outdoor enthusiasts of all ages.

### Summer Recreation Opportunities

#### Boating

With several large lakes, including the expansive Francois Lake, the area is perfect for boating enthusiasts. Whether you own a speedboat, sailboat, or a simple canoe, there's no shortage of water to explore.

#### Fishing

The lakes are home to a variety of fish species, making it an angler's paradise. Whether you're a seasoned pro or a novice, fishing is a popular summer pastime.

#### Swimming

The pristine waters of the lakes offer excellent swimming opportunities during the warm summer months.

#### Hiking

The region's dense forests provide countless trails for hiking, ranging from easy strolls to challenging treks.

#### Mountain Biking

The rugged terrain and varied trails make the area an excellent destination for mountain biking.

#### Camping

With its stunning natural beauty, camping under the stars in this region is an unforgettable experience.

### Wildlife Watching

From bears to birds, the area's diverse wildlife makes for excellent viewing and photography opportunities.

### Horseback Riding

The trails and open spaces in the region are great for horseback riding.

## **Winter Recreation Opportunities**

### Ice Fishing

When the lakes freeze over, they become hotspots for ice fishing. It's a unique experience that's particularly popular among locals.

### Ice Skating

The frozen surfaces of the lakes provide natural ice skating rinks. It is a fun and engaging way to enjoy the outdoors during the winter months.

### Snowshoeing

The snowy landscape is perfect for snowshoeing, allowing you to explore the winter wonderland.

### Cross-Country Skiing

The region's trails aren't just for hiking. In winter, they become excellent paths for cross-country skiing.

### Snowmobiling

With plenty of open space and snow-covered trails, snowmobiling is a popular winter activity in the area.

### Winter Camping

For the truly adventurous, winter camping can be an exciting challenge. It's a chance to experience the quiet beauty of the snowy landscape.

### Wildlife Watching

Even in the winter, the region's wildlife is active. With a keen eye, you can spot various species against the snow.

Each season in the South Francois Lake region brings its unique charm and range of activities, ensuring there's always something to do, no matter the time of year.

## **MAP REFERENCE**

53°59'41.62"N and 125°42'44.04"W

## **SERVICES**

- Hydro
- Sewer - lagoon
- Drilled well

## **IMPROVEMENTS**

- 1,072 ft<sup>2</sup> residence
- Fencing/cross-fencing
- Barns
- Storage
- 70 acres in hay (could be expanded)

## **LEGAL**

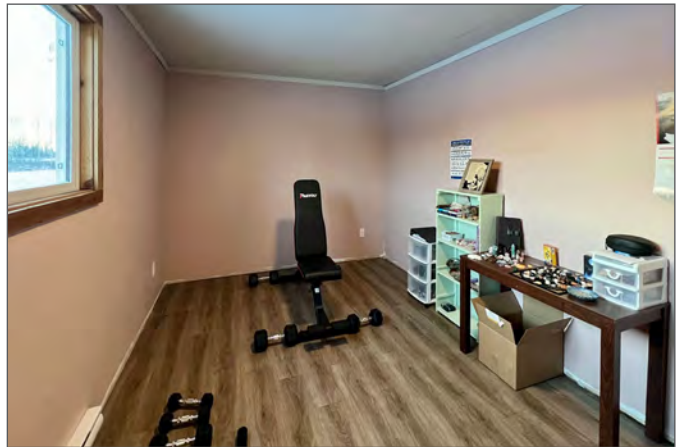
THE NORTHEAST ¼ OF DISTRICT LOT 839  
RANGE 4 COAST DISTRICT EXCEPT PLAN  
PRP12564

PID 012-482-307











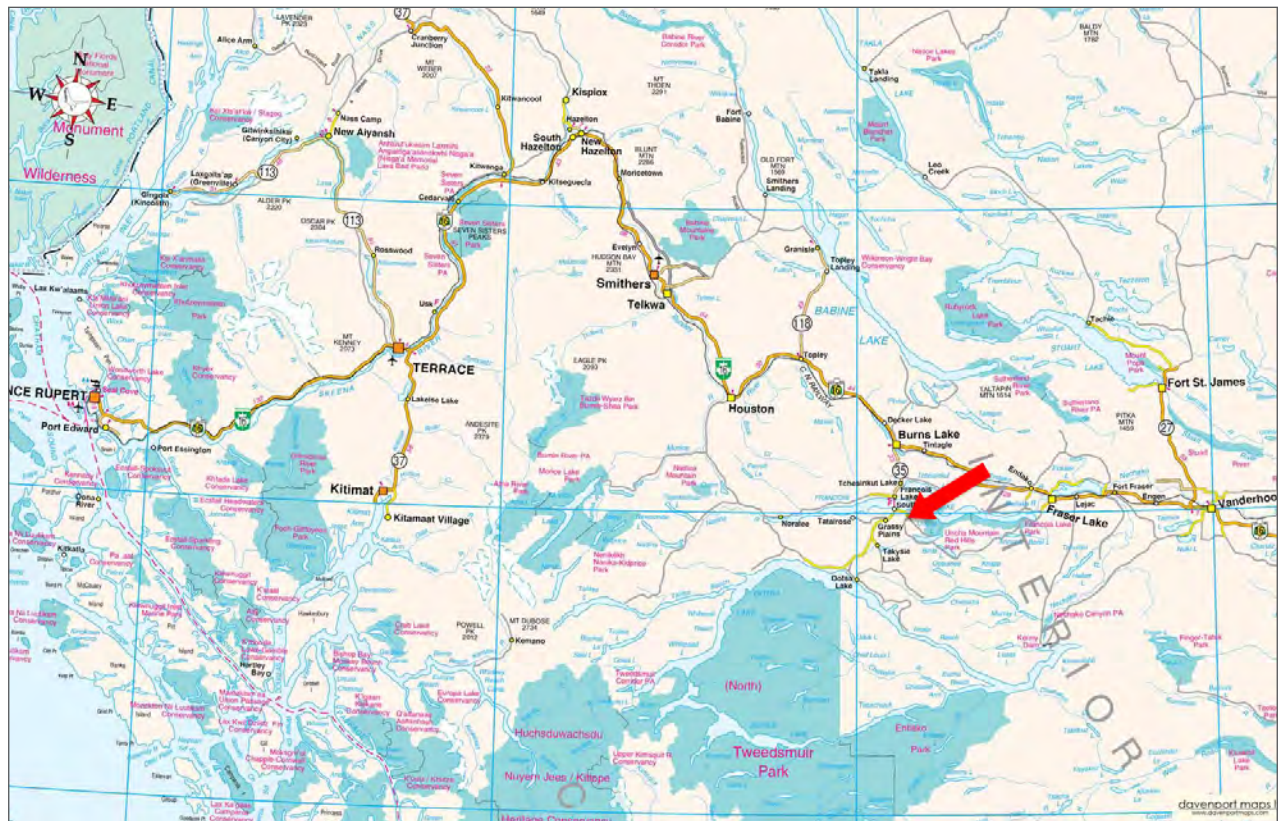
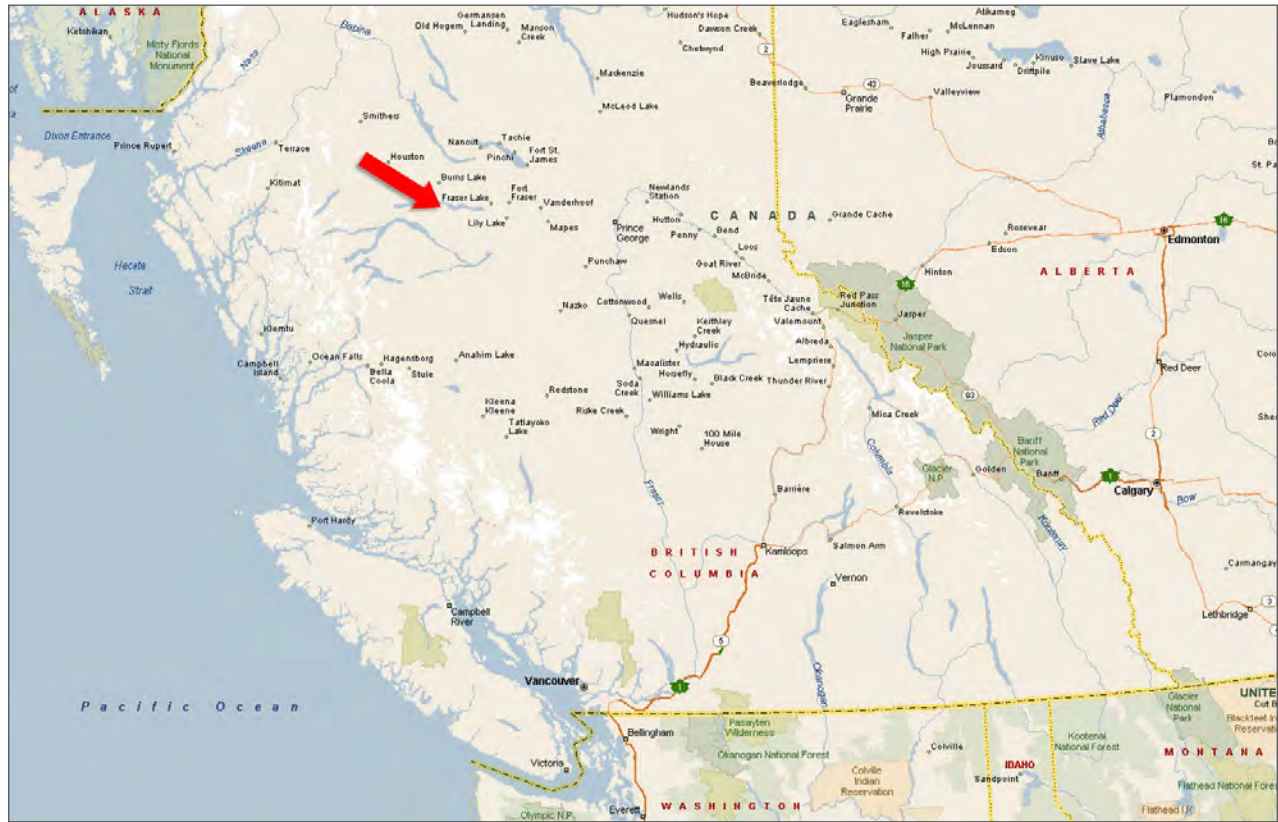




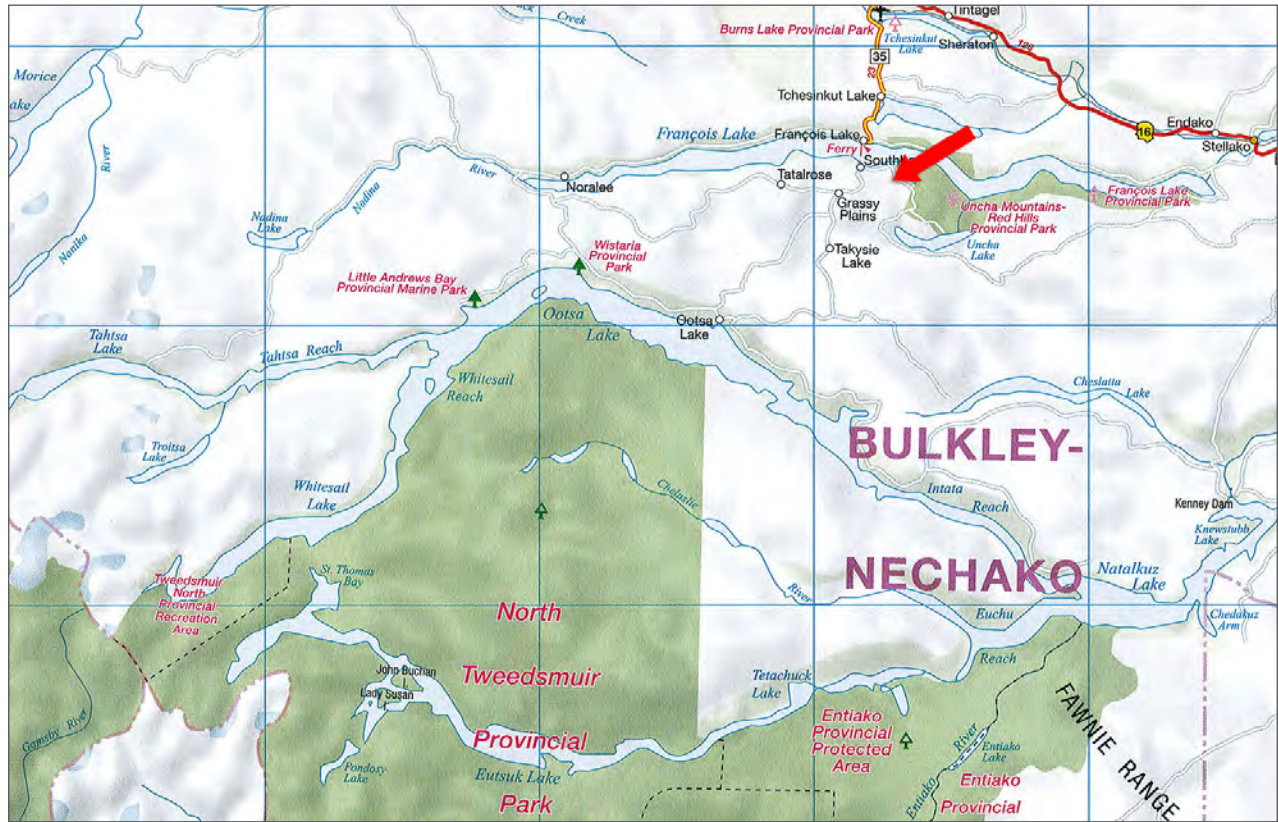




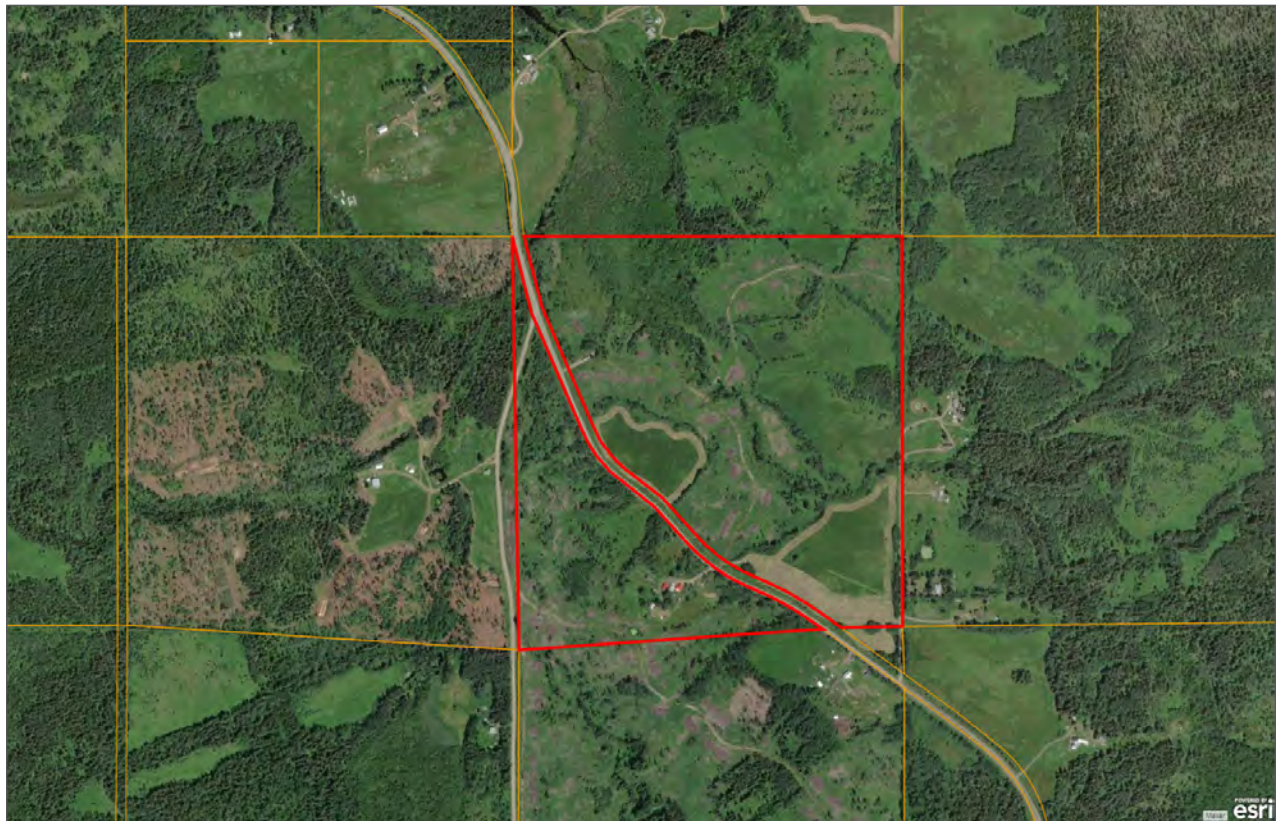




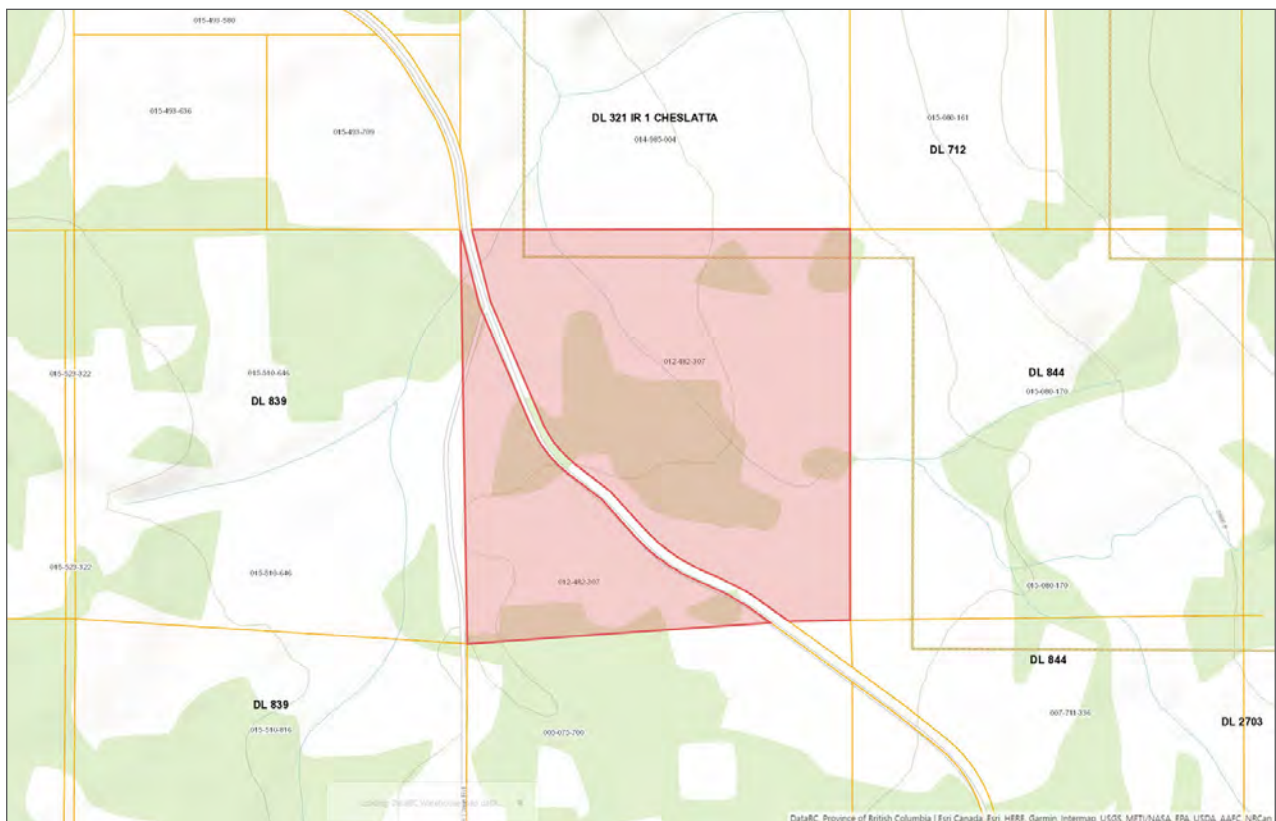
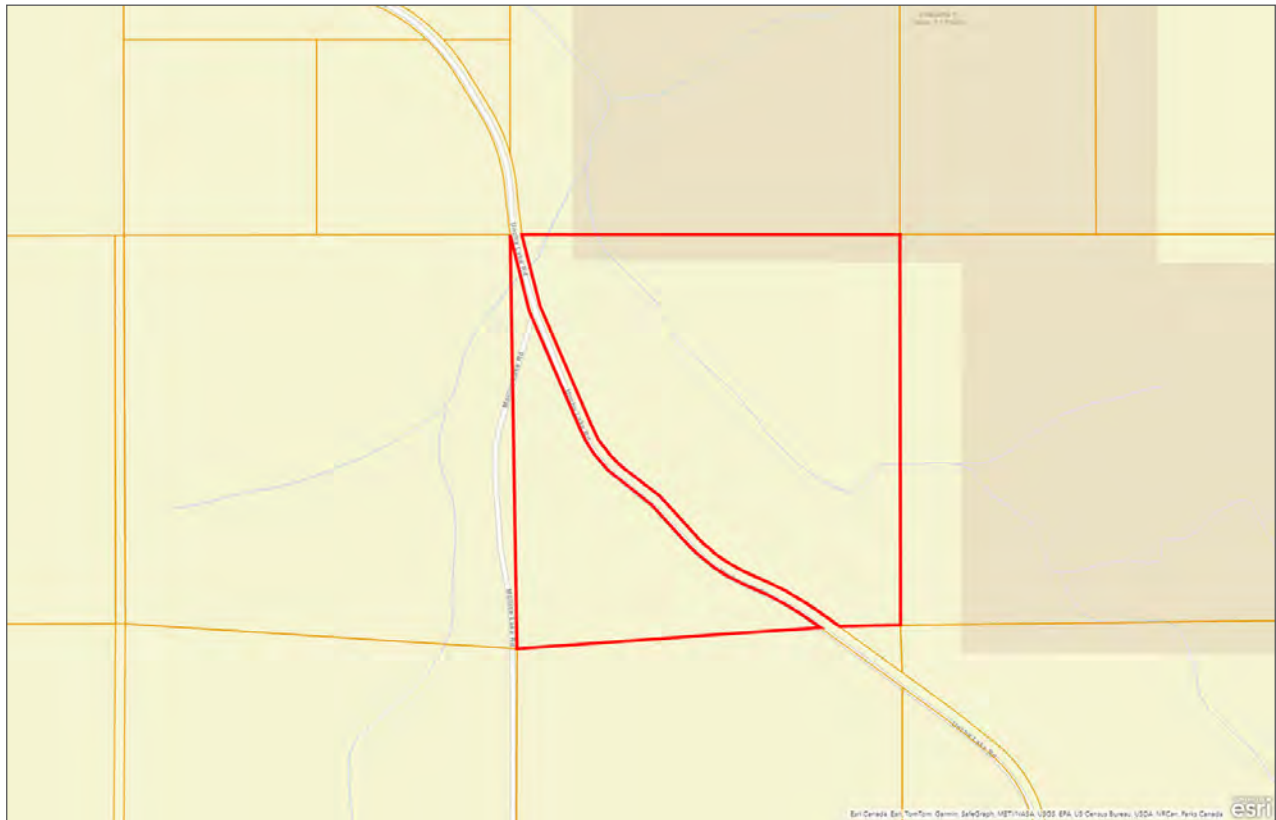














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