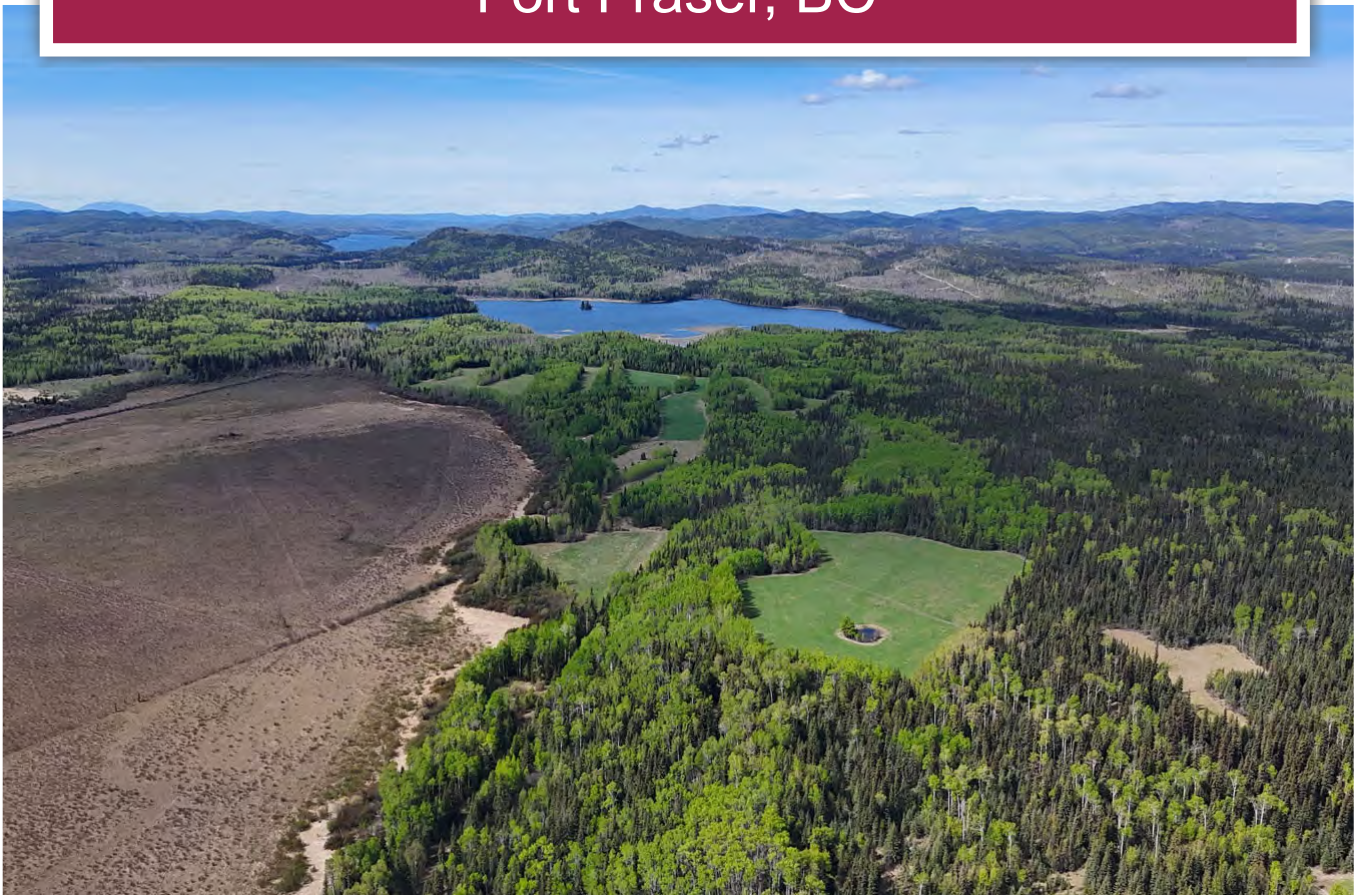




**600-Acre Outdoorsmen's Ranch**  
Fort Fraser, BC



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# 600-Acre Outdoorsmen's Ranch

Fort Fraser, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24064
<b>Price:</b>	\$849,000
<b>Taxes (2024):</b>	\$1,400
<b>Size:</b>	600 acres ~ 5 titles
<b>Zoning:</b>	Agricultural

## DESCRIPTION

Welcome to your secluded oasis nestled within 600 acres of pristine wilderness, offering a perfect blend of modern comfort and rugged adventure. This expansive property boasts a charming 2,200 ft<sup>2</sup> log home, a cozy hunting cabin, and a spacious 40' x 32' shop, providing ample space for both relaxation and outdoor pursuits.

**Residence:** The main residence, constructed in 1983 according to BC Assessment records, offers a warm and inviting atmosphere. With a well-appointed kitchen, two bathrooms, a comfortable living area, a games room for entertainment, a convenient laundry room, and three bedrooms for restful nights, this home provides all the comforts of modern living in a tranquil natural setting.

**Outdoor Paradise:** Outdoor enthusiasts will delight in the property's diverse landscapes, including approximately 303.92 acres of land suitable for cultivation, featuring reed canary and alfalfa crops. The surrounding area teems with wildlife, making it a prime location for elk, moose, deer, and bear

hunting. Adjacent to Crown land, the property offers unparalleled access to nature's bounty.

**Recreational Haven:** Situated near Dorman Lake with private access, this ranch is a haven for outdoor activities such as fishing, hiking, and ATV adventures. Whether you seek serene moments by the water, thrilling hunts in the forest, or simply a peaceful retreat from city life, this property offers endless possibilities.

**Natural Beauty:** The land encompasses a picturesque blend of natural hay meadows, towering spruce forests, and lush poplar groves, creating a scenic backdrop for all your outdoor pursuits. Whether you are a seasoned outdoorsman or a nature enthusiast, this ranch offers an ideal setting to immerse yourself in the beauty of the great outdoors.

With its abundant wildlife, diverse landscapes, comfortable accommodations, and proximity to outdoor amenities, this ranch presents a rare opportunity to own a recreational paradise that embodies the spirit of adventure and tranquility. Experience the best of rural living in this rustic retreat, where every day is an opportunity for new discoveries amidst nature's bounty.

## LOCATION

20509 Lily Lake Road - Fort Fraser, BC

## DIRECTIONS

Contact Listing Agent.



## AREA DATA

### Fort Fraser

Fort Fraser is a historic community located in the central interior of British Columbia. Situated on the eastern shore of Fraser Lake, it is part of the Regional District of Bulkley-Nechako. The area holds significant historical importance, particularly due to its connection to the fur trade and the establishment of Hudson's Bay Company forts in the region.

Originally established as a fur trading post in 1806 by Simon Fraser for the North West Company, Fort Fraser later became an important outpost for the Hudson's Bay Company after the merger of the two companies in 1821. The fort played a crucial role in the fur trade, serving as a hub for the exchange of goods and interactions between Indigenous peoples and European traders.

Today, Fort Fraser is a small but vibrant community with a population that values its historical roots. Visitors can explore historical sites such as Fort Fraser Historical Site, which showcases remnants of the original fort, interpretive displays, and insights into the area's early days.

### Vanderhoof

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 ft<sup>2</sup> leisure pool, six lane lap pool and 30-person hot tub.

### Prince George

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.

## **VEGETATION**

Spruce, poplar, willow, peat bogs and natural hay meadows are interspersed throughout the property.

## **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°54'28.03"N and 124°36'0.99"W

## INVESTMENT FEATURES

Potentially 300+ acres cleared production lands.

## SERVICES

- Electricity
- Drilled well
- Woodstove heating
- Septic system

## IMPROVEMENTS

- 2,200 ft<sup>2</sup> log home built in 1983
- 40' x 32' shop
- Various outbuildings

## LEGAL

PART SE1/4, SECTION 4, TOWNSHIP 11, COAST RANGE 4 LAND DISTRICT

PID 015-824-098



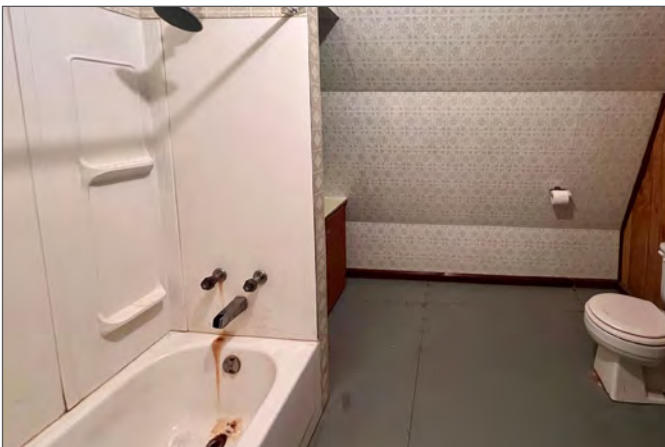
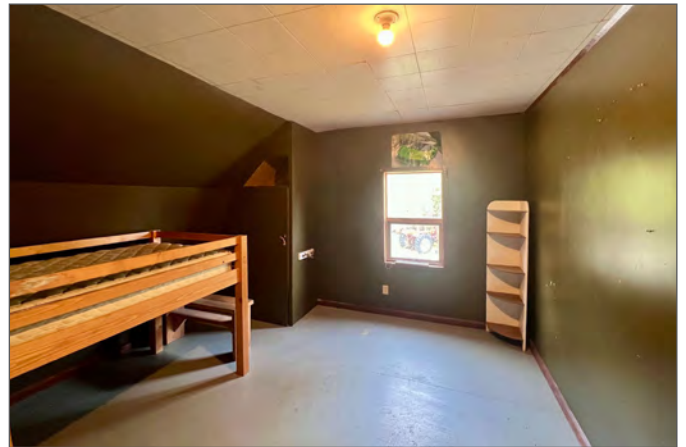






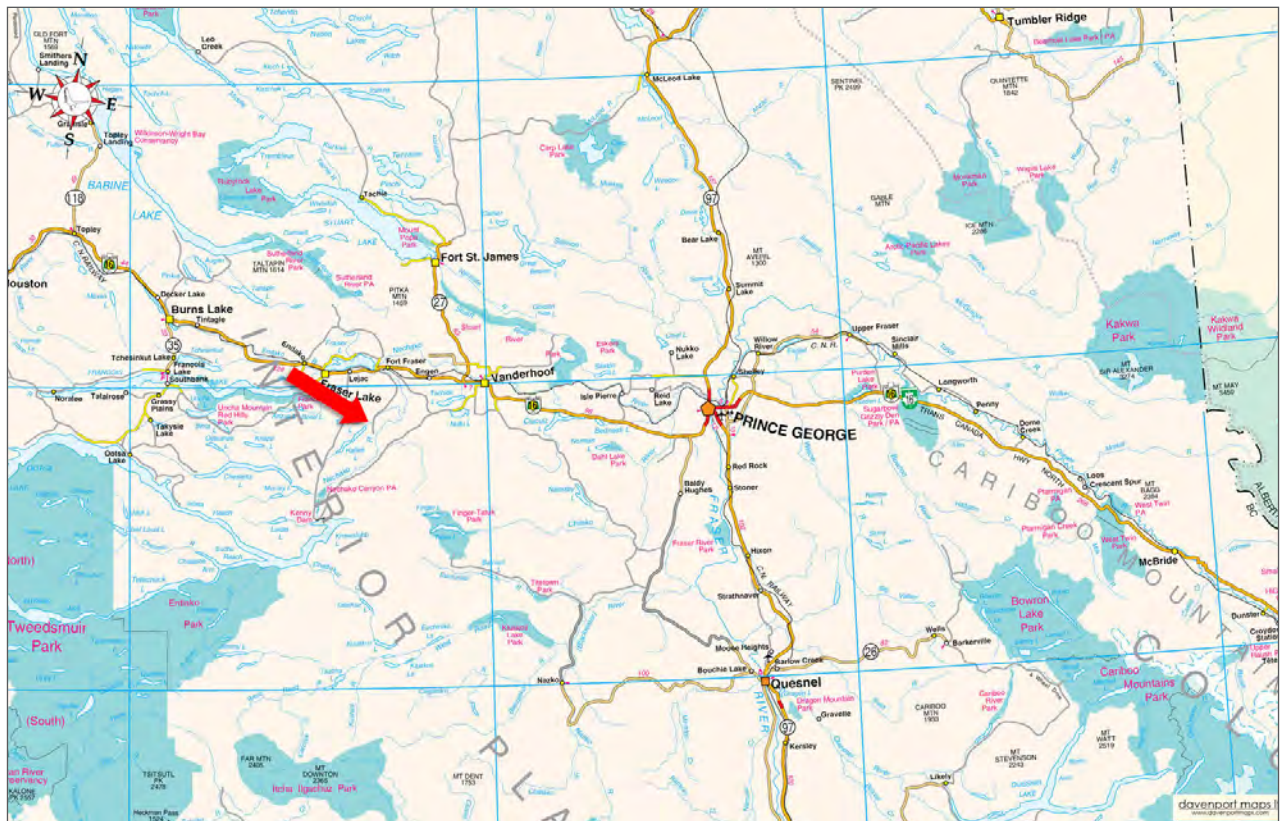


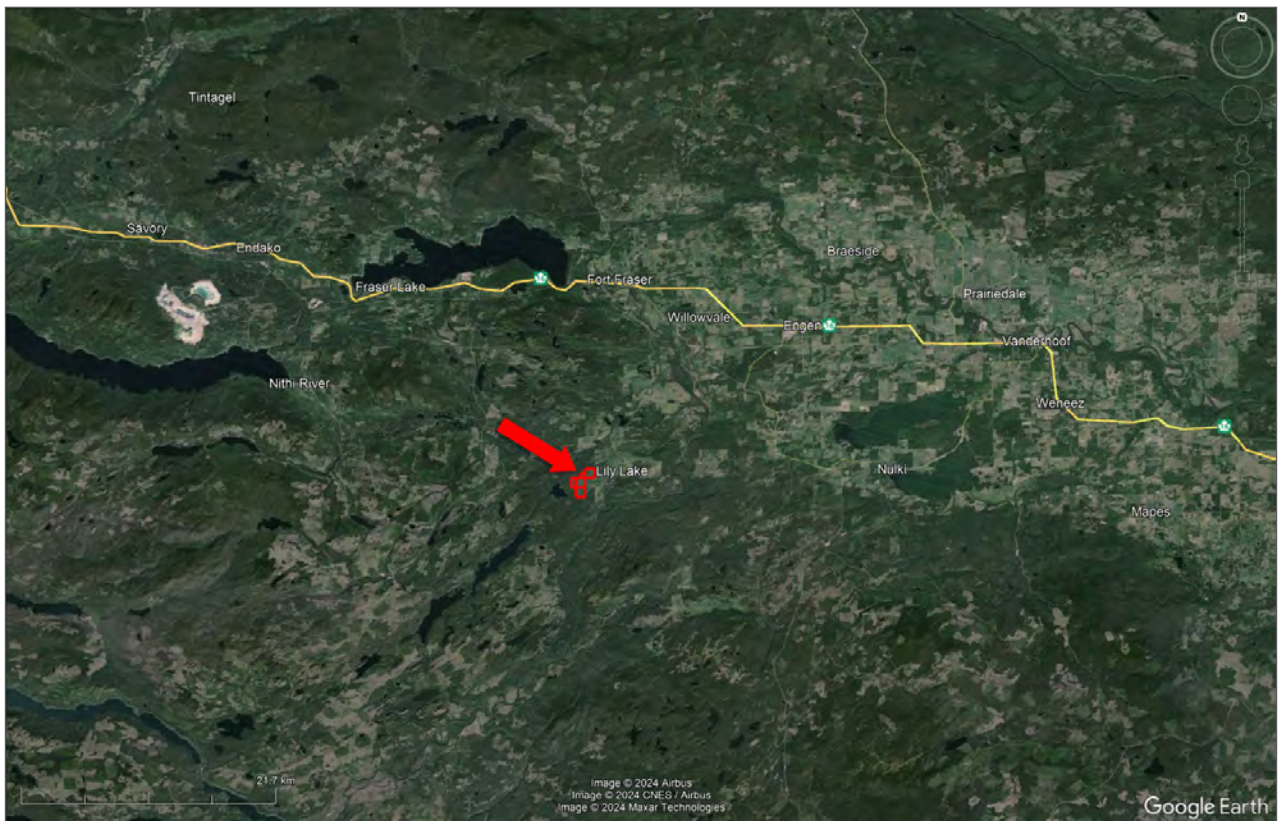
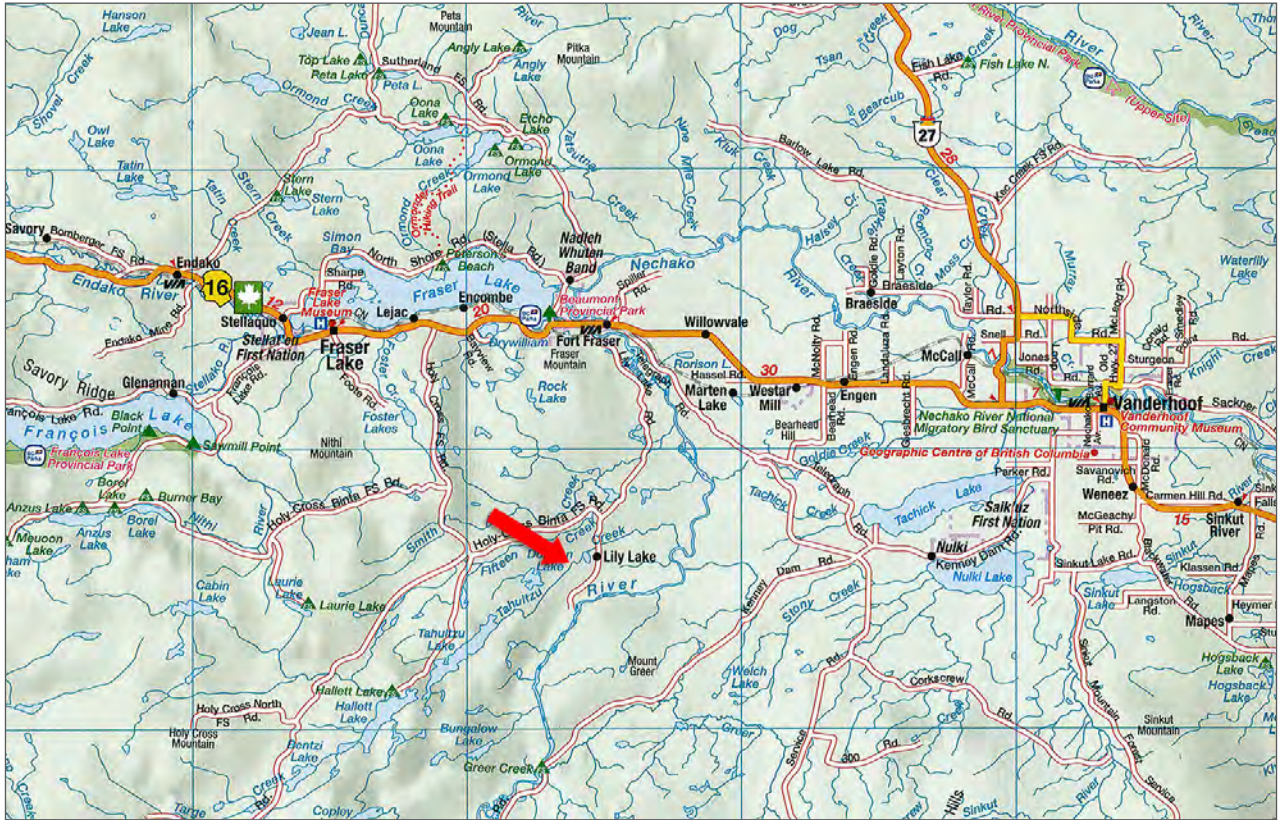




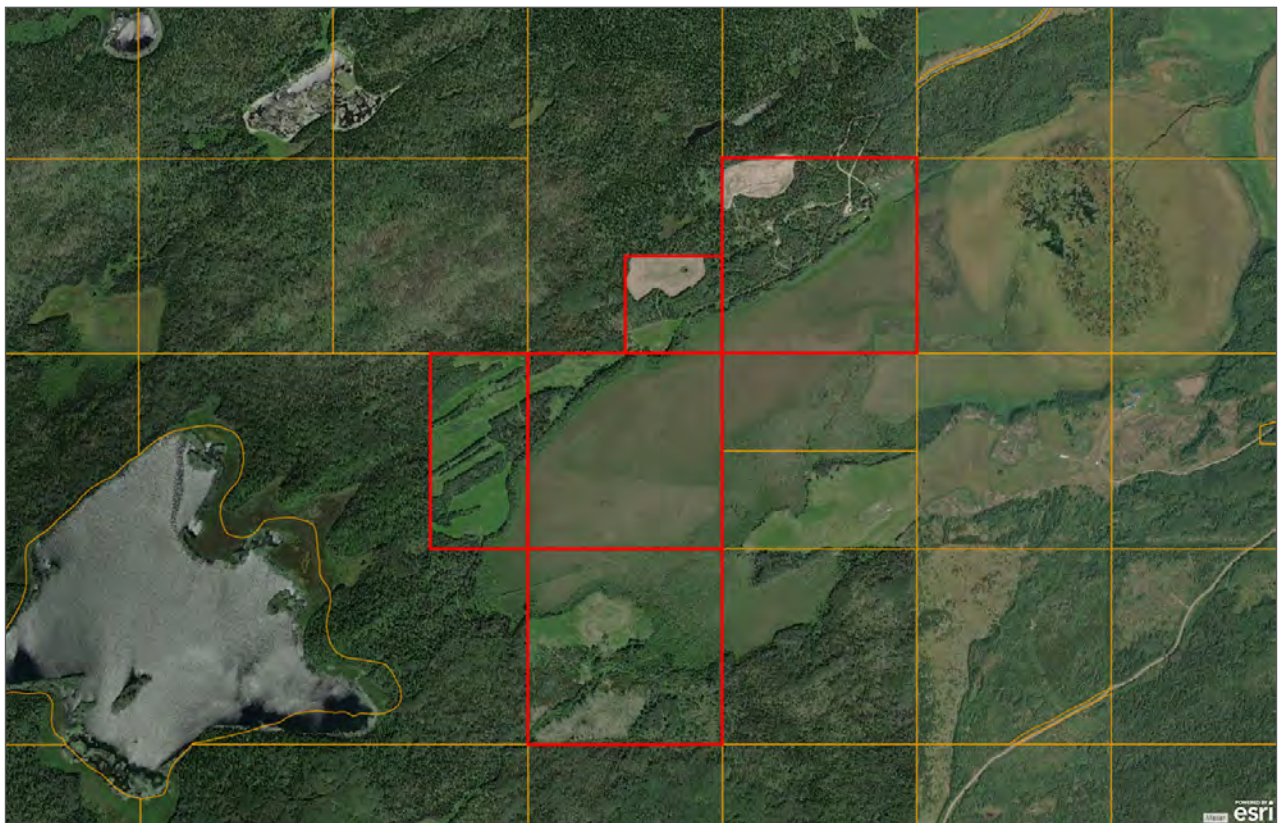
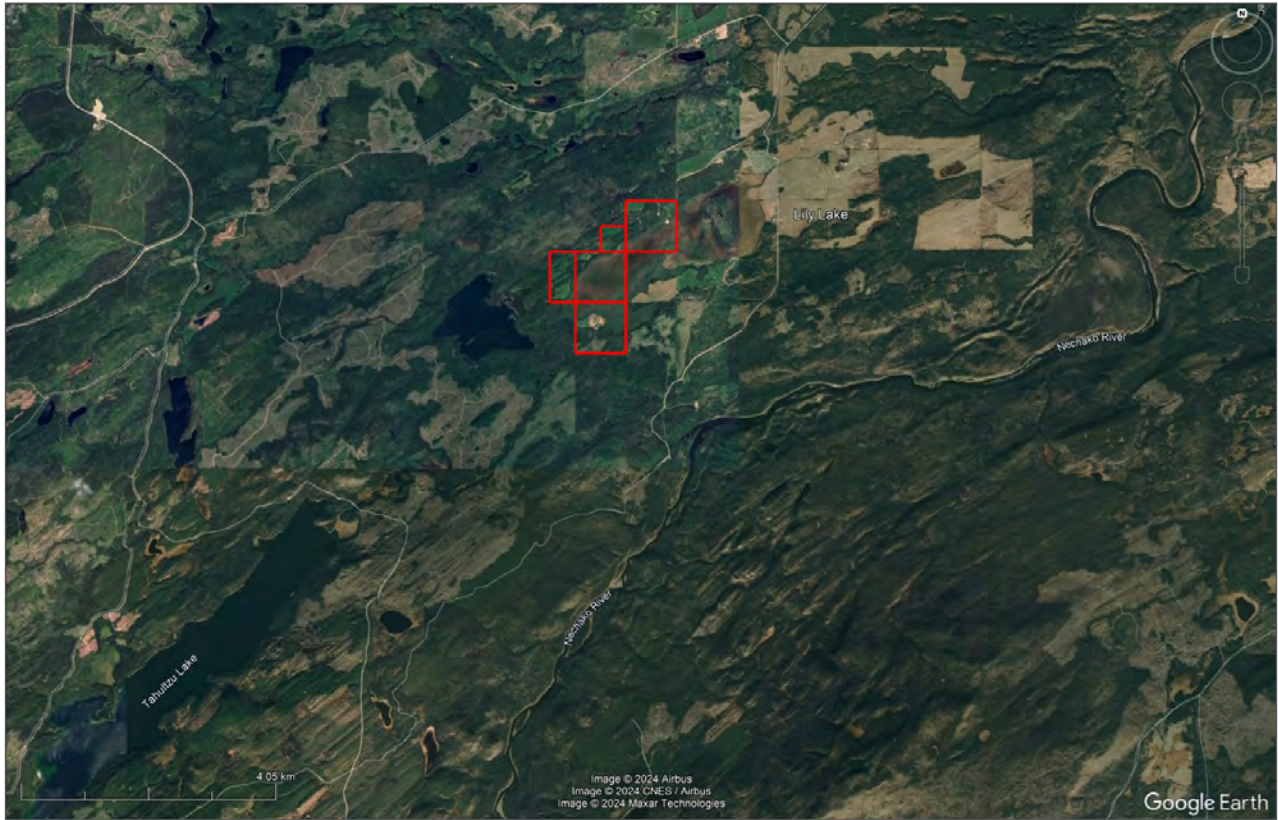


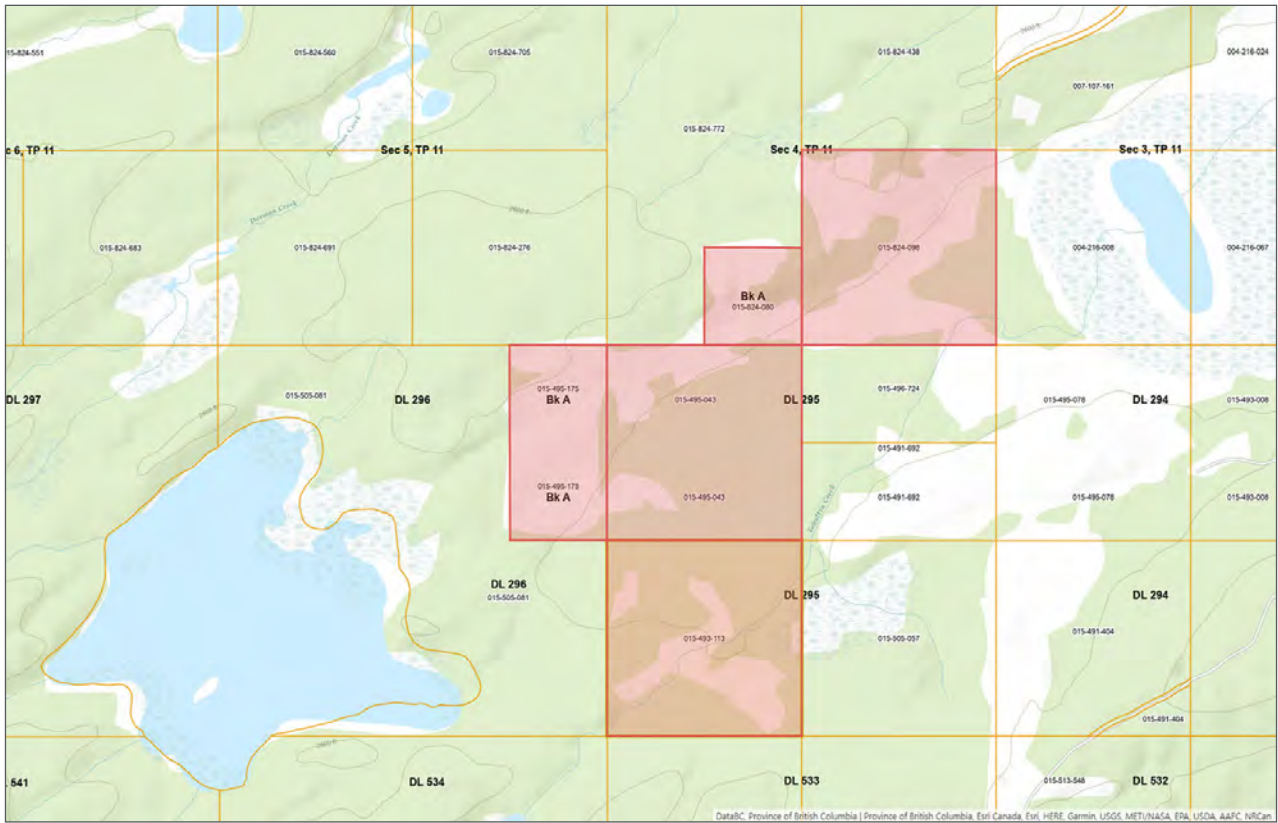
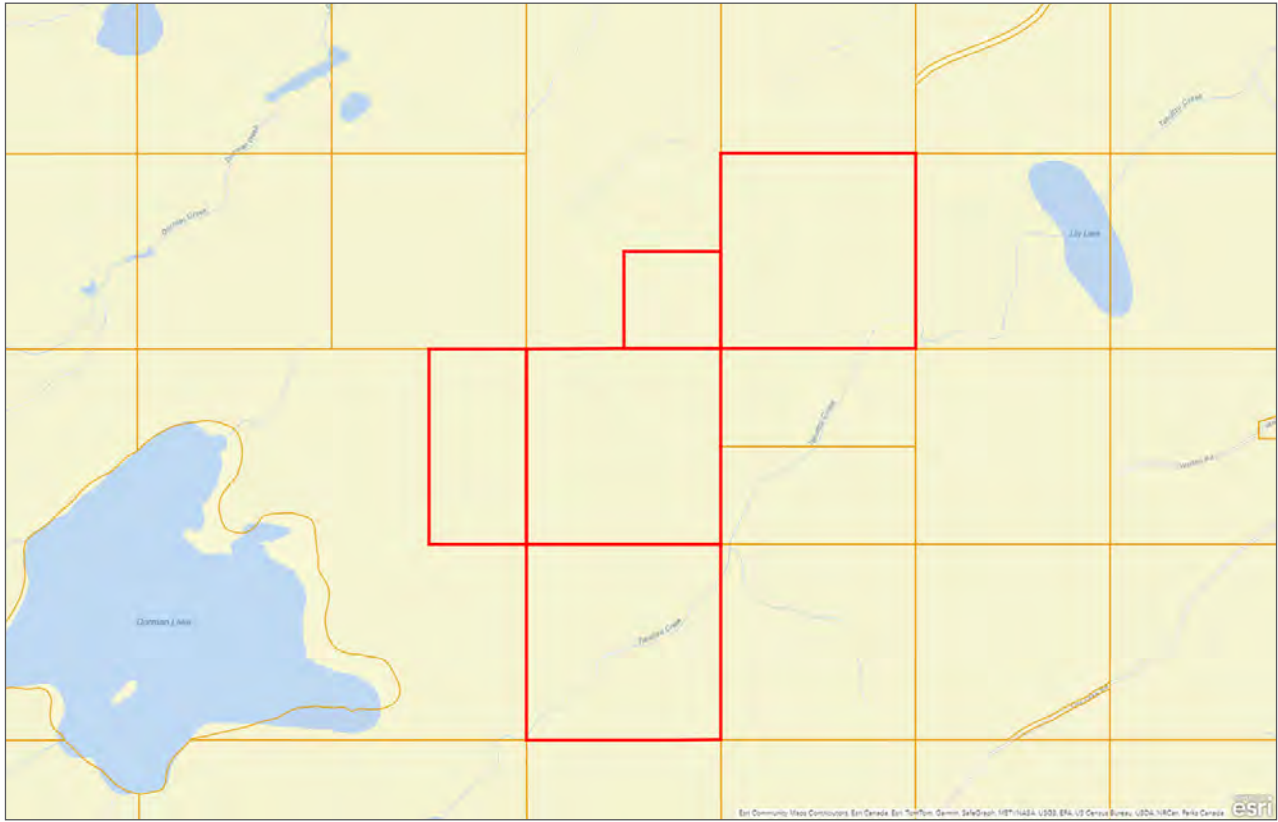
















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