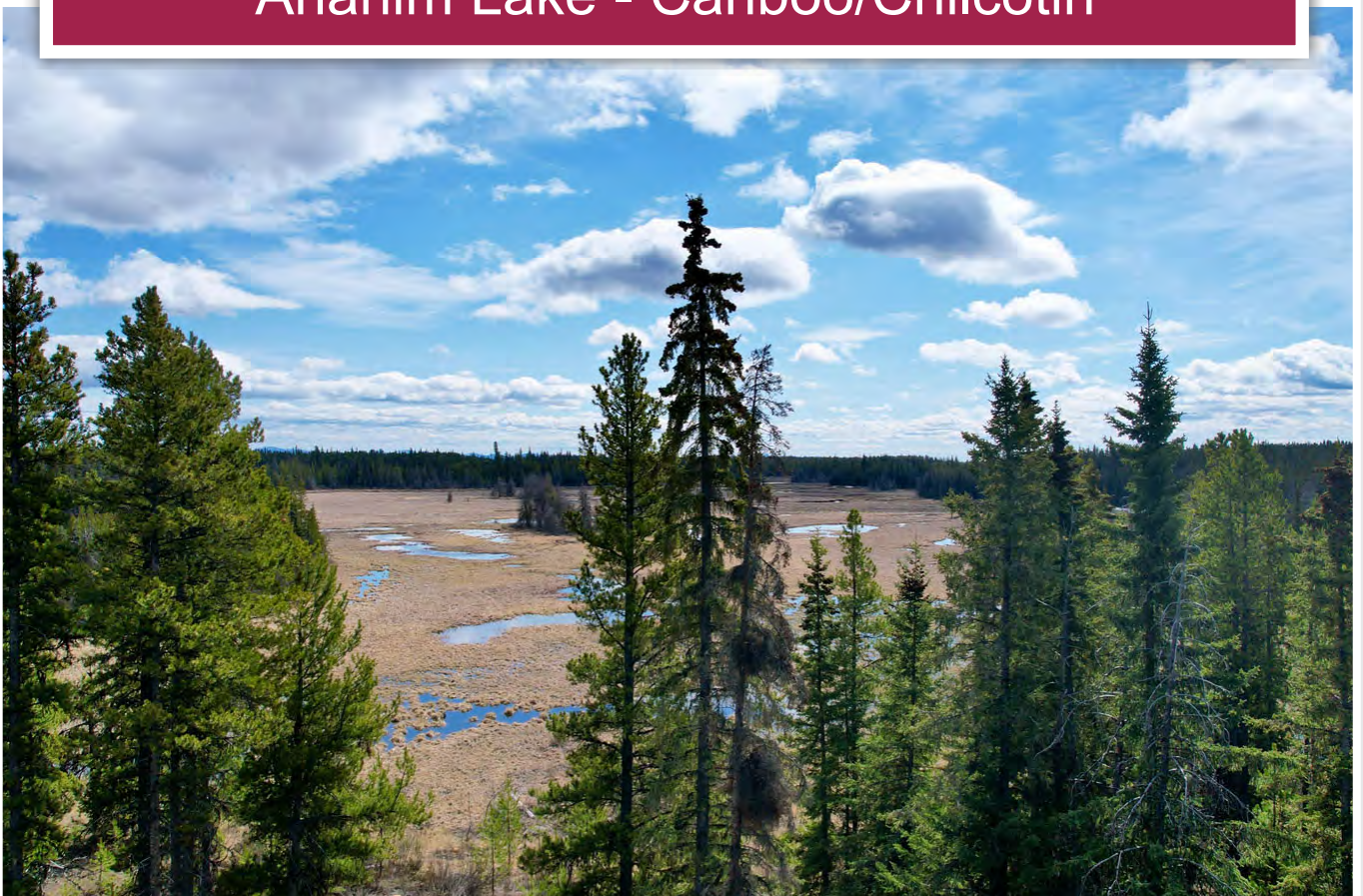




160 Acre Off-Grid Homestead
Anahim Lake - Cariboo/Chilcotin



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PROPERTY DETAILS

Listing Number:	24272
Price:	\$249,900
Taxes (2023):	\$669.77
Size:	160 acres
Zoning:	R/A

