



**127 Acres - Prime Location**  
Quesnel, BC



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# 127 Acres - Prime Location

Quesnel, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24074
<b>Price:</b>	\$599,000
<b>Taxes (2023):</b>	\$546.42
<b>Size:</b>	127.25 acres
<b>Zoning:</b>	A-1

## DESCRIPTION

This 127.25 acres at the end of Oval Road, is a prime parcel of land offering the ideal blend of convenience and tranquility. With full sun expose and very close proximity to schools and shopping, it is perfectly suited for various endeavours.

You enter the gated and fenced property off of a private lane, onto approximately 25 acres of gently sloping cleared grassland. This area is the perfect setting for a home, hobby farm, grazing or development. The remainder of the acreage is undeveloped and partially treed, with more for clearing or development.

Additionally, there is also a year-round spring and a sand/gravel pit that present a potential opportunity for income. The back section has two power line right of ways that are cleared underneath and add to the network of trails, perfect for motorsports, horseback riding, walking or biking.

## LOCATION

Oval Road - Quesnel, BC

## AREA DATA

Situated in the heart of British Columbia, Quesnel is a vibrant, small city with a rich history and a strong sense of community. The city's economy is built primarily on forestry, mining, and agriculture, offering a wide range of job opportunities in these sectors. Quesnel's history is steeped in the gold rush era, and the city continues to celebrate this heritage with annual events, museums, and historical sites. Additionally, its location along the Fraser and Quesnel Rivers provides a beautiful setting for various recreational activities such as fishing, canoeing, and scenic riverside walks.

The region's history is a fascinating mix of Indigenous culture and gold rush era development. The original inhabitants of the land, the Dakelh people, have a rich history that continues to shape the region's culture. With the gold rush of the 1860s, the area saw an influx of prospectors and settlers, leading to the establishment of Quesnel as a supply center. Today, the region's historical legacy can be explored through its many heritage sites, museums, and cultural events, providing a glimpse into the past while informing the present.

## VEGETATION

This lot offers approximately 25 acres of cleared grazing land at the entrance off of Owen Lake Road. The remainder of the property is treed with a mix of pine, spruce and larger fir near the back.

## RECREATION

Quesnel and its surrounding areas offer a wide array of recreational activities for outdoor enthusiasts,



history buffs, and those seeking relaxation. Whether you're looking for adventure, relaxation, or a bit of local culture, Quesnel and the areas west of the city have something to offer everyone.

### **Hiking and Biking**

The area boasts numerous trails for hiking and biking. Cottonwood House Historic Site offers trails with historical significance, while Ten Mile Lake, Hallis Lake, and Dragon Mountain are popular for their extensive trail networks.

### **Water Activities**

Quesnel River and other nearby lakes and rivers, such as Ten Mile Lake, Dragon Lake and Bouchie Lake, provide excellent opportunities for boating, canoeing, and kayaking. The Quesnel River is also a popular spot for white-water rafting.

### **Fishing**

The region is known for its excellent fishing, with opportunities to catch salmon, rainbow trout, and char in the Fraser and Quesnel Rivers, as well as in numerous local lakes.

### **Winter Sports**

During the winter, locals and tourists alike enjoy snowmobiling, cross-country skiing, and ice fishing. The Hallis Lake Cross Country Ski Club offers well-maintained trails and equipment rentals.

### **Camping**

There are several campgrounds and parks perfect for overnight stays, including Ten Mile Lake Provincial Park, Pinnacles Provincial Park, and the campgrounds around Dragon Lake.

### **Hunting**

The forests west of Quesnel are abundant with wildlife, providing opportunities for hunting, with species ranging from deer and moose to a variety of game birds. This property is in WMU 5-2.

### **Horseback Riding**

The vast, open spaces and scenic trails make the area perfect for horseback riding.

### **Bird Watching**

With a variety of ecosystems, the region is a haven for bird watchers, with species such as the sandhill crane, great blue heron, and numerous songbirds.

### **Golfing**

Quesnel offers several beautiful golf courses, including the Quesnel Golf Club and Richbar Golf and Gardens.

### **Historical Exploration**

For those interested in history, the Quesnel and District Museum and Archives provides insight into the area's gold rush past, and the Cottonwood Historic House offers a step back in time with preserved buildings and live demonstrations.

### **Cultural Events**

Quesnel hosts several annual events, such as the Billy Barker Days Festival, which celebrates the region's gold rush history with parades, contests, and live entertainment.

### **Local Arts**

Visit the Quesnel Art Gallery and listen to performances by the Quesnel Community Orchestra for a taste of the local arts scene.

### **MAP REFERENCE**

52°59'22.22"N and 122°24'50.86"W

### **INVESTMENT FEATURES**

The 127-acre lot in Quesnel offers prime investment features. Adjacent to a desirable subdivision, it boasts good grazing land and, with rezoning, potential for subdivision development. With a small gravel pit and spring water, all services at the lot line, and a location close to a lake and essential amenities, it offers convenience and versatility for a profitable investment opportunity.



### **SERVICES**

Water, septic, natural gas are all at the lot line. BC Hydro 7 poles away.

### **LEGAL**

BLOCK B OF DISTRICT LOT 3949 CARIBOO DISTRICT - PID 015-100-138





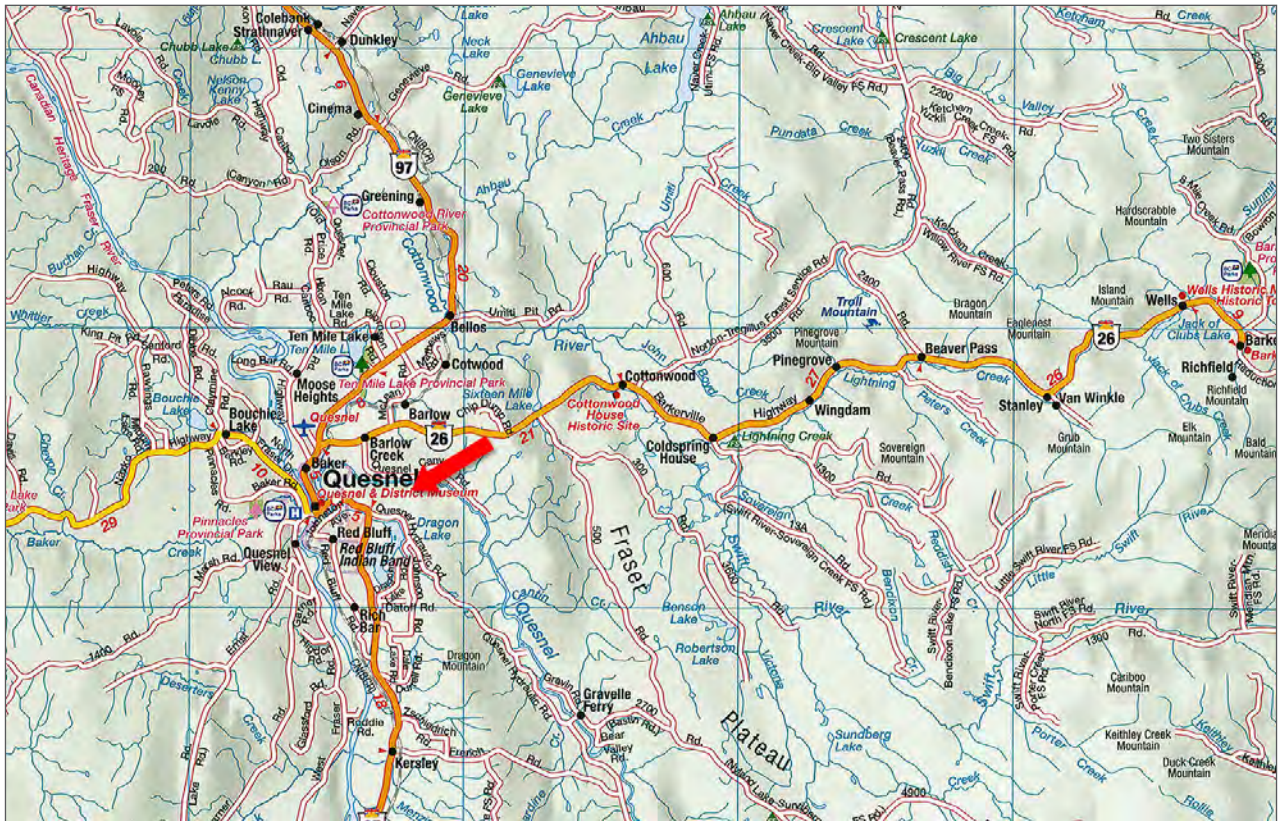
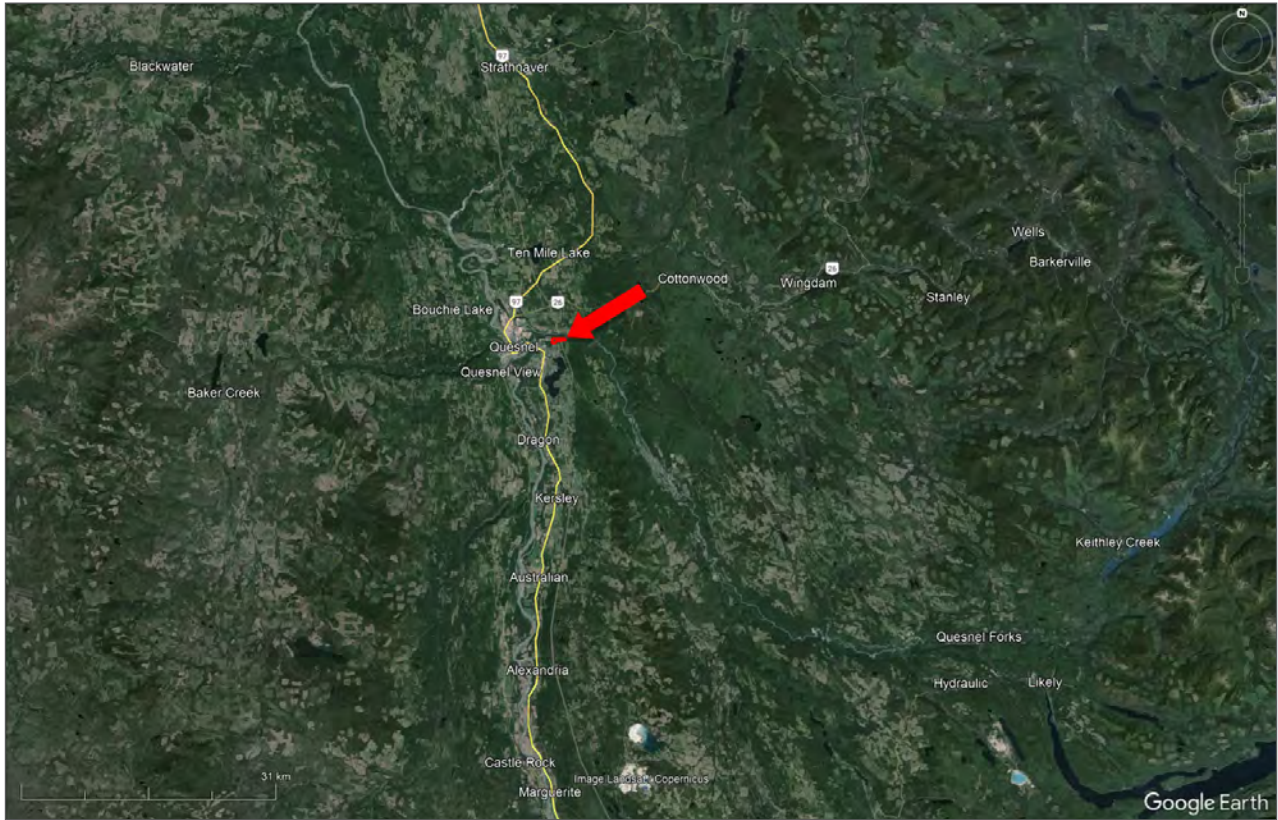


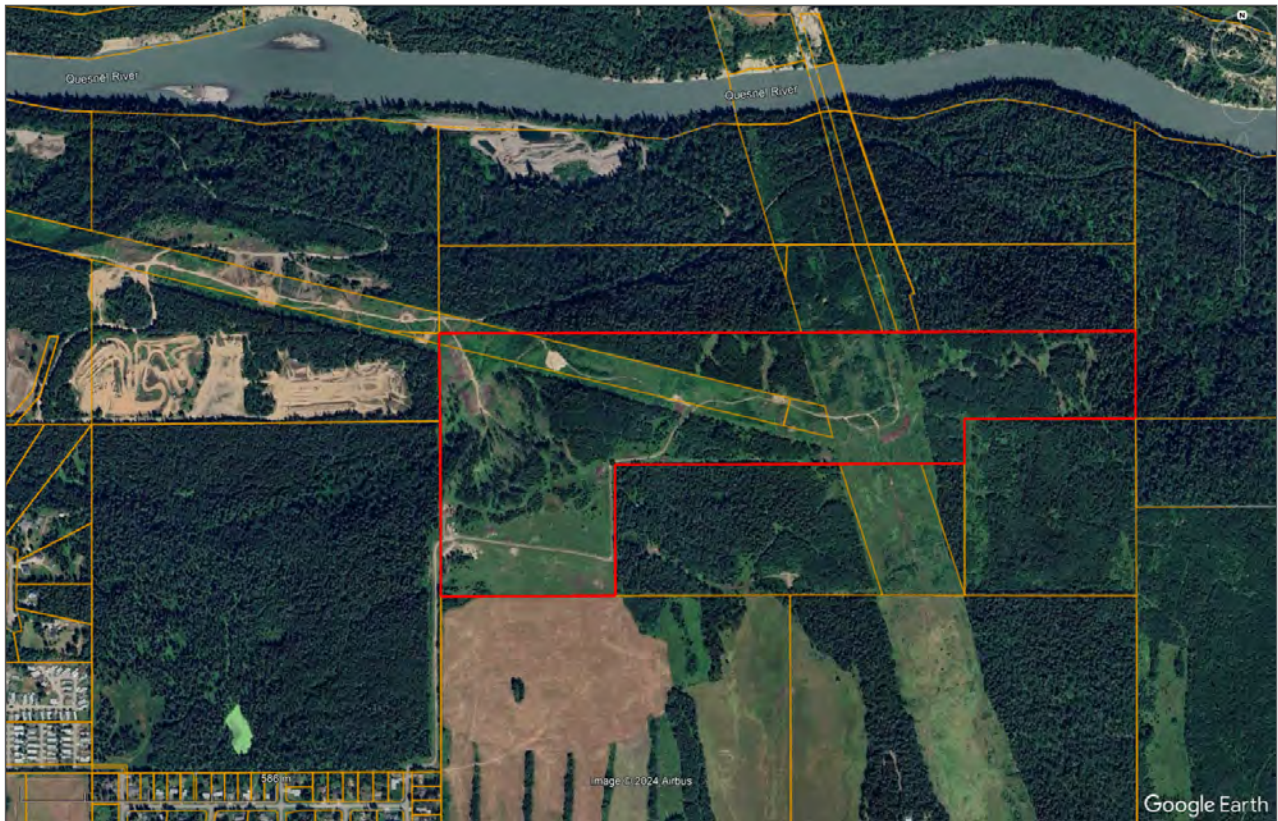


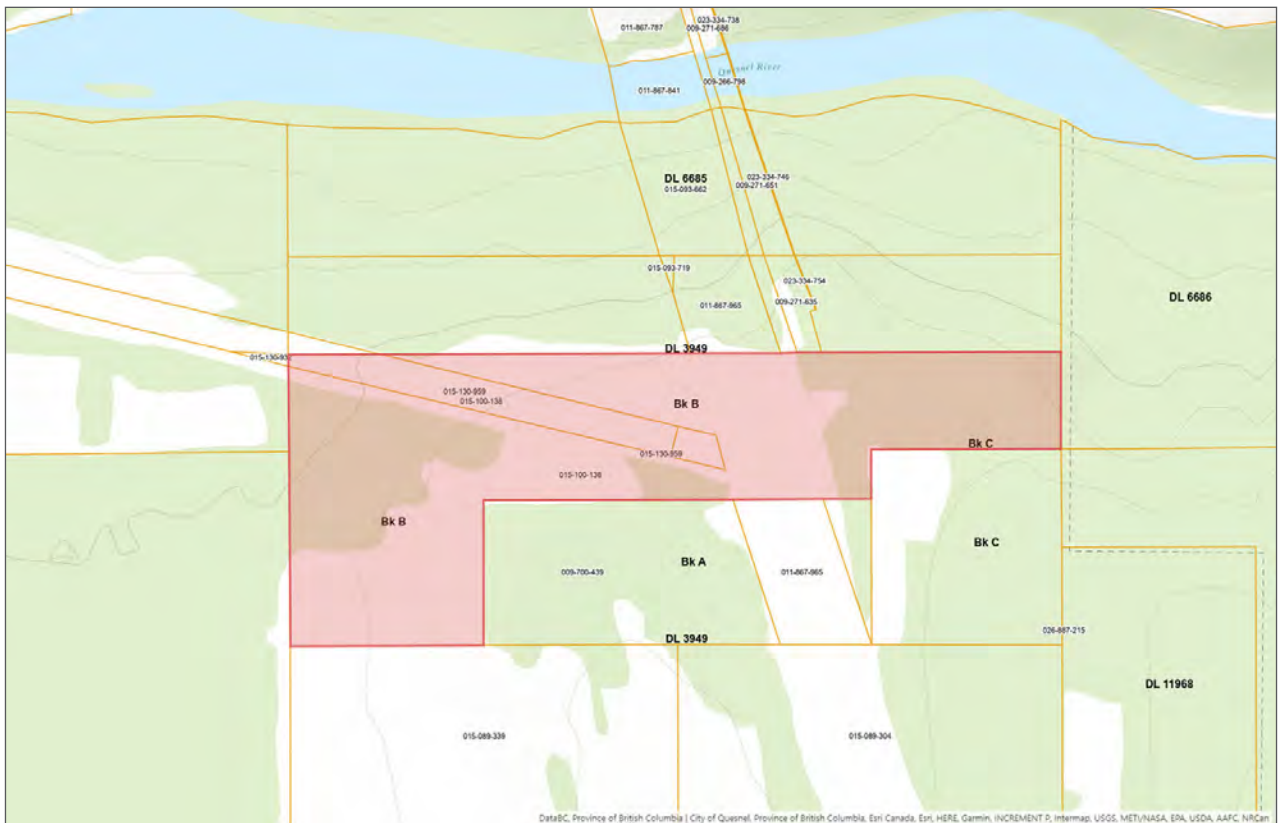
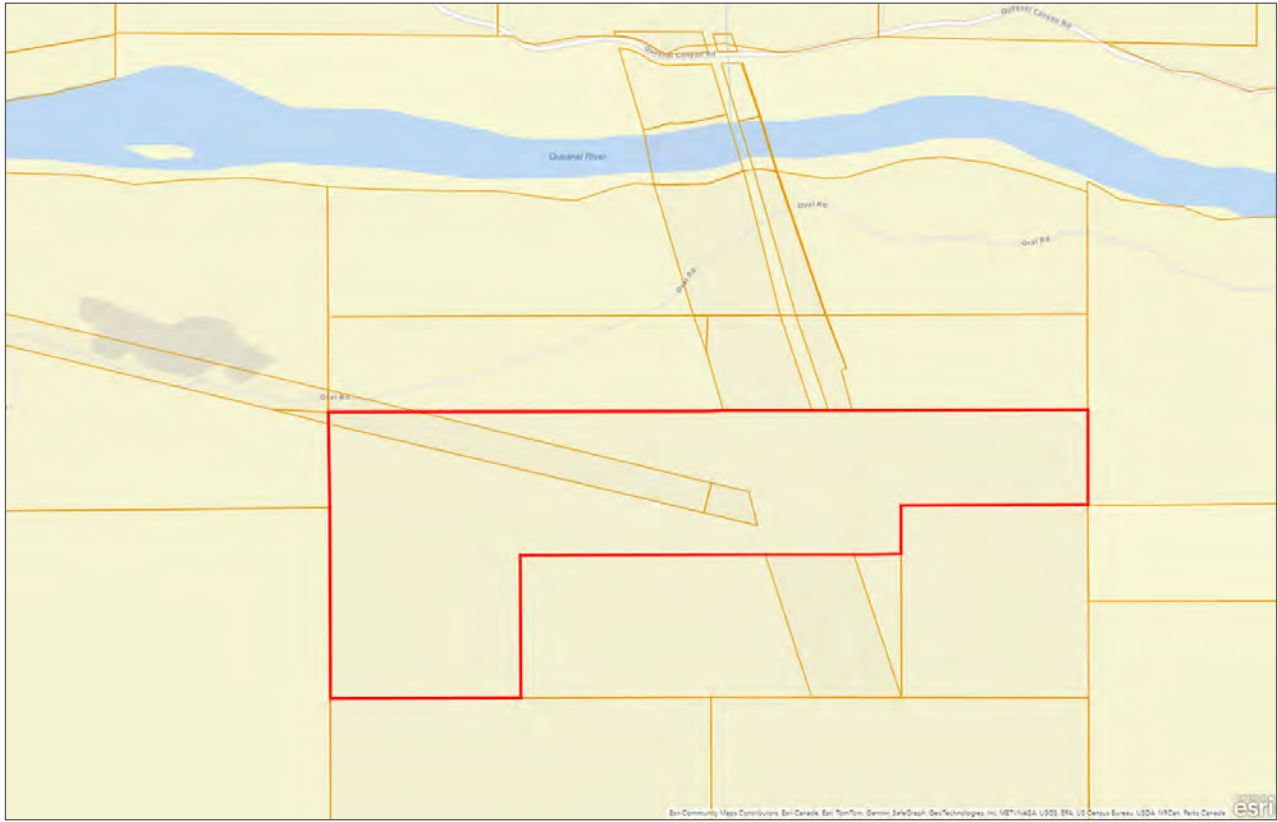
















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