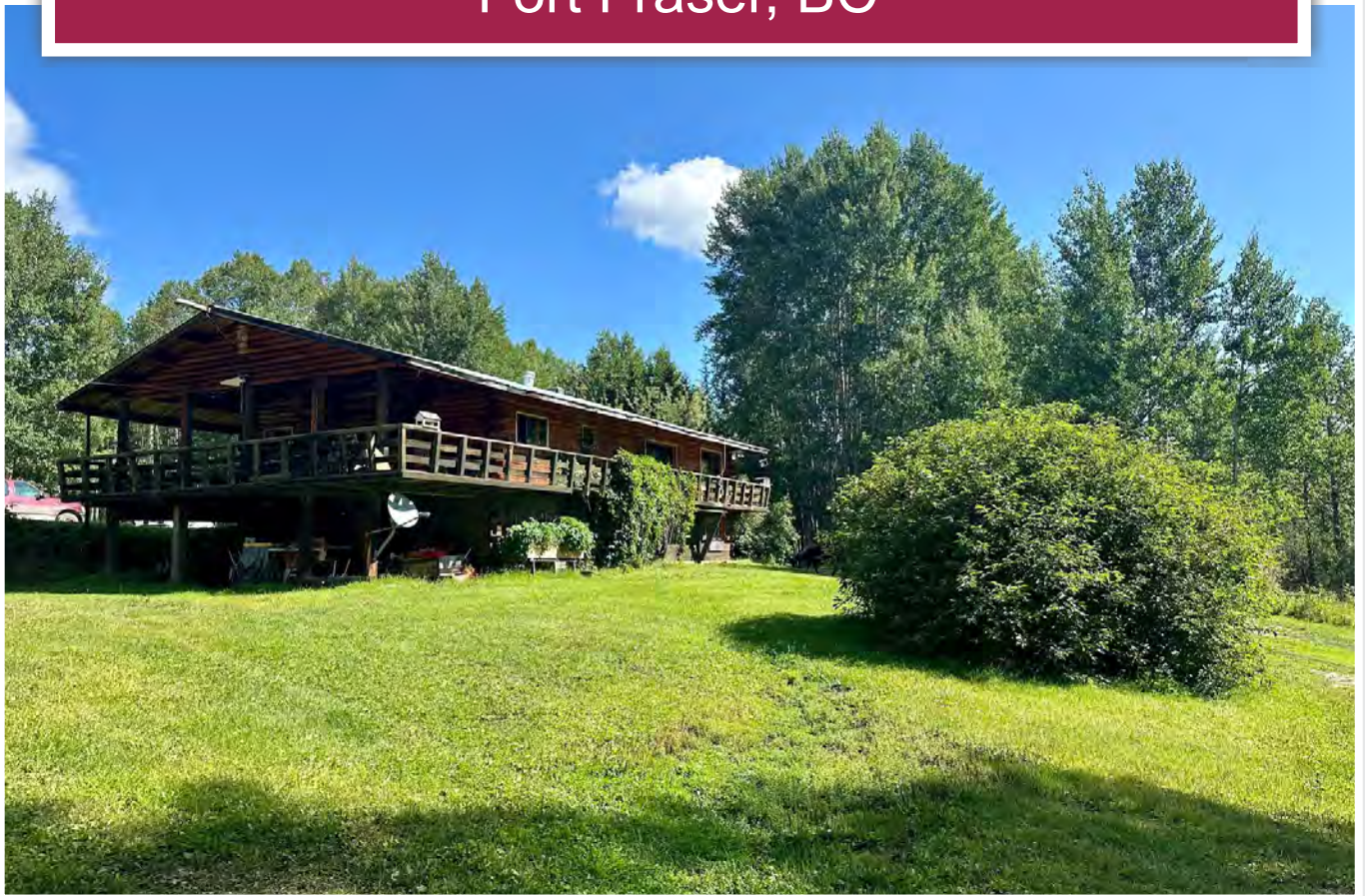




414 Riverfront Acres on 3 Titles
Fort Fraser, BC



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414 Riverfront Acres on 3 Titles

Fort Fraser, BC

PROPERTY DETAILS

Listing Number:	24181
Price:	\$995,000
Taxes (2023):	\$1,495
Size:	414 acres ~ 3 titles
Zoning:	N/A

DESCRIPTION

Wildlife lover's paradise with 414 acres of mostly treed land, and 1.5 miles of stunning river frontage along the beautiful Nechako River. This property consists of 4 titles and features a log home, a large garden area and greenhouse, two rustic guest cabins (one with a shower house), a shop, a couple small pasture areas, and several acres of mature timber (value to be determined by buyer).

You will feel like you are secluded at the end of the road, yet there are all the comforts of home at this fully serviced log home! The wildlife viewing astounds with moose, deer, elk, eagles, and more all right on your doorstep! The Nechako River is a gorgeous river that flows into the Fraser River downstream. Located less than 2 hours from Prince George and only 45 minutes from Vanderhoof.

LOCATION

26023 Lily Lake Road - Fort Fraser, BC

DIRECTIONS

Contact Listing REALTOR®

AREA DATA

Vanderhoof is a robust town within the region with deep roots in the logging, farming and trapping industries. The town has a population of 4,500 and has all the necessary amenities for area residents including schools, grocery stores, restaurants, hotels and more. The Nechako Lumber Company operates a large mill just outside the town providing long term sustainable employment to area residents. Vanderhoof recently received a new aquatic center with a 1,500 ft² leisure pool, six lane lap pool and 30-person hot tub.

Prince George, with a population of 74,003, is the largest city in northern British Columbia and is the "Northern Capital" of BC. It is the most major municipality near the property. Situated at the confluence of the Fraser and Nechako Rivers, and the crossroads of Highway 16 and Highway 97, the city is the service and supply hub for one of the fastest-growing regions in Canada and plays an important role in the province's economy and culture.

Prince George is the dominant economic center of the region. Public sector and education-based jobs dominate the municipality's economy. Presently the Northern Health Authority, stationed in Prince George, possess a \$450 million budget and have invested \$100 million into local infrastructure. UNBC, the College of New Caledonia and School District #57 adds a further \$750 million into the local economy.

The city's economy was once dominated by the lumber sector; however, the Fraser-Fort George Regional District has experienced extensive closures of the region's lumber mills. This has been attributed to the movement towards "super mills," a loss of supply caused by the prevalence of the Mountain Pine Beetle and US tariffs on lumber exports. It is predicted that mining exploration and development will soon supersede the lumber industry, as the dominant industry in Prince George and the surrounding areas. Additionally, Initiatives Prince George estimates that the Nechako Basin contains 5,000,000 barrels of oil, which could help diversify the region's economy further through the commencement of petroleum harvesting operations.

Presently, the city of Prince George has a number of private enterprises and facilities operating in and contributing to its local economy. These facilities include:

- Two chemical plants
- An oil refinery
- Brewery
- Dairy
- Machine shops
- Aluminum boat construction
- Value added forestry
- Specialty equipment manufacturing

Prince George has a large regional airport offering daily flights to major destinations

RECREATION

The recreation on the property and in the wider region is endless. Any recreational activity feasible on a large acreage may be undertaken on this property. The following list of recreational pursuits is not exhaustive:

Hunting

The property resides in Management Unit 7-12 and offers general tags for mule deer, whitetail deer, elk, moose, bear, wolves and a variety of game bird species. The hunting in the region is truly exceptional and the season lengths are long and generous. You will find multiple species in the immediate vicinity of the ranch itself.

Fishing

There is excellent fishing opportunity in the area surrounding the property. Whether you drive west to the coast or fish one of the region's many salmon rivers, the fishing is sure to impress. There are many lakes in the region offering excellent trout, salmon and kokanee fishing as well.

Equestrian

With the numerous trails and wonderful scenery, there is endless opportunity to ride recreationally throughout the property and on nearby Crown land.

Hiking

With the diversity/immensity of the property and its abundant beauty, an individual could spend their entire life exploring the ranch by foot and discover new joys each time.

HISTORY

Early settlers came in from the south, over the western end of the Telegraph Trail. They traveled up the west coast to Prince Rupert where they boarded river steamers to take them to Hazelton; then they trekked along the Trail to Fort Fraser. Those bound for Fort St. James branched off and followed the pack trail between the two Hudson's Bay Forts; other continued along the focal point of the Nechako Valley. The telegraph line was erected in the early days with the object of forming an overland connection between America and Europe. The Telegraph Trail followed the line from one end of British Columbia to the other and since

it was the only trail into the country, it was also the main artery of travel. Many of the men who had been employed on the telegraph line remained in the north, trading, trapping and prospecting for gold.

In 1906 the Village of Vanderhoof was only a survey line in the wilderness to mark the location of the planned railway. When the last spike was driven on April 7, 1914 it started a race for the land. The Grand Trunk Pacific Development Company offered cheap land and had one of their employees, Mr. Herbert Vanderhoof, lay out the town site. Vanderhoof is Dutch for "of the farm" which was very appropriate, since it was the first agricultural settlement in the province. The town grew and in 1926 the Village of Vanderhoof was born. With the arrival of World War II many young men left and Vanderhoof came to a standstill. With the rise of lumber prices and the arrival of new people in the late 1940s, it started to grow again. The next boost to the population and the economy came with the construction of Kenny Dam in the early 1950s. At the peak of its construction, it employed 1,500 men, and a number of them stayed in the area after the dam was built. The next expansion period came with a large influx of American immigrants in the 1960s, and since that time Vanderhoof has enjoyed steady growth.

MAP REFERENCE

53°52'42.23"N and 124°35'26.49"W

INVESTMENT FEATURES

Estimated to be 8,500 cubic metres of harvestable conifers and 3,900 cubic metres of aspen.

SERVICES

- Shallow well
- Septic
- Electricity
- Wood and electric heat in home

IMPROVEMENTS

- Approx. 1,700 ft² home (built in 1975) with large wrap-around deck
- Two hunting cabins
- Shop
- Greenhouse and garden area

LEGAL

PART NE1/4, DISTRICT LOT 536, COAST RANGE
4 LAND DISTRICT
PID 015-528-294

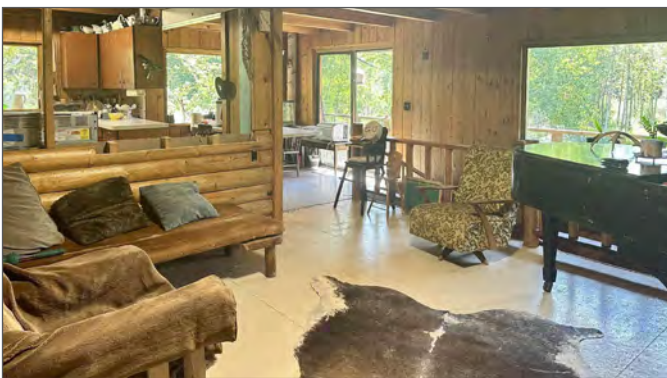
PART SE1/4, DISTRICT LOT 536, COAST RANGE
4 LAND DISTRICT, LYING W OF LEFT BANK
NECHAKO
PID 015-510-506

PART NW1/4, DISTRICT LOT 536, COAST
RANGE 4 LAND DISTRICT
PID 015-513-611









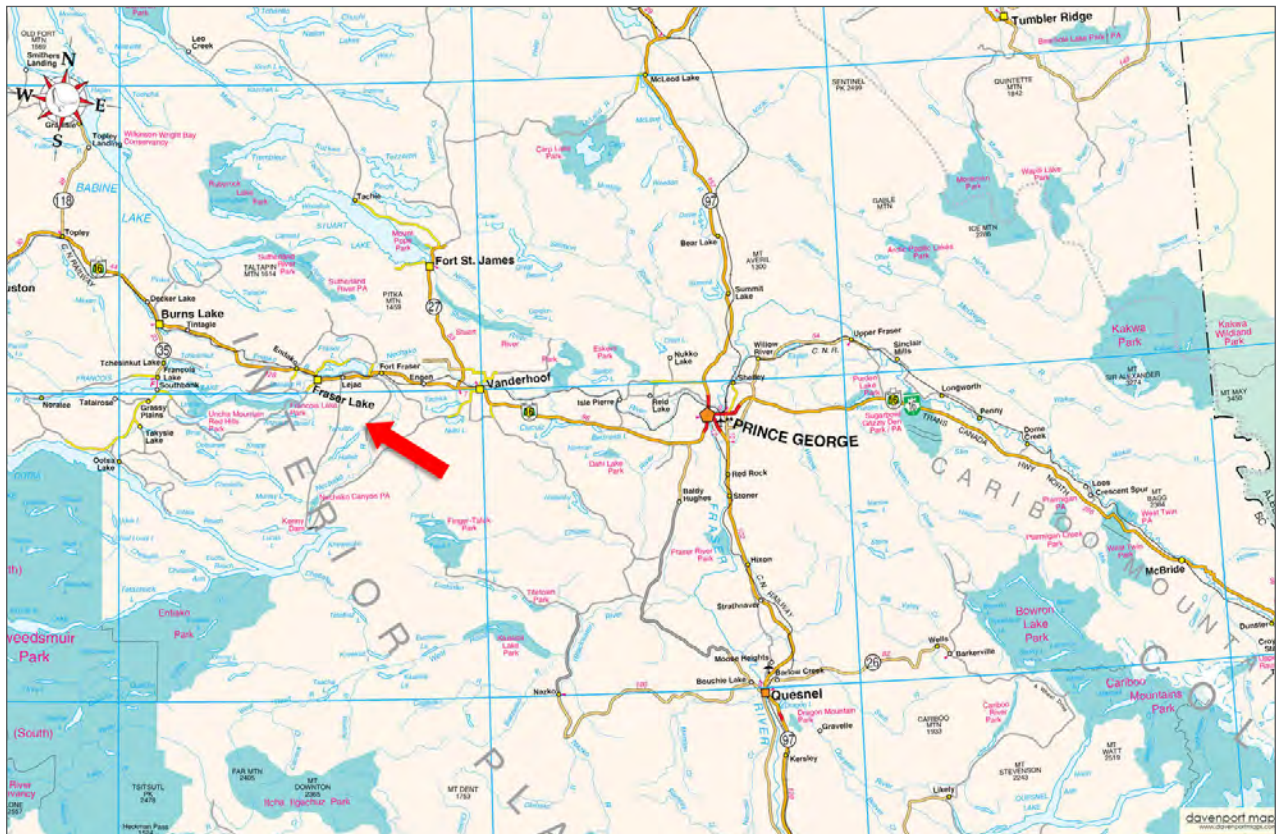
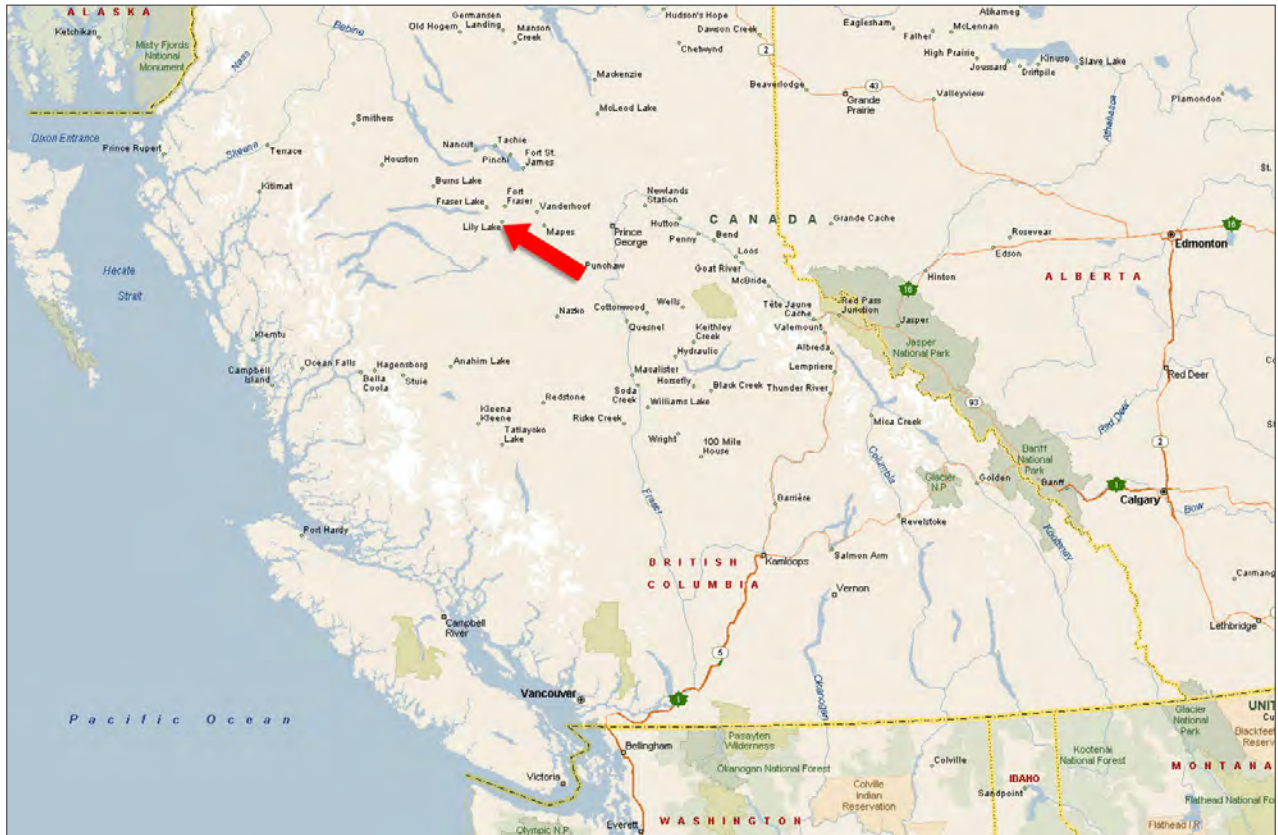


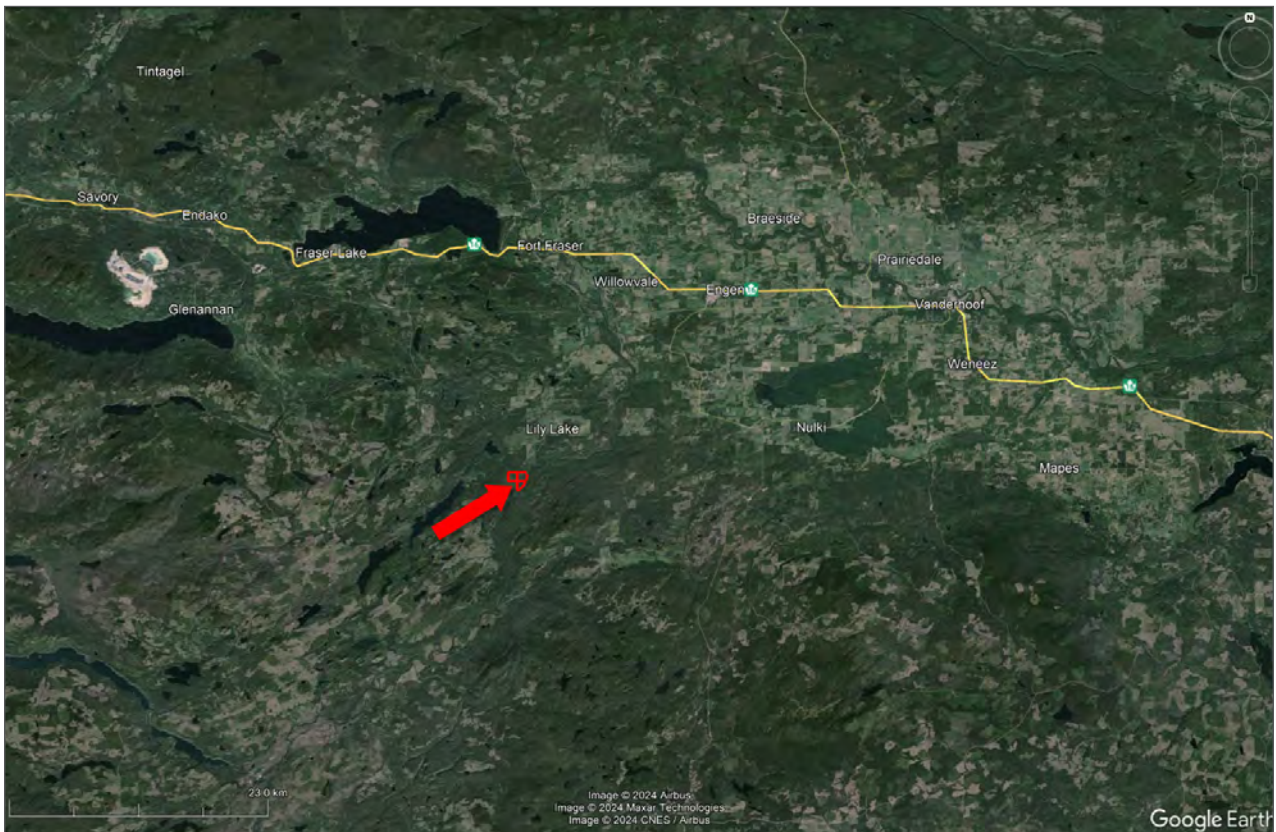
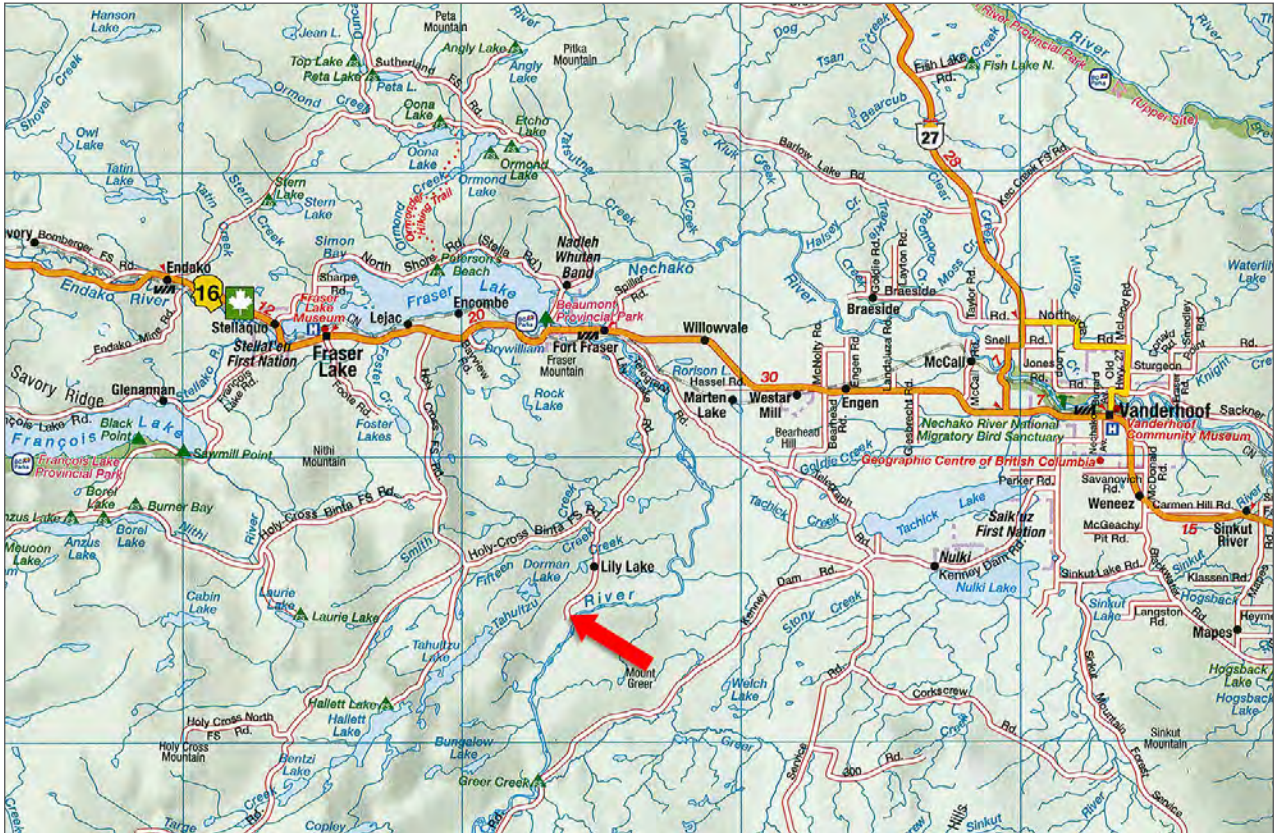


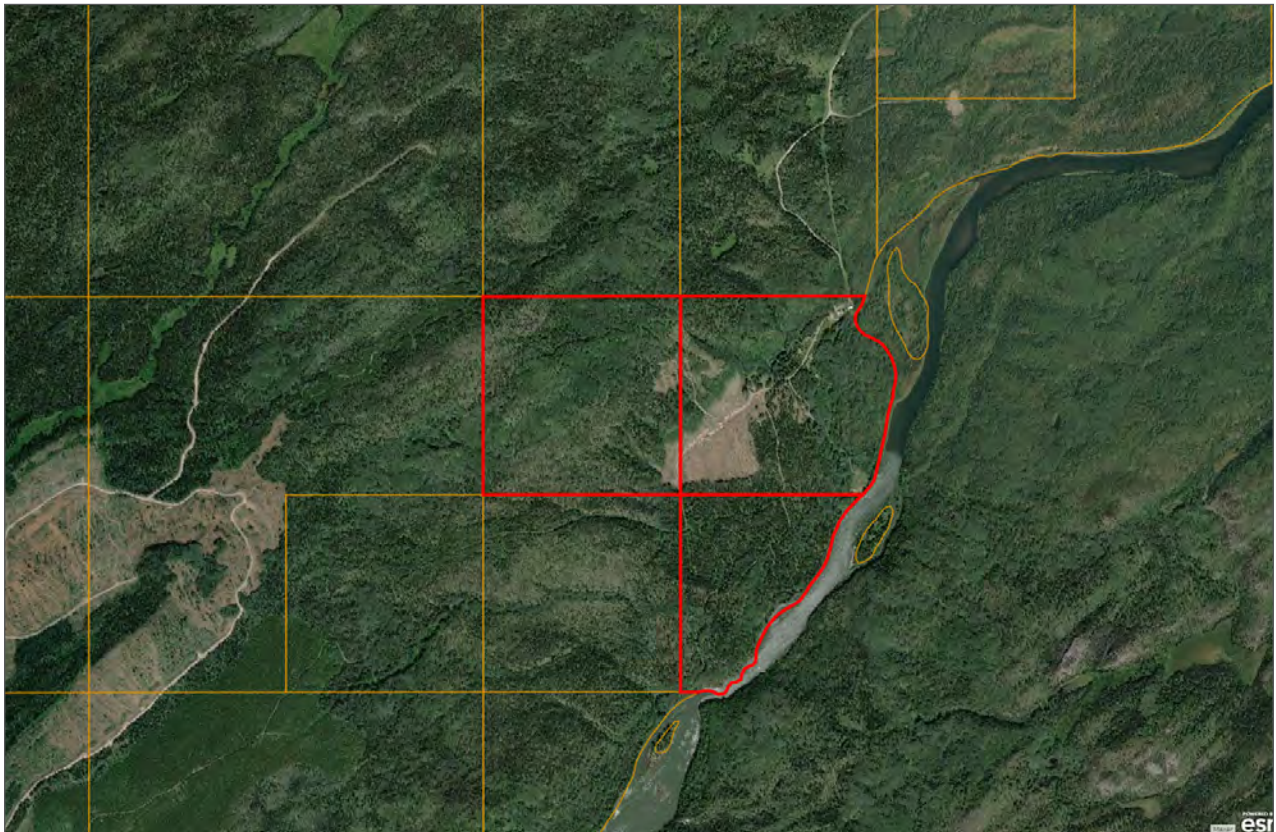
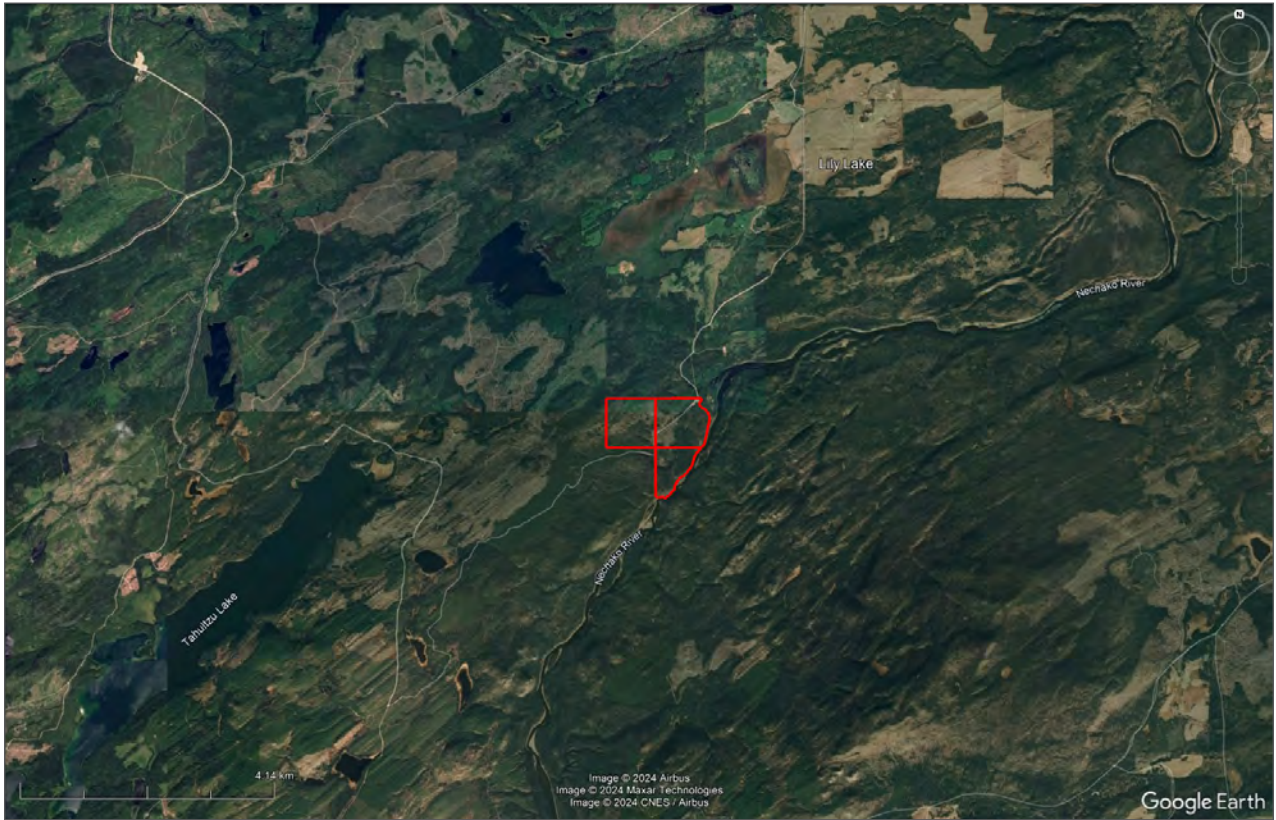


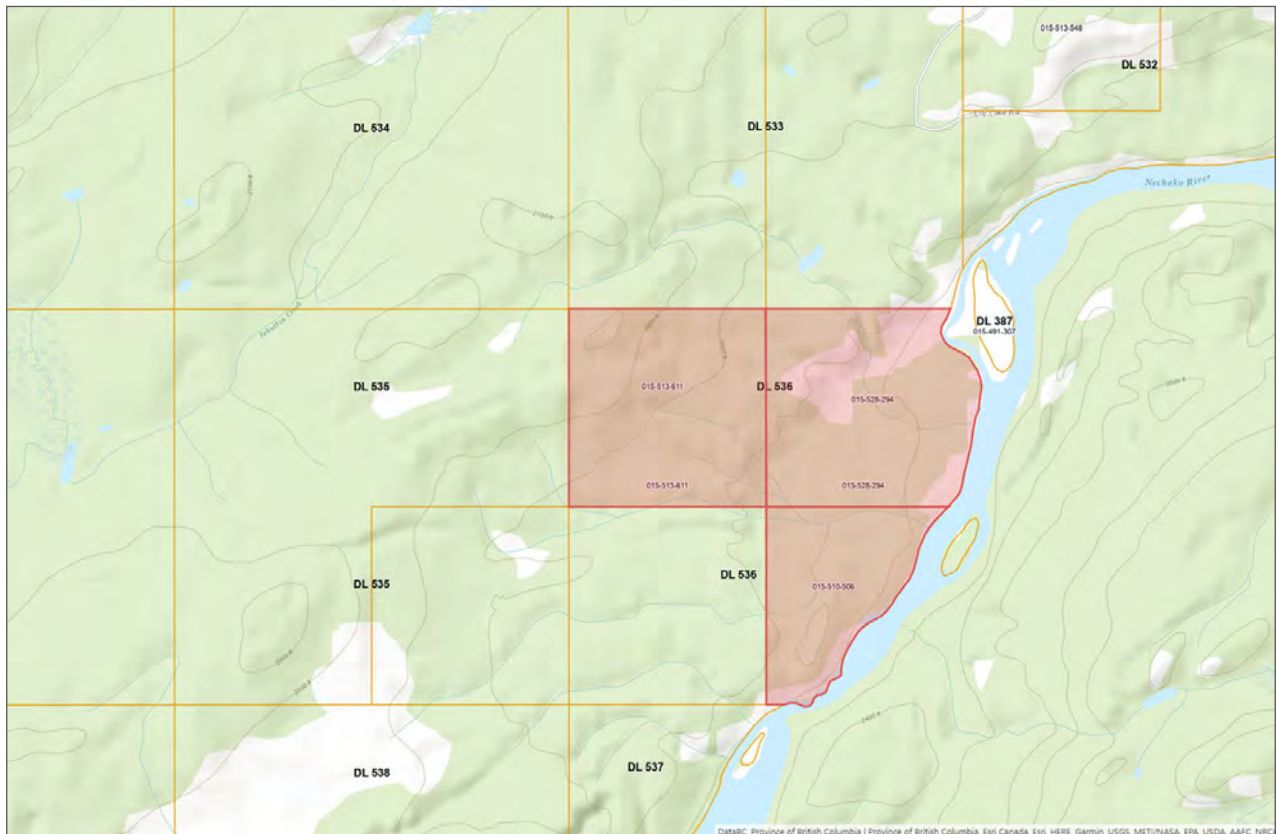
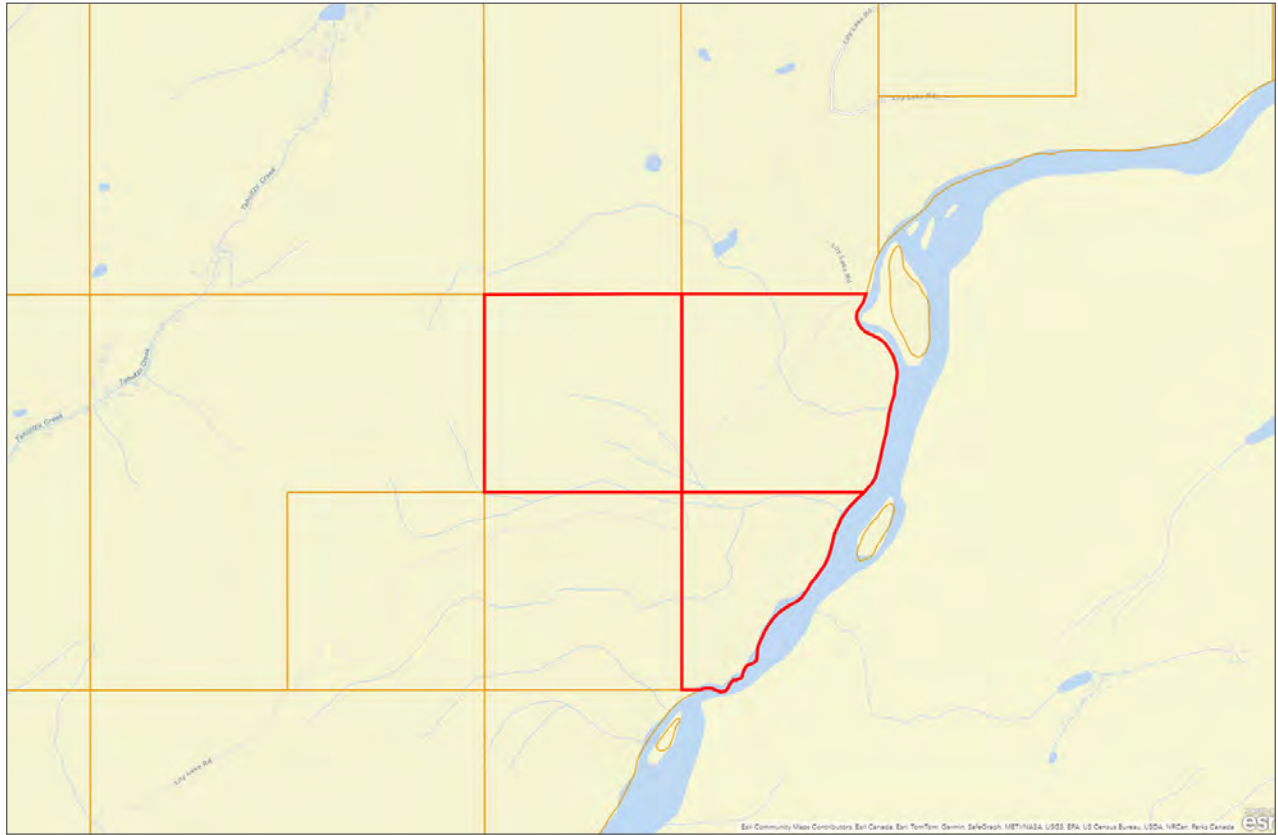












Notes





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