



**Private Large Acreage Close to  
Mamette Lake - Merritt, BC**



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# Private Large Acreage Close to Mamette Lake - Merritt, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24264
<b>Price:</b>	\$2,900,000 + GST
<b>Taxes (2024):</b>	\$3,145
<b>Size:</b>	298.4 acres
<b>Zoning:</b>	RL-1 (TNRD)

## DESCRIPTION

Welcome to your private oasis on the Mamette Lake highway, where 298 acres of lush farmland await, surrounded by stunning views and abundant wildlife. This exceptional property is a rare find, blending agricultural potential with unparalleled natural beauty.

### Land Features

This expansive farm features two picturesque creeks, providing a tranquil soundtrack to your daily life. With three water licences, you can ensure ample irrigation for your crops and livestock. The property also boasts a substantial timber value, offering a unique investment opportunity or the potential for sustainable forestry.

The centerpiece of the farm is a sprawling 40-acre hay field, ideal for livestock grazing or hay production. This property is well-maintained and ready for your agricultural endeavors.

## Custom-Built Home

At the heart of the property lies a beautifully custom-built 3,400 square foot home with a wrap-around veranda. This spacious residence features high-end finishes, a spacious layout, and large windows that invite natural light and showcase breathtaking views of the surrounding landscape. The thoughtful design includes:

- **Expansive Living Areas:** Perfect for family gatherings and entertaining.
- **Gourmet Kitchen:** Equipped with modern appliances and ample counter space.
- **Master Suite:** A luxurious retreat with an en-suite bathroom and stunning views.
- **Outdoor Living Space:** A covered deck area to enjoy the fresh air and scenery.

## Additional Structures

This property is equipped with a range of functional outbuildings to support your farming needs:

- **Heated and Plumbed 40 x 44 Dog Kennel:** Perfect for pet lovers or those looking to start a dog breeding business, or to create a secondary living area.
- **Barn:** A unique and spacious facility for livestock or storage, plumbed with water.
- **Equipment Shed:** Ideal for housing tools and machinery, ensuring everything you need is close at hand.
- **Two-car garage** conveniently located next to the home for easy access.
- **Hay barn** with 42 x 28 ft metal roof.

## Natural Beauty and Wildlife

The stunning views from this property are complemented by the rich wildlife that frequents the area. From deer and birds to various local fauna, the farm offers a unique opportunity for nature enthusiasts and outdoor adventurers.

This exceptional 298-acre farm near Mamette Lake presents an unparalleled lifestyle opportunity, combining luxury living with agricultural potential. Whether you envision a serene retreat, a thriving farm, or both, this property is ready to make your dreams a reality. Don't miss your chance to explore this hidden gem—schedule a viewing today!

GST is applicable on the price.

## LOCATION

9780 Highway 97C (Mamette Lake Road) - Merritt, BC

## DIRECTIONS

Located between Merritt and Logan Lake, either town is just 15 minutes away, and Kamloops is within an hour. This property has a well built, private drive from the highway up to the main house and yard and cannot be seen from the highway, it is surrounded by Crown land.

## AREA DATA

Merritt is a vibrant city located in the Nicola Valley, surrounded by stunning mountainous landscapes and rolling hills. Known for its rich ranching history and country music heritage, Merritt offers a warm community atmosphere with various cultural events and festivals throughout the year. The city serves as a hub for outdoor activities, including hiking, mountain biking, and fishing in nearby rivers and lakes. The iconic Nicola River flows through the area, providing beautiful views and recreational opportunities. With its charming downtown, local shops, and friendly vibe, Merritt is a great



destination for those seeking both adventure and a taste of rural life.

Merritt is situated in the Nicola Valley in British Columbia, approximately 90 miles (145 km) northeast of Vancouver. As of the last census, Merritt has a population of around 7,000 residents. The city covers an area of approximately 13.79 square kilometres (5.34 square miles). Located at an elevation of about 540 metres (1,770 feet) above sea level, the region has a semi-arid climate, with warm summers and cold winters. Average summer temperatures can reach the mid-30s °C (mid-90s °F), while winter temperatures can drop to below -10°C (14°F).

Merritt offers a blend of natural beauty, outdoor adventure, and a welcoming community, making it an attractive place to live or visit.

## Economy

The economy is supported by agriculture, forestry, tourism, and natural resource extraction. Merritt is known for its ranching and cattle industry. The area attracts visitors for outdoor activities such as hiking, fishing, and skiing, with nearby attractions including Nicola Lake and the Coquihalla Highway.

## Amenities and Services

Merritt has several schools, including elementary and secondary institutions, as well as access to

post-secondary education through nearby colleges. The city is served by the Nicola Valley Hospital, providing various medical services to residents.

Merritt boasts numerous parks, recreational facilities, and sports organizations. Merritt hosts various cultural events, including the Merritt Mountain Music Festival and community gatherings, celebrating its rich heritage and community spirit.

## VEGETATION

The vegetation in the Nicola Valley is diverse and varies with elevation and climate. The combination of these vegetation types contributes to the ecological richness of the Nicola Valley, supporting diverse wildlife and recreational opportunities.

Lower elevations feature extensive grasslands, characterized by a mix of native grasses and wildflowers. Common species include Bluebunch wheatgrass, fescue