DESCRIPTION

This affordable, 160-acre, off the grid property nestled just off the highway west of Anahim Lake, offers seclusion and privacy surrounded by Crown land with the newly added convenience of cell service. It consists of a combination of meadows, wetlands, timbered areas and a small clearing with a cabin. Once productive hay fields, the property offers the perfect haven for immersing yourself into nature and cultivating a sustainable homestead. The small cabin was lived in by an entire family and has only been vacant for less than a decade. Near the cabin, a natural spring provides endless water adding to the property's sustainability. The vast meadows are surrounded by timber that can be harvested for income, to build your home or provide endless firewood. Outdoor enthusiast will appreciate the abundance of game species including moose, deer and grouse.

The secluded location and diverse landscape make this the perfect setting to connect with nature and embrace a sustainable lifestyle whether you are drawn to homesteading, farming or seeking refuge to live off the land, this is your perfect opportunity.

LOCATION

South side of Mackenzie Highway 20, west of Anahim Lake near Hotnarko Falls.

DIRECTIONS

Follow Highway 20 west approx. 320 kilometres from Williams Lake. Travel past Anahim Lake and onto the gravel road towards Bella Coola. The entrance to the property is on the south side, approximately 15 km west of Anahim Lake after the pavement ends.

By air, you can travel on Pacific Coastal to Anahim Lake on a 1-hour scheduled flight from Vancouver. This flight will stop over for 15 minutes in Bella Coola.

AREA DATA

Anahim Lake

Anahim Lake is a remote community located in alpine ranching country, 316 km (198 mi) west of Williams Lake, and 135 km (84 mi) east of Bella Coola on Highway 20. Surrounded by the snow-capped Coastal Mountain Range, tranquil lakes and expansive grasslands Anahim Lake is known for the abundance of native rainbow trout to 4 pounds, as well as the "Famous Dean River," which opens in mid-June for fly-fishing.

A Forest Service Recreation Site at Little Anahim Lake provides a highway rest stop for canoeing, picnicking and waterfowl watching. Accommodation, services, camping and facilities are provided by resorts along the lake as well as the community of Anahim Lake.

Anahim Lake has a 975 m (3,198 ft) paved airstrip it is a year-round airport serving the West Chilcotin area. Many charter and private planes use the airport and AV gas is available at the airport. Pacific Coastal Airlines, based at the South Terminal of the Vancouver International Airport, has twice-daily service into Anahim Lake during summer and once daily during winter.

Anahim Lake services include: post office, grocery stores, lodging, RCMP station, liquor outlet, restaurants, airport, medical center, provincial ambulance station, service stations (gas, diesel and propane) and churches.

First Nations Culture and History

The South Carrier and Chilcotin First Nations inhabited Anahim Lake and the Interior Plateau centuries before European exploration. First Nations people in the area established routes known as the “Grease Trails” which stretch north to the Quesnel River, south to 100 Mile House and west to Bella Coola. Anahim Lake is named for Chief Anu x’im (pronounced “An-no-him”), meaning “the beginning of creation,” or “the dawn of time when the first light came in.”

Nimpo Lake

Nimpo Lake sits on the Chilcotin Plateau surrounded by the Coastal, Itcha and Ulkatcho mountains. It is an excellent fishing lake, offering Rainbow trout of up to five pounds. Nimpo Lake has appropriately been named the “Floatplane Capital of BC” and presently has two air charter companies providing a host of services to the many visitors. It also has many private float plane docks around the lake. Sightseeing charters are very popular because so much of this scenic area is only accessible by air. There are many alpine and high altitude lakes in the area for camping, fishing, hunting and hiking. A day will not go by in the summer when you won’t



see a floatplane take off of the lake carrying visitors on a flightseeing tour to the Turner Lake chain for a multi-day canoe trip, or for a day of fishing on one of the pristine fly-in lakes.

Nimpo Lake is also a favourite stop for many pilots flying on their way to the Yukon or Alaska who have become accustomed to refuelling here. Nimpo Lake is at 3,655 ft elevation with spectacular views of the Coast Mountain Range to the south. It is a relatively calm lake well known for its trout fishing, kayaking, canoeing or just drifting with a fishing line.

The Nimpo Lake Community can also satisfy your needs with a general store, liquor store, cannabis store, fuel station, a restaurant and many full-service accommodations.

VEGETATION

The main species of timber on the property consist of spruce and pine. The property has never been logged except for a small section on the south perimeter which was taken by a logging company.

RECREATION

Surrounded by the snow-capped Coastal Mountain Range, tranquil lakes and expansive grasslands, Anahim Lake and Nimpo Lake have year-round outdoor adventure opportunities including fishing, canoeing, hiking, horseback riding, bird watching, cross-country skiing, ice-fishing and snowmobiling to name a few.

Nearby parks—Tweedsmuir provincial Park to the west, Itcha Ilgachuz Provincial Park to the north and Tsy'los Provincial Park to the southeast—also provide incredible year round, wilderness recreation terrain. Tweedsmuir Park offers numerous hiking trails for the summer months and a network of cross-country ski trails for the winter. The Tweedsmuir Ski Club also offers a well-equipped overnight cabin and a beautiful new day cabin at the foot of the rope tow ski hill. Tweedsmuir Park is a well-known destination for snowmobile riders and backcountry skiers.

Many species of wildlife can be seen in the area including deer, moose, caribou, bears, wolves, cougars and several species of birds.

Hunting

Anahim Lake and Nimpo Lake are in area 5-6 but is also in close proximity to 5-12B. These areas offer the opportunity to hunt a variety of different species such as:

- Mule deer
- White-tailed deer
- Moose
- Black bear
- Grouse

Restrictions may apply, be sure to consult the local Hunting Regulations.

HISTORY

The following words are a brief history from the current owner:

My father purchased Mortin's Meadow from a couple in 1975. The cabin on the property was built before 1970. I don't believe that couple was the original homesteaders, as there was horse-drawn haying equipment left behind, predating the modern tractors of my days. The original homesteaders, whom we always referred to as the Mortins, had built a cattle corral beside the pond and the gently flowing Natsadalia Creek. They ran cattle, and part of the rustic fence and corral still stands today. From the west, in the trees, you will find the corral. On Mortin's Meadow, there is an artesian spring. As a young child, I remember my father proudly telling folks that it had the sweetest water in the Chilcotin. My family hayed Mortin's in the late seventies and into the eighties, also using it for cattle grazing. Mortin's was our mother's little paradise on earth, and she lovingly looked after the meadow, living there into her seventies. She would draw her water daily from the spring, grow some of her own vegetables and flowers, and harvest the trees near the cabin for cooking and warmth during winter nights.

MAP REFERENCE

52°31'29.00"N and 125°28'23.42"W

SERVICES

Cell service.

LEGAL

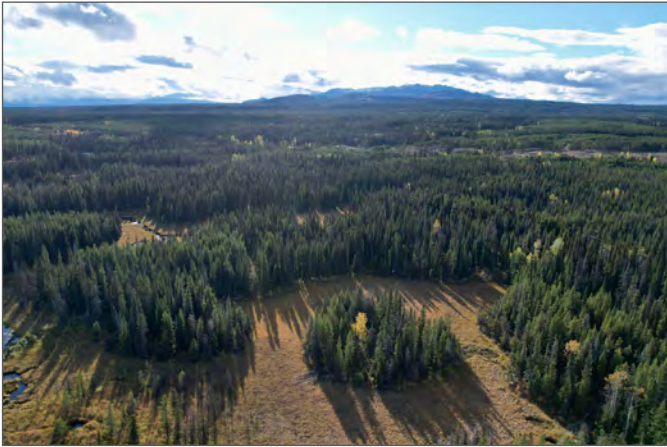
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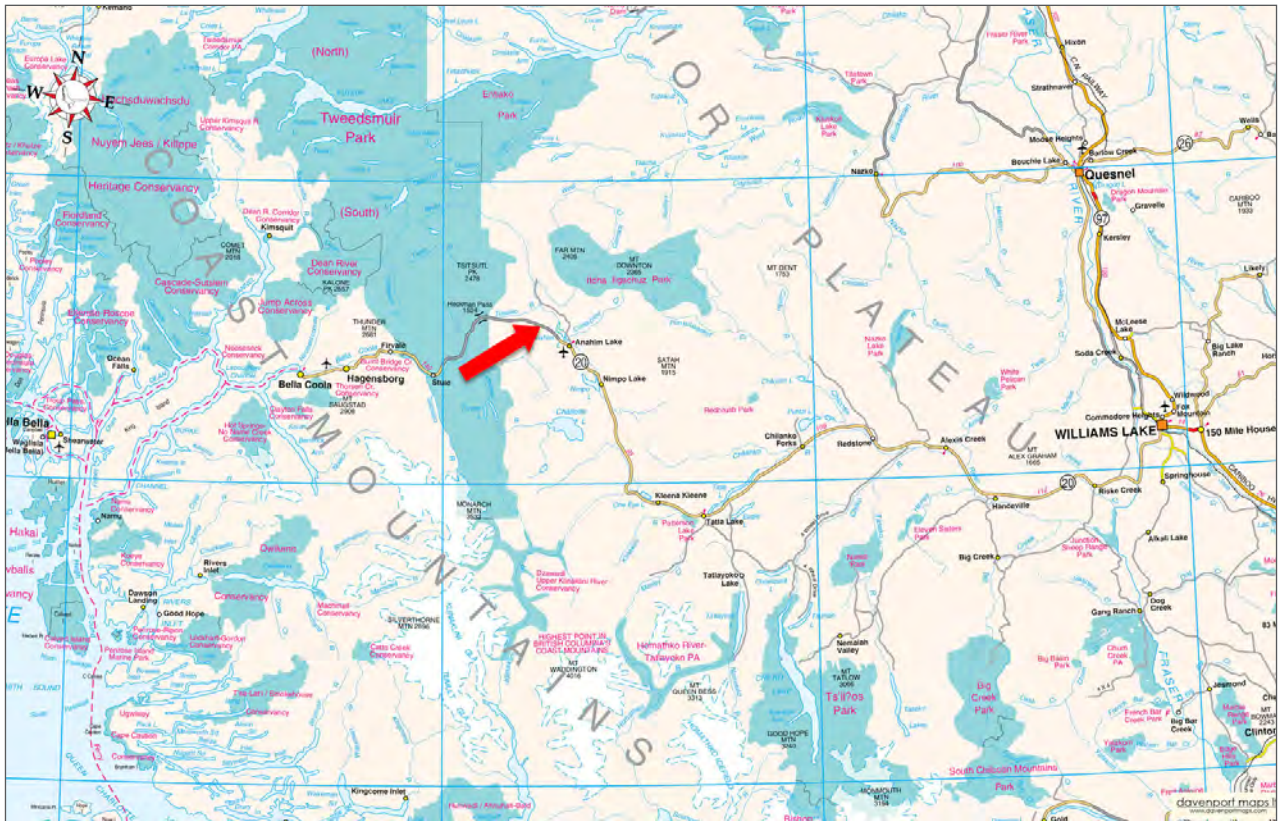


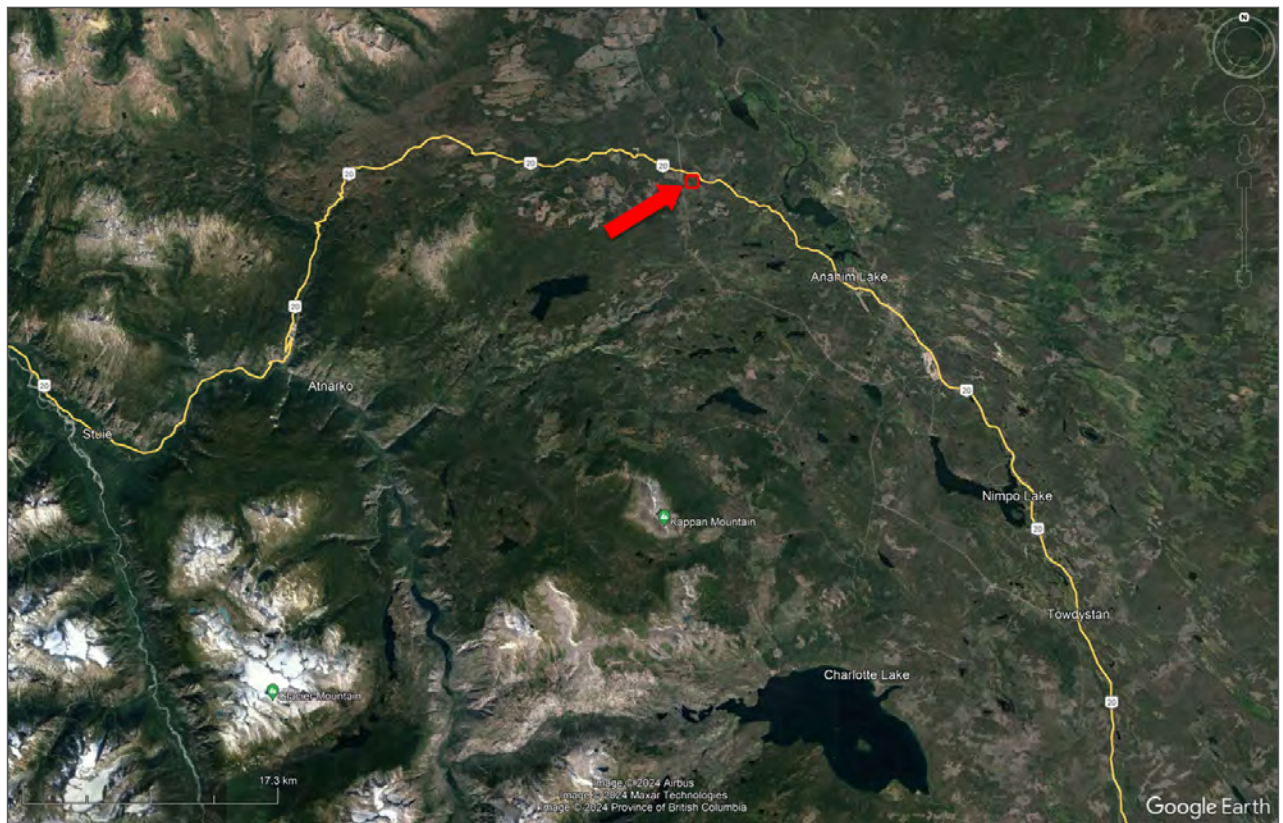
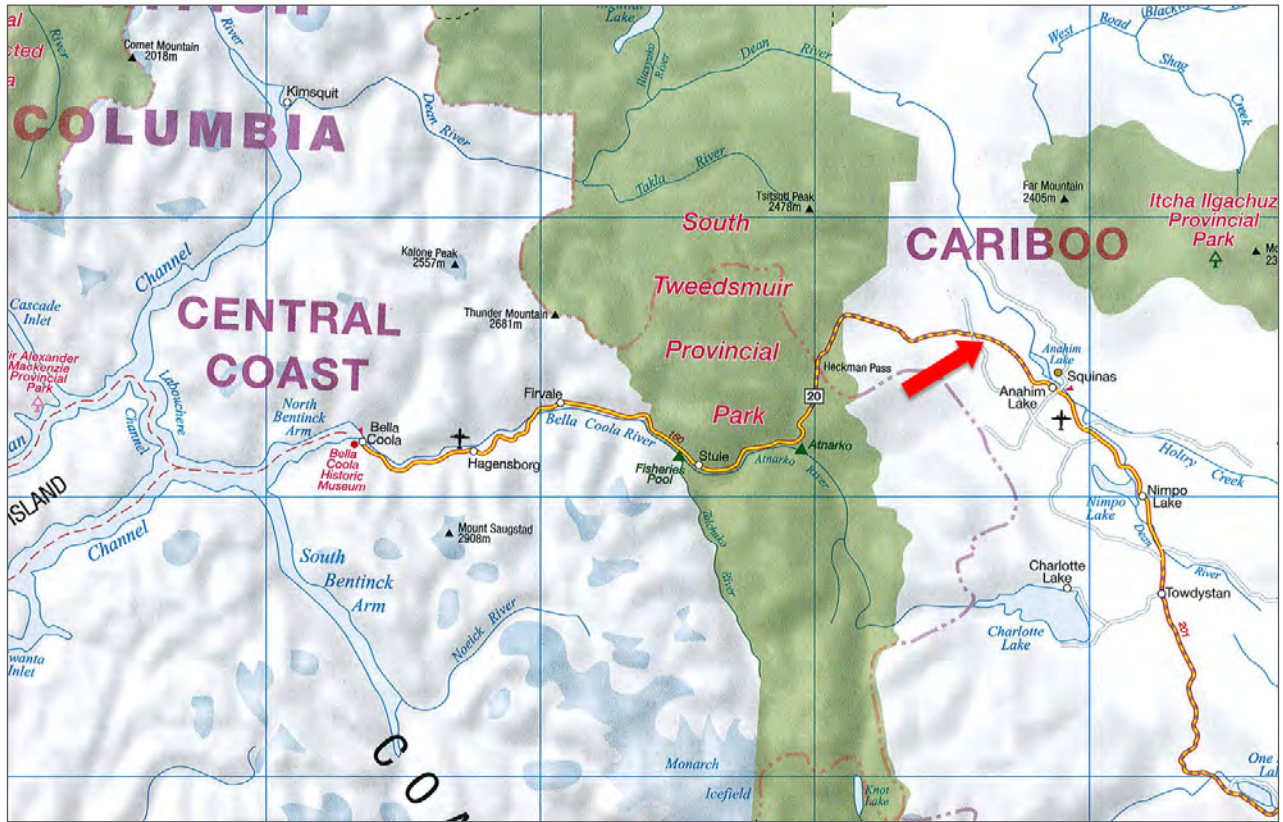


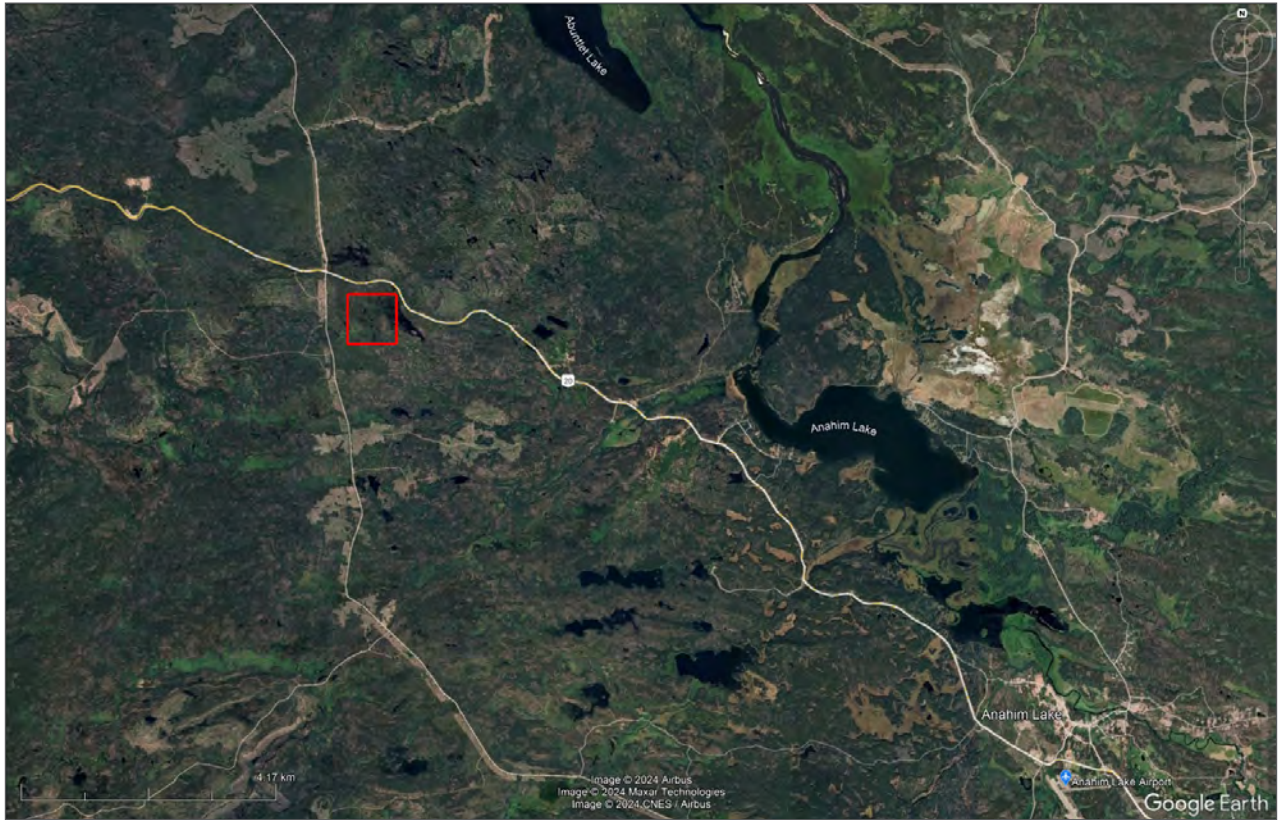


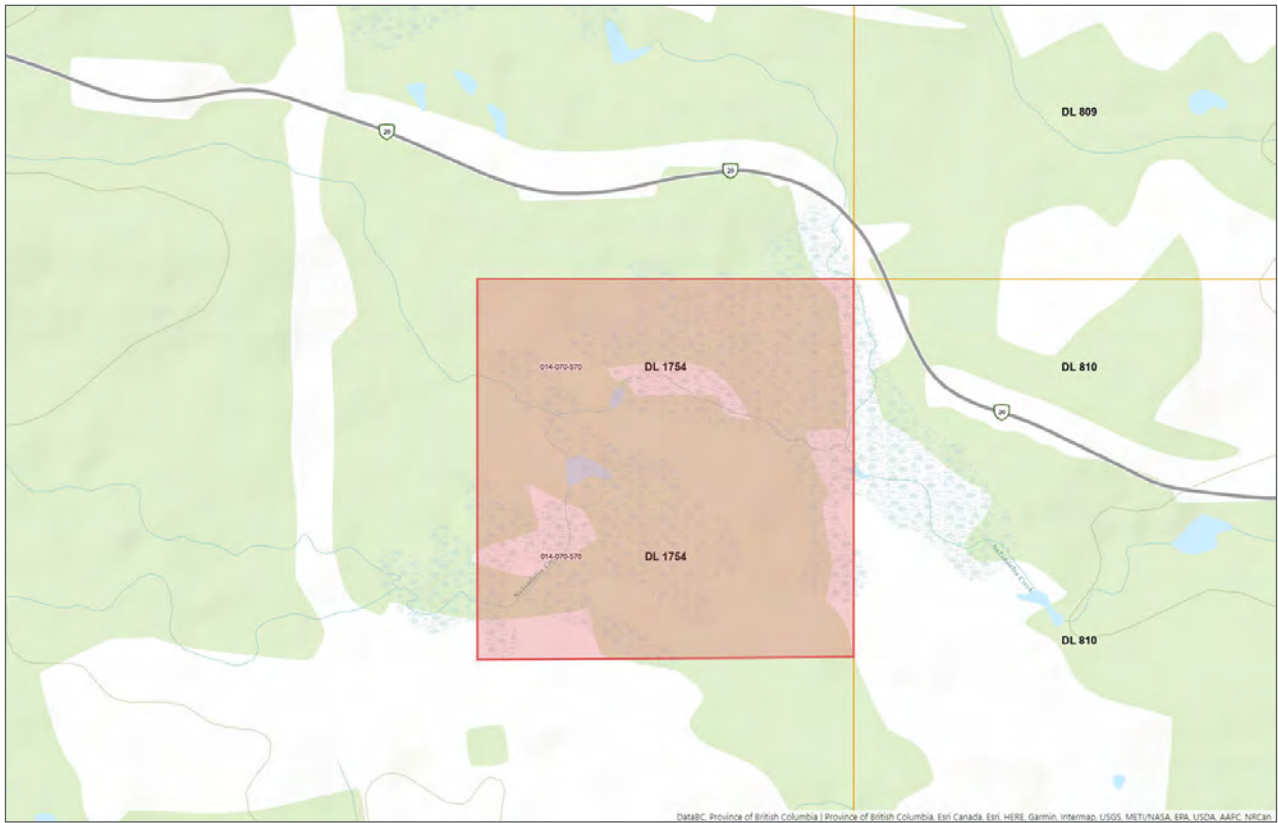
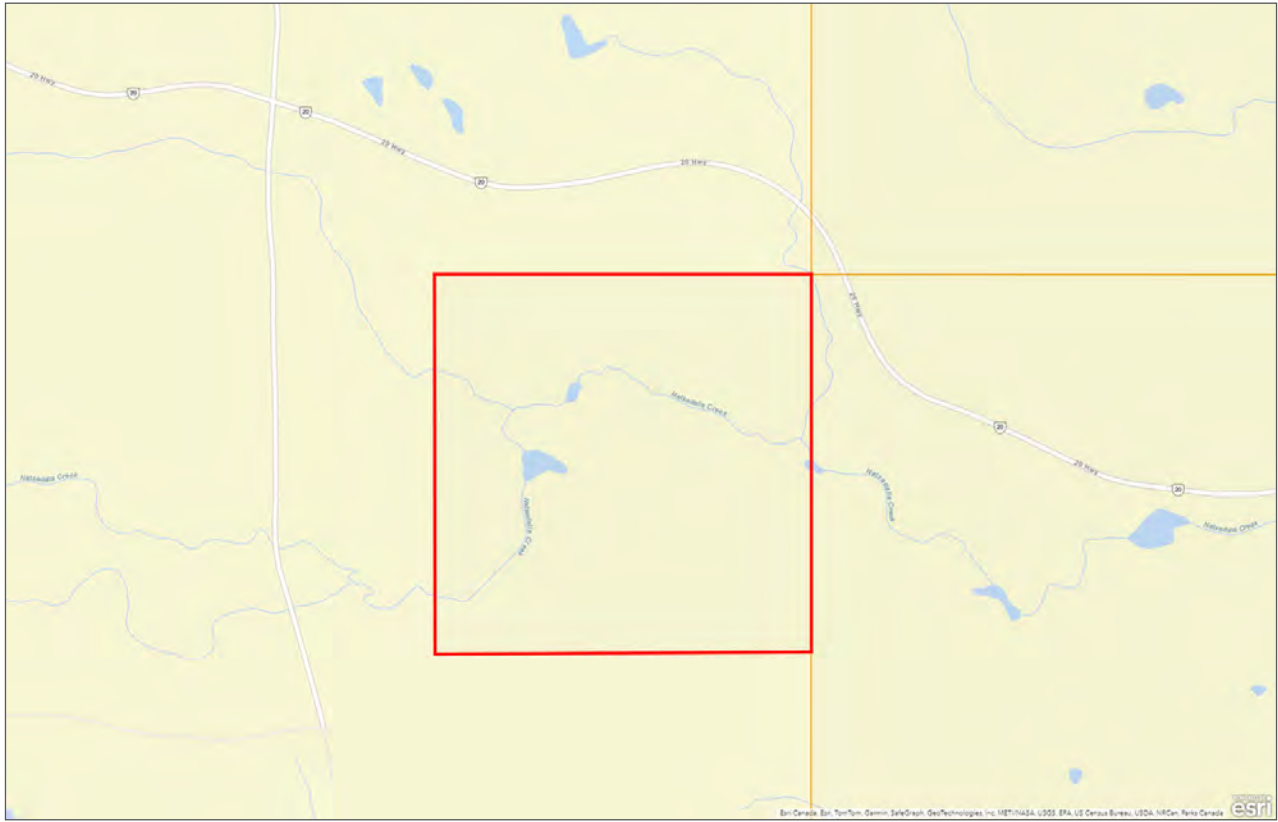












Notes





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