



## 90-Acres of Agricultural Opportunity - Rural Quesnel, BC



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# 90-Acres of Natural Beauty and Agricultural Opportunity - Rural Quesnel, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24286
<b>Price:</b>	\$189,000
<b>Taxes (2024):</b>	\$109.40
<b>Size:</b>	90.684 acres

## DESCRIPTION

This exceptional 90-acre property offers a unique mix of productive land and natural beauty, just 13 minutes north of Quesnel. Approximately 50 acres are dedicated to hay production, perfect for agricultural use or revenue generation. An additional 20 acres of pastureland provides ample space for grazing and livestock, while the remaining portion of the property features a treed area offering privacy and the potential for recreational use, or as a homestead. The property has produced in excess of 200 round bales in a given year. A seasonal creek transects the center of the property. The property is perimeter and cross-fenced to retain livestock.

It's close proximity to Quesnel ensures easy access to shopping, schools, and services, making it a convenient location for both farming and rural living. With easy access and a versatile landscape, this property is ideal for farming, ranching, or creating a rural escape. Whether you're looking to expand your agricultural operations or develop a peaceful homestead, this land offers several opportunities in the scenic Cariboo Region.

## LOCATION

4941 Browning Road - Quesnel, BC

## AREA DATA

Quesnel's economy is deeply rooted in forestry and agriculture, industries that remain central to the region today. Historically, the area rose to prominence during the Cariboo Gold Rush of the 1860s, serving as a vital supply hub for miners travelling to Barkerville. Positioned where the Fraser and Quesnel rivers merge, the city has long been a key player in transportation and trade. Today, Quesnel boasts a diversified economy with growing sectors in manufacturing, mining, and tourism, offering opportunities for both businesses and residents in this thriving community!

## RECREATION

The Fraser and Quesnel Rivers are the heart of recreation in this area, offering sandy beaches, crystal-clear waters, and world class fishing. Either cast a line for trout, pan for gold, hop in a canoe, or simply relax on the shore. Beyond the rivers, the region is a paradise for hunters, with the Cariboo region known for its abundant wildlife. For golfers, the Quesnel golf club offers 18 holes, while the nearby Dragon Lake golf club offers a more casual experience. Pinnacles Provincial Park is a favorite for hikers, renowned for its unique "hoodoo" formations.

Winter transforms the Quesnel area into a wonderland of outdoor and cultural activities. Snowmobilers and cross-country skiers can explore the trails that wind through the forests and

open terrain. Frozen lakes invite anglers for ice fishing, while families can enjoy skating at local rinks.

Beyond outdoor adventures, the Quesnel and District Arts and Recreation Centre provides a warm retreat with art exhibits, workshops, and fitness facilities. Visitors can also take in live performances at the Sunset Theatre or explore local history at the Quesnel Museum. The city's cozy cafes and restaurants offer the perfect spot to relax after an active day, making Quesnel a destination that blends excitement with relaxation.

### MAP REFERENCE

53° 4'45.56"N and 122°24'45.68"W

### BOUNDARIES

Please see maps, all boundary lines drawn on aerial images are approximate and for reference only.

### SERVICES

Hydro to the lot line.

### IMPROVEMENTS

Bare land.

### ZONING

RA 1

Residential uses include: Single-family residential dwelling or Two-family residential unit/duplex or Carriage house.

Non-residential uses include but not limited to: community facility, (medical clinic, fire hall, library, school) airplane landing strip or helicopter pad, parks, playground, outdoor recreation facilities, bed and breakfast accommodation, kennel, animal



hospital, farm retail sales, horse boarding centre, portable sawmill.

### LEGAL

LOT D, PLAN EPP10643, DISTRICT LOT 6489, CARIBOO LAND DISTRICT - PID 028-533-658

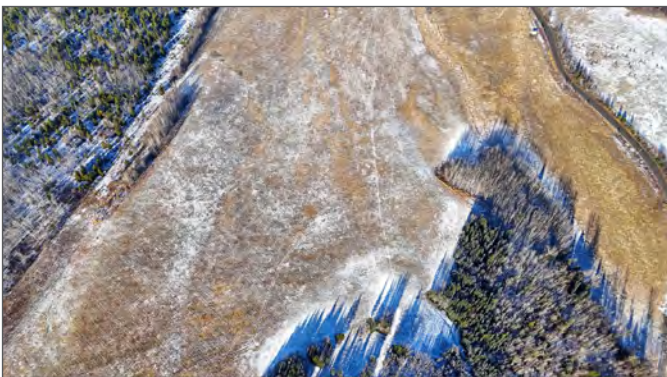
















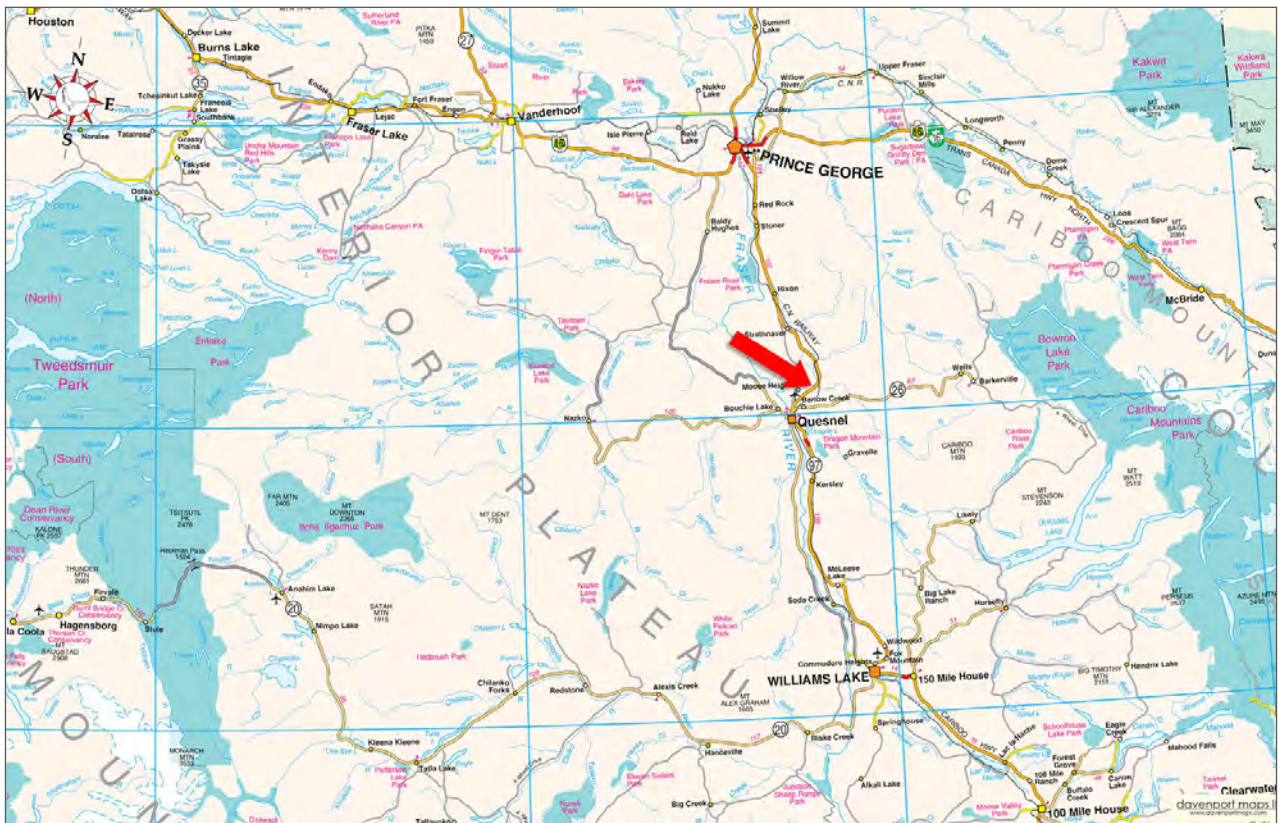
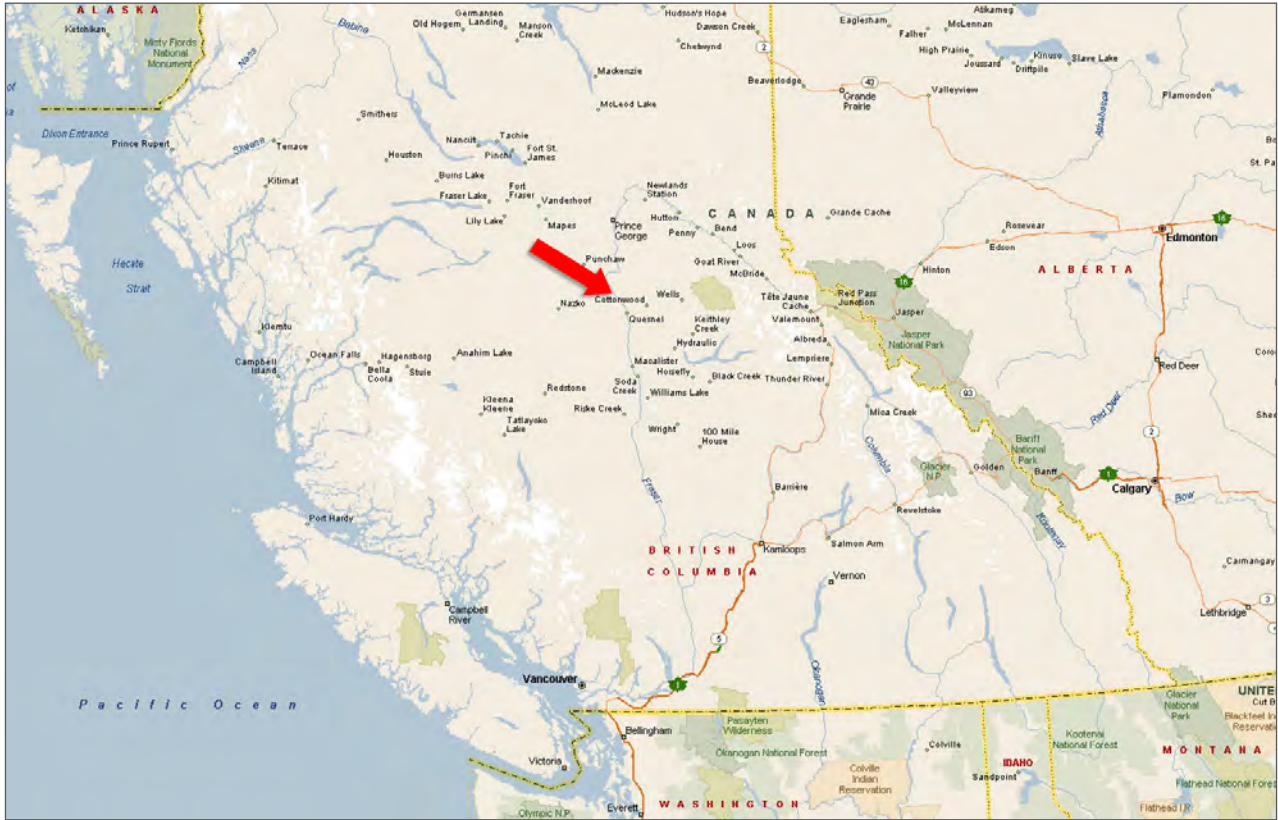








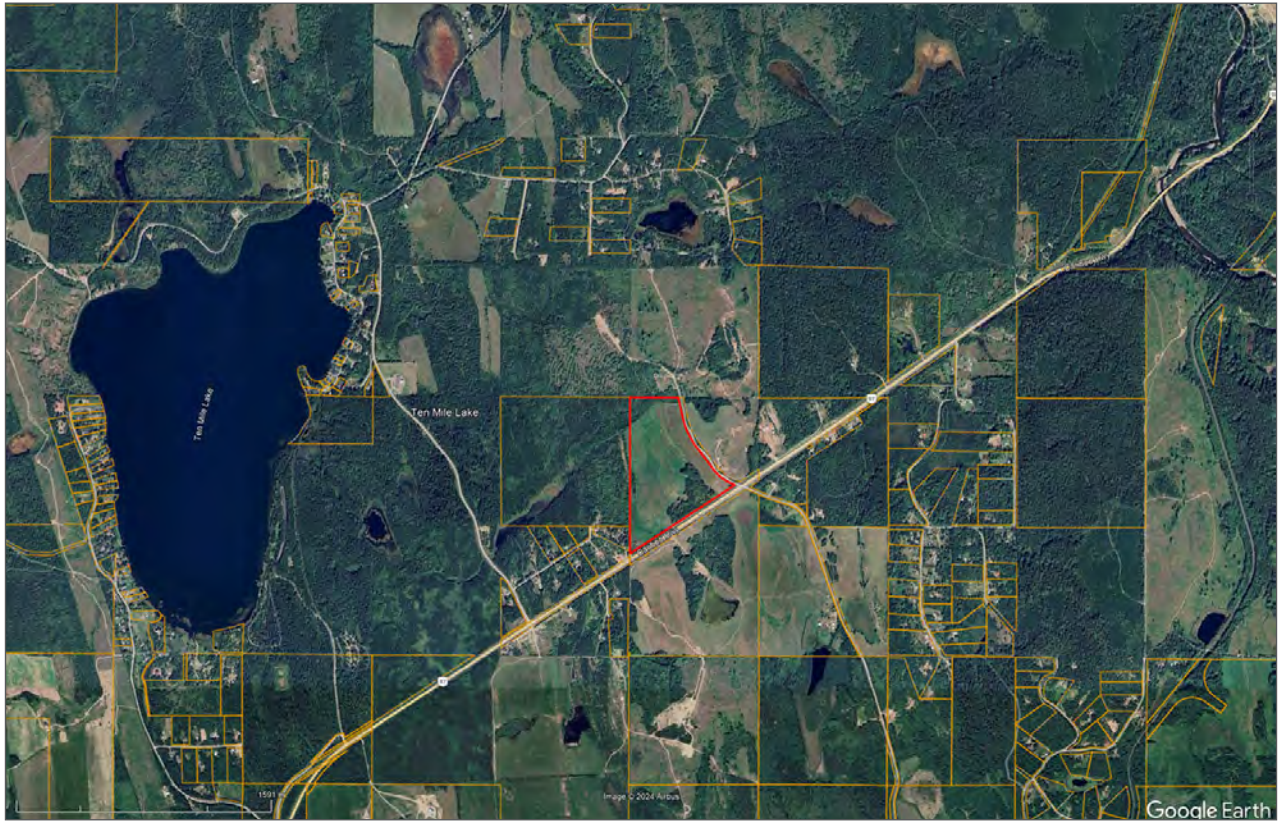




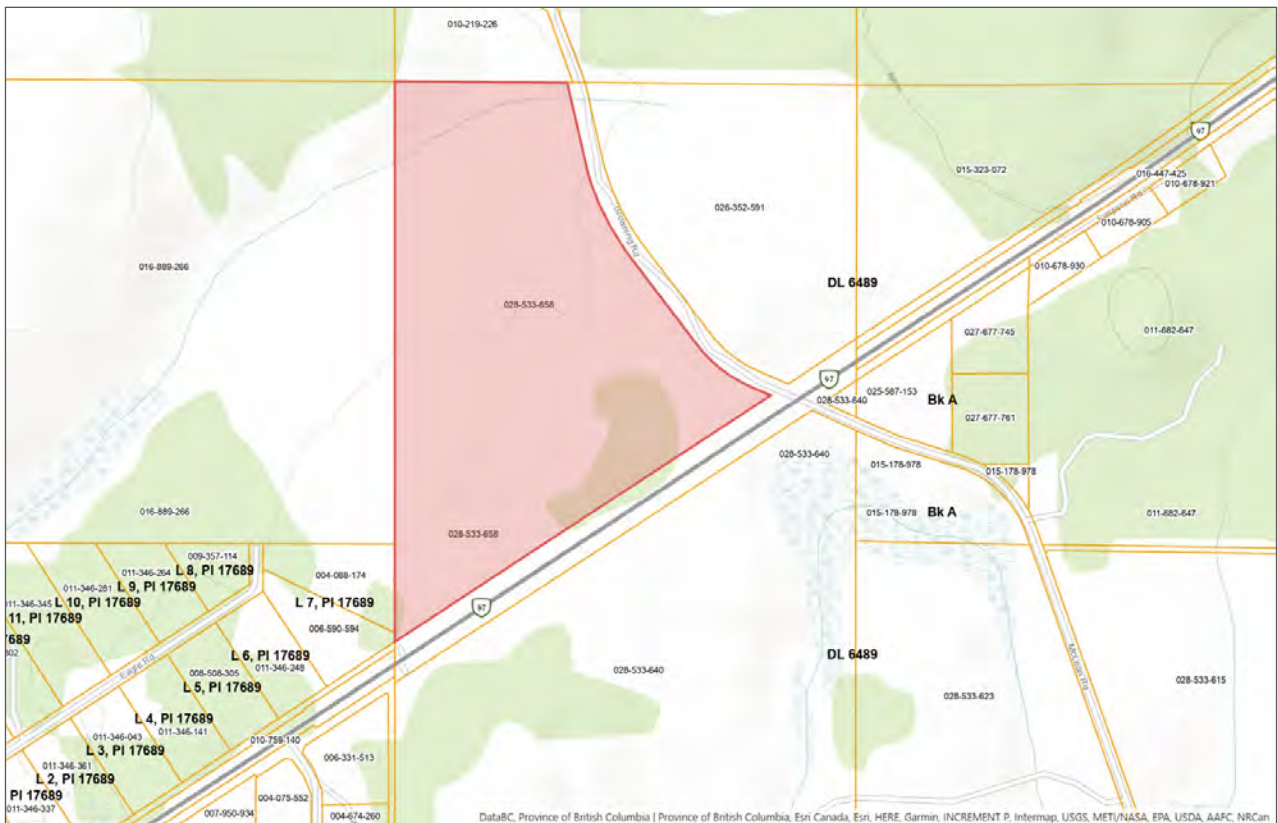
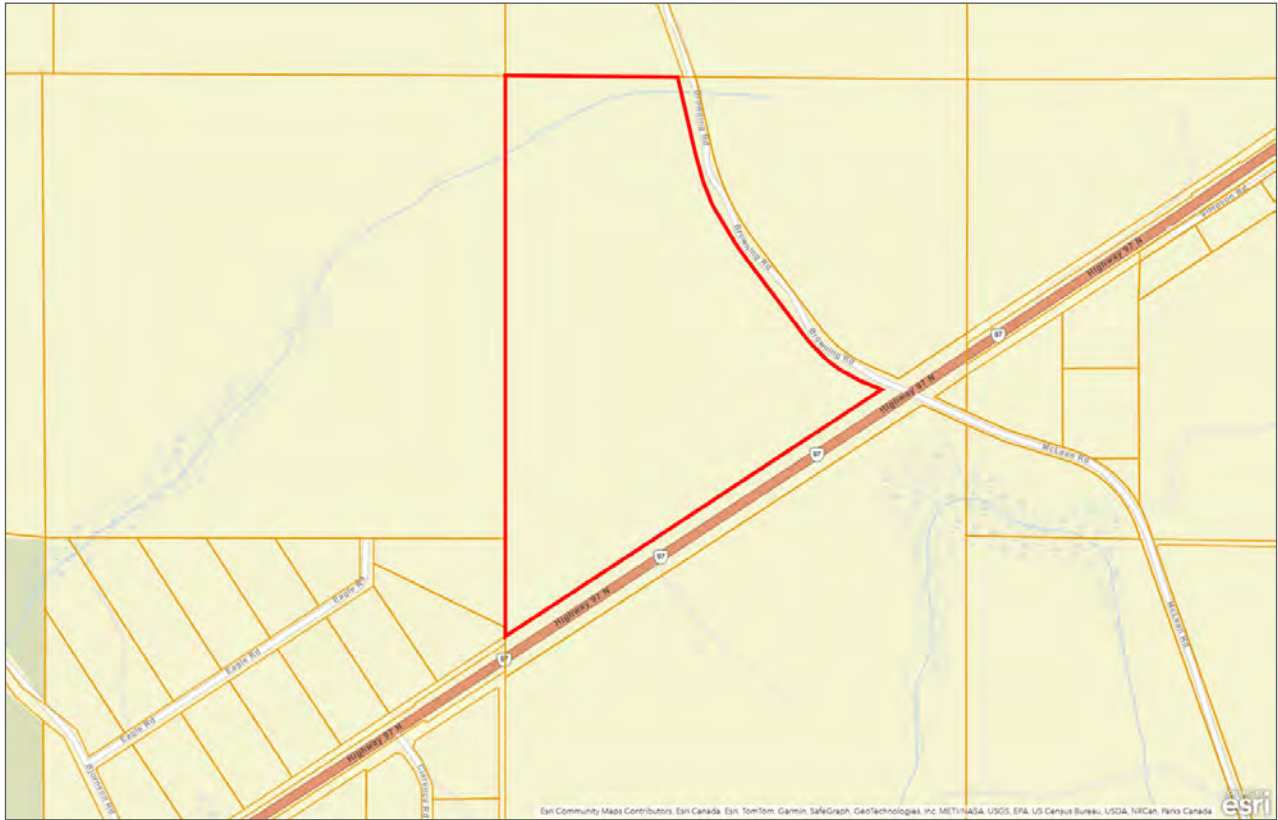




















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