



3 Valley RV Resort
Riverfront Acreage with No Zoning



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3 Valley RV Resort

Riverfront Acreage with No Zoning - West Kootenays

PROPERTY DETAILS

Listing Number:	23231
Price:	\$1,750,000
Taxes (2022):	\$5,289
Size:	100.7 acres
Zoning:	No zoning

DESCRIPTION

100 acres of unzoned land with a riverside RV resort along the Moyie River in the beautiful West Kootenays. This intriguing property is located 11 km north of the US border near the community of Yahk, BC.

Of the 100 acres, approx. 23 acres of the land has been set up as a RV/Rural Resort with 126 fully serviced sites—power, water, and sewer. Each site has 100-amp power and half of the sites have been designated as cabin sites. The Riverside RV lots are 40 ft wide and 100 ft deep, larger than most competitor sites, while the cabin site lots are even larger at 60 ft wide and 100 ft deep.

This is a seasonal resort/business that is accessed over 1 km of non-maintained road/easement. The current water and sewer system have the capacity to support further development of RV, cabin, or small acreage lots. Engineering files on hand.

50 of the 126 lots have been sold and each of these owners now pay an ongoing user fee (\$2,400/lot in 2024). The owners have been in the retirement

phase of life and have not pursued further lot sales over the past few years. The current income is enough to cover operational costs. It is estimated, based on past sales and the market for similar offerings that these lots are worth between \$30 and \$40k (\$35k as an average = \$2,660,000). What is sold to lot owners is a shared interest in the company that owns the property/resort. The title to the land is freehold/deeded and the share structure of ownership allows the buyers of the lots to have exclusive rights of use at an affordable price. As more lots are sold you will receive more user fees and with economies of scale a decent profit gained . . . and still 75 acres of undeveloped land!

The property itself beyond the development potential has lots of appeal—one such trait is the land backs onto Crown land offering some of the areas best hunting and excellent backcountry recreation.

Also on the land, and away from the RV sites, is a recreational cabin ideal for a manager/personal recreation. The property has over 3,000 ft of accessible riverfrontage and a trail has been cleared along the river for all to enjoy. The remainder of the property is open for further development with a mix of flat relatively open land and forested hillside.

LOCATION

The property is located along the southern edge of the Moyie River in Yahk, BC just east of the junction with Highway 3. The access road/easement is off King Creek Forest Service Road. Please see maps.



DIRECTIONS

The access road is located at the junction of Highway 95 and Highway 3 near Yahk, BC, in behind the weigh scale. A few hundred feet up the gravel road you turn left. This road is an easement across a private parcel of land and is gated. The property starts 1 km along this road/easement. Please see maps.

AREA DATA

The property is located in the West Kootenays, a lush mountainous region in southeastern BC. The nearest community is Yahk, only a couple minutes away. The town is located on the Moyie River the same river this property fronts on. In Yahk, there are a couple gas stations/general store, food outlet. The nearest communities with substantial services are Cranbrook (65 km east) and Creston (40 km to the east).

Cranbrook

The property is located approximately 65 km west of Cranbrook, a thriving community with a proud 109-year history and an exciting future. This city is located in a broad open valley located between the Rocky Mountains to the east and the older Purcell Mountains to the west. It is an understatement to say Cranbrook is surrounded by world class scenery, recreation and wildlife. Mild Canadian winters and warm sunny summers characterize the beautiful mountain environment. Cranbrook is largest city in the Kootenays, and 18th largest city in BC with a population of over 20,000 people, but serving several thousand more as a commercial hub for the southern areas of the East and West Kootenays. Here you will find big box stores, all professional services, great schools and just about anything you would ever need. Cranbrook is also home to Canadian Rockies International Airport, the East Kootenay Regional Hospital, the College of the Rockies, the 600 seat Key City Theatre, the Western Financial Place recreational complex which is home to the BCHL's Cranbrook Bucks and a spectacular and growing summer Farmer's Market.

Creston

Located 40 km to the west is the agricultural town of Creston, home to one of the longest growing season in BC and a major fruit growing region. The population of Creston is approx. 6,000.

VEGETATION

Of the 100 acres, there are approx. 32 acres of forested hillside and the rest is open plain with intermittent tree cover and grassland.

SERVICES

Drilled Well

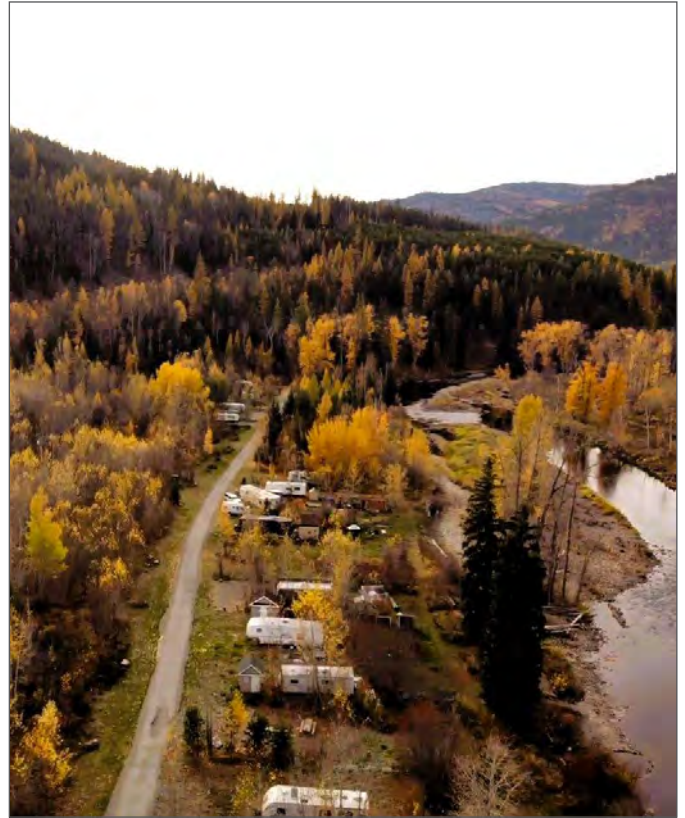
Well capacity is 148 gallons/minute. The well depth is approximately 60'. Basically, it is sitting on an underground river. The water is tested every month.

Septic

Private sewerage system with septic field. Fully engineered. It is a type 2 pressure system with three lift pumps—all computerized. This system is designed by Pennco Engineering out of Nelson, BC and is what is referred to as an “as-build” system where you add on as you require more cubic feet of volume. At present there is capacity for significant expansion of lots and users. There are three monitoring wells to give an idea if there is any effluent that is not being treated properly and is going past the monitoring system. No issues present.

Power

Power comes across the Moyie River from the highway and then travels underground on site through the park.



MAP REFERENCE

49° 4'33.19"N and 116° 7'15.00"W

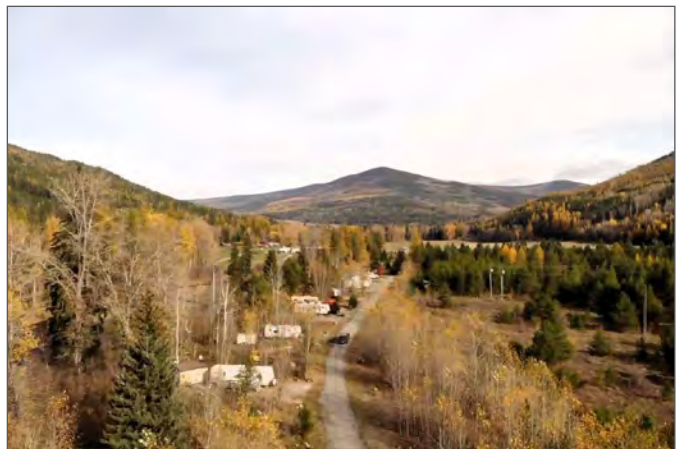
IMPROVEMENTS

Cabin

LEGAL

District Lot 7028, Kootenay Land District, Except Plan R219

PID 016-443-195



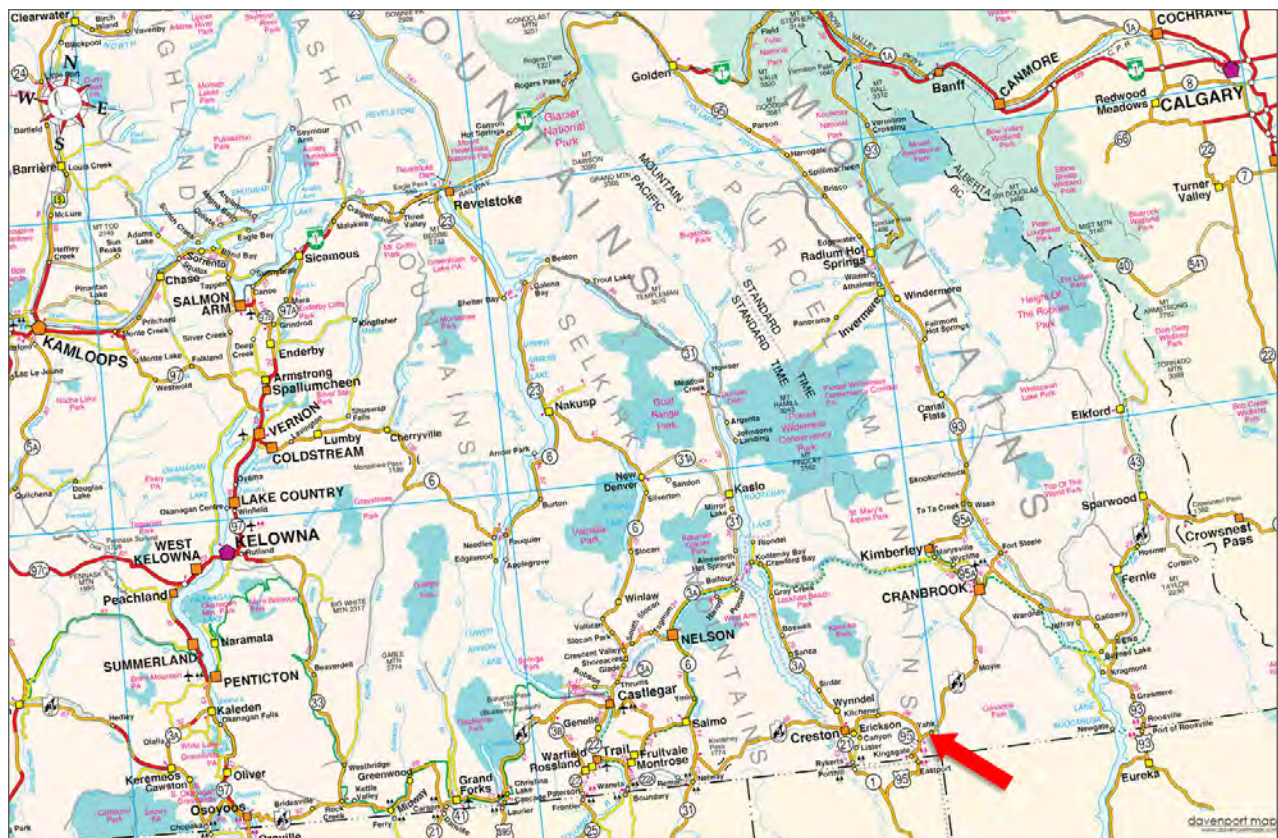


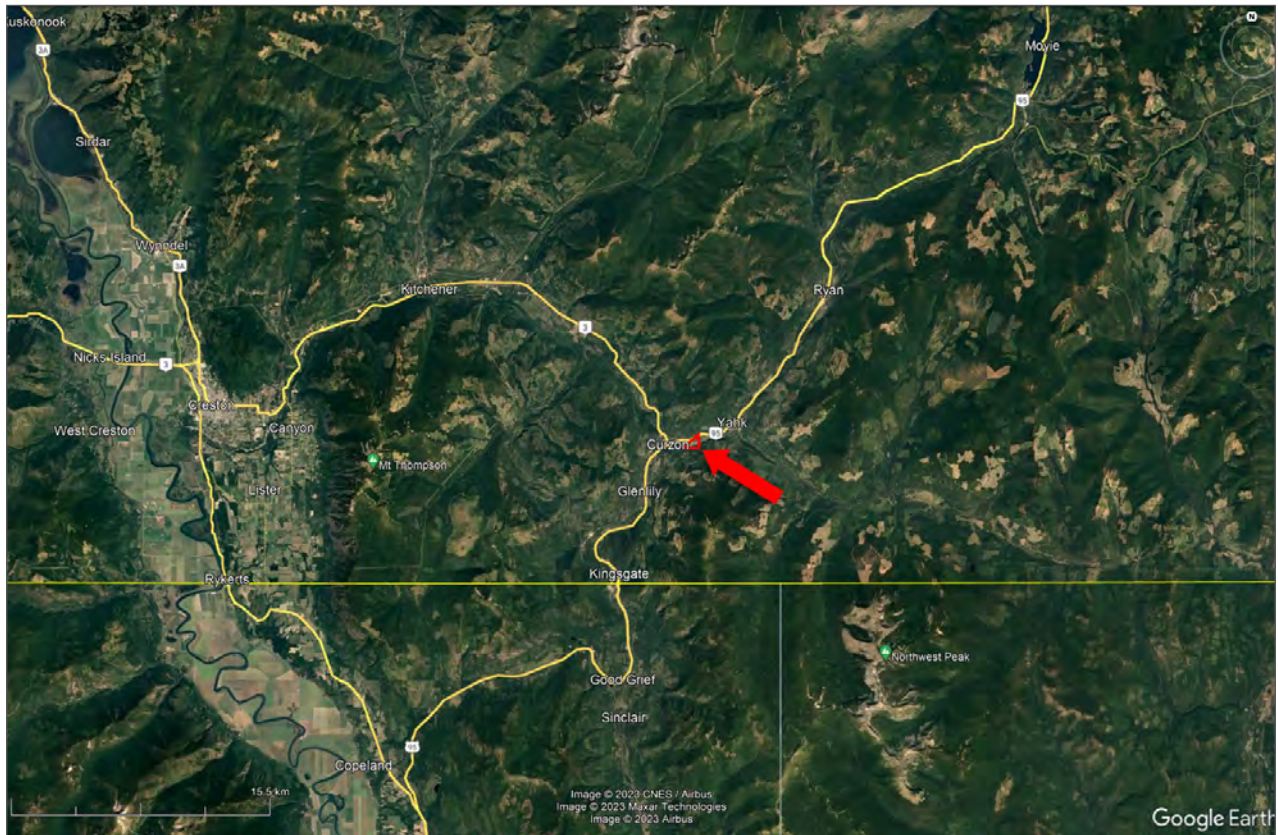


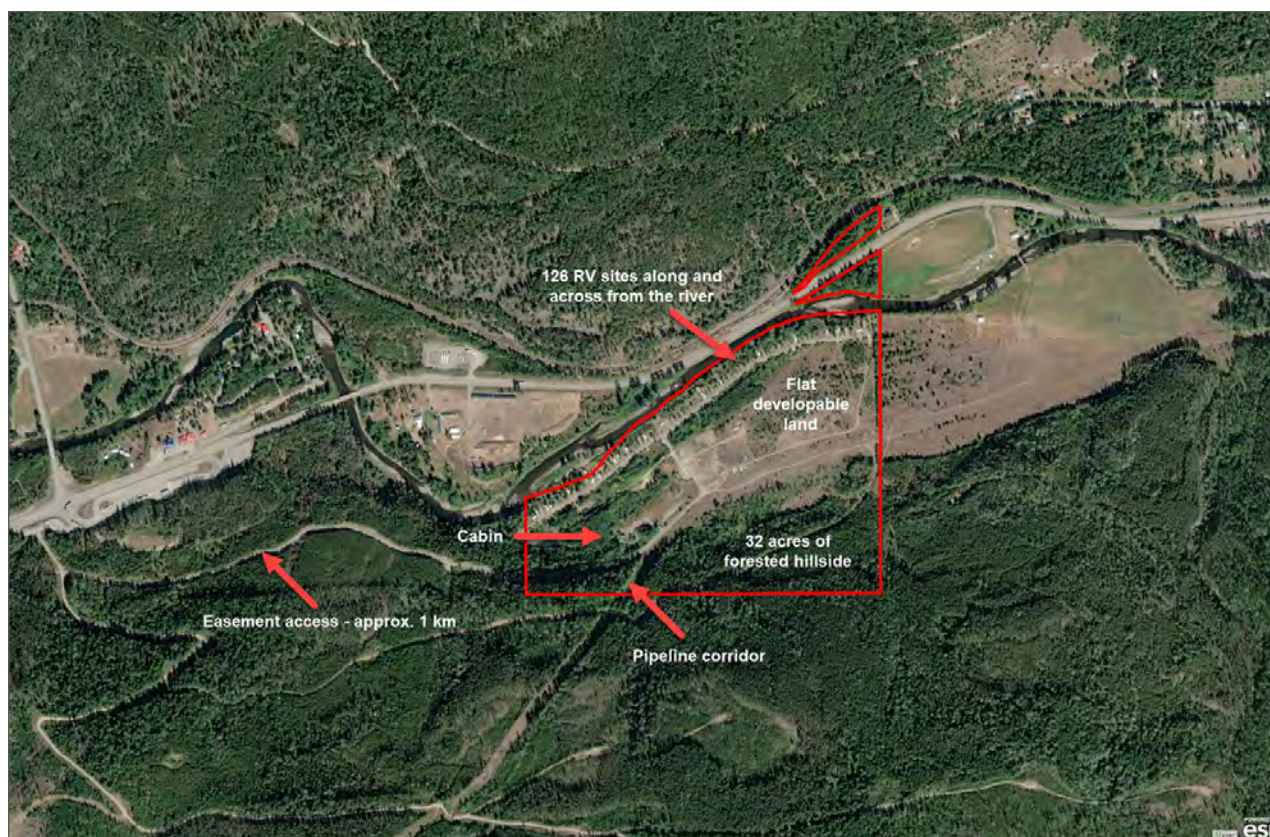
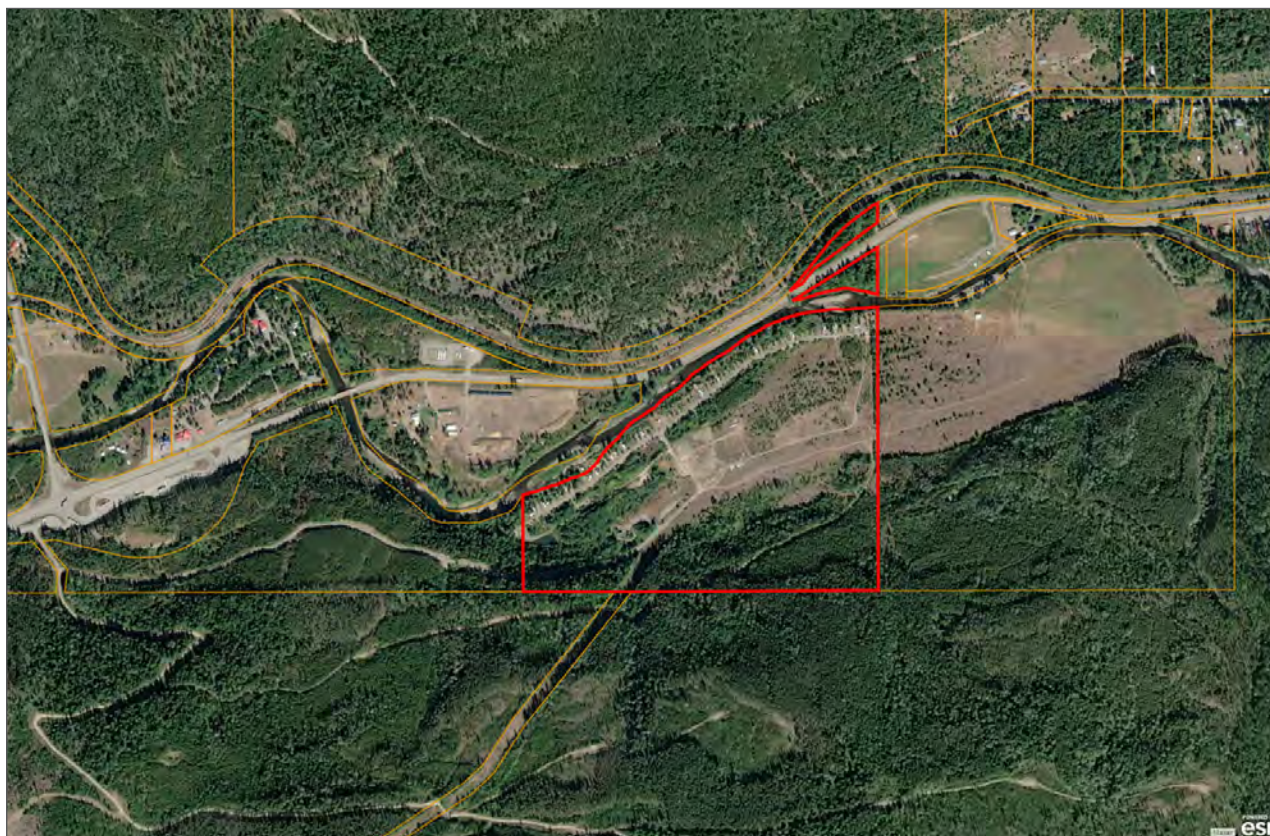


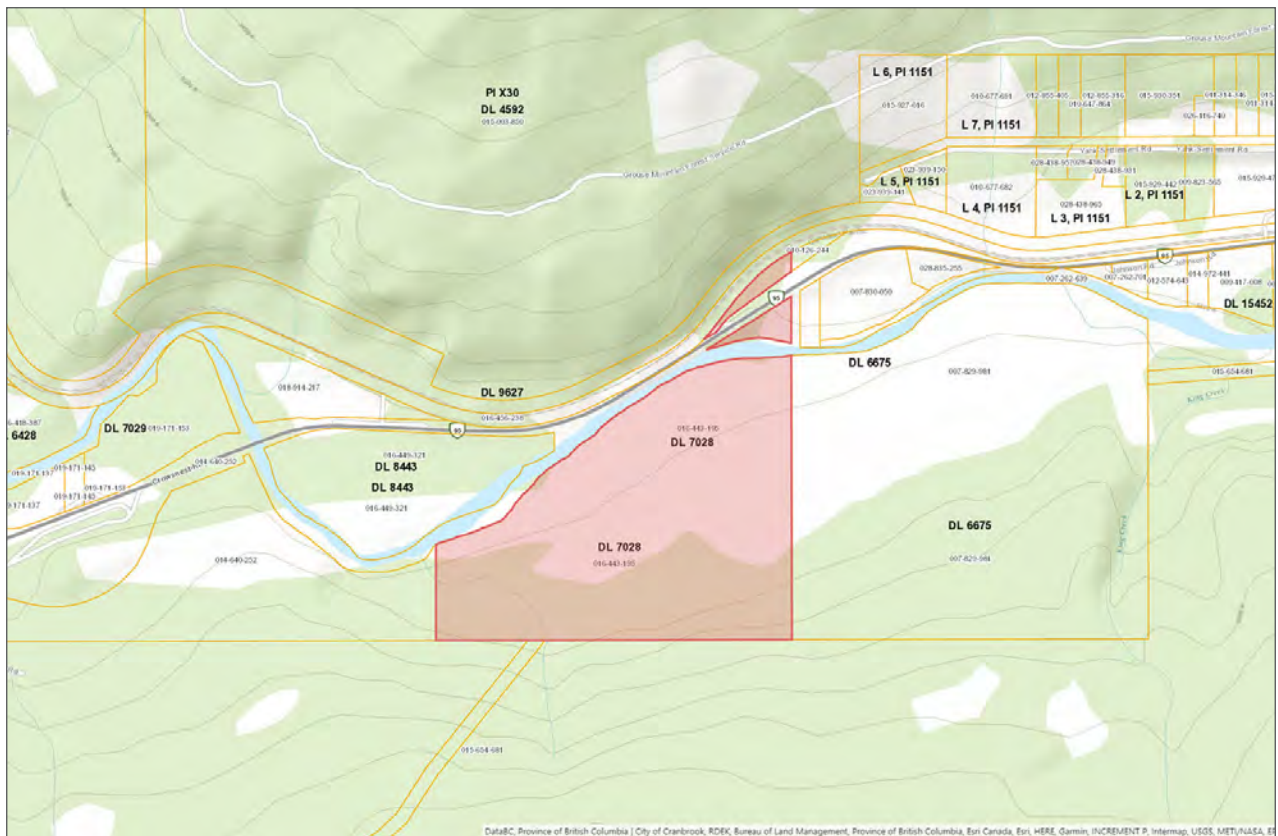
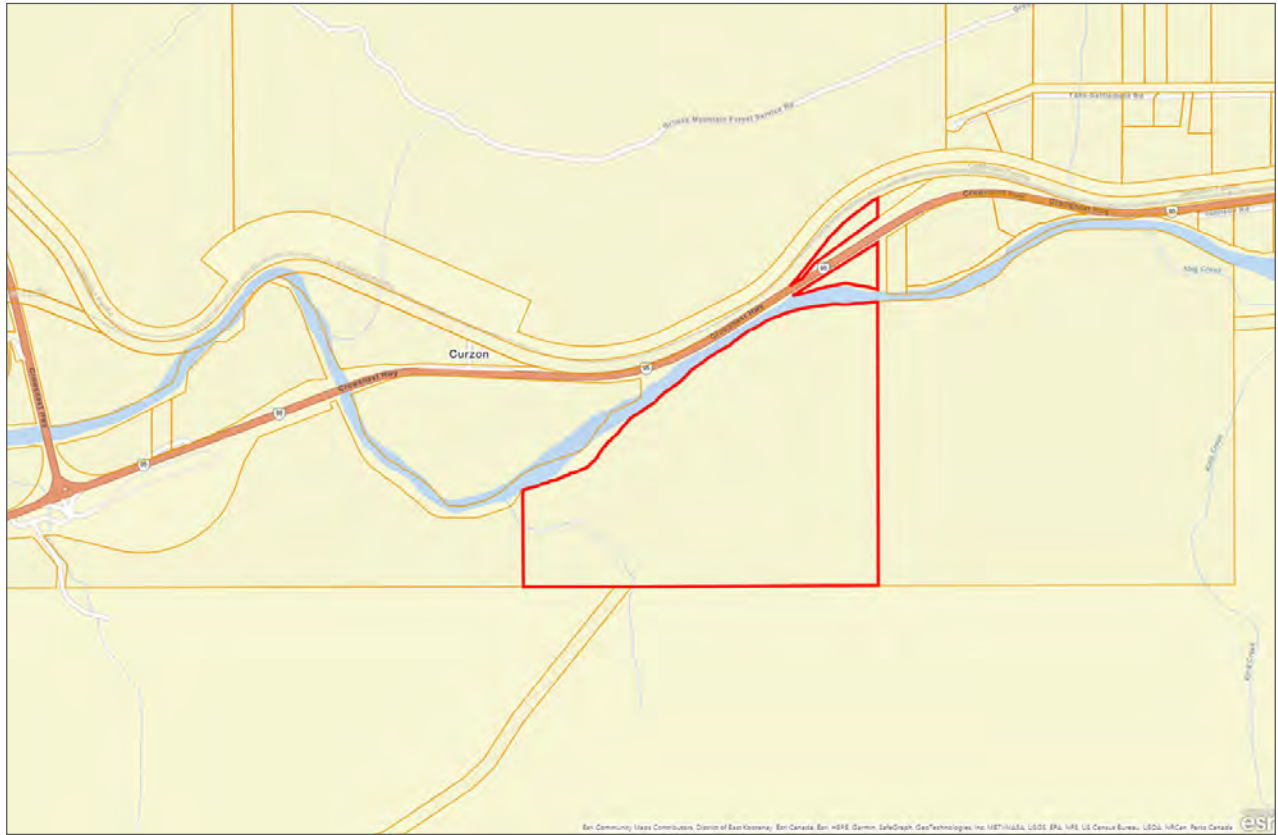














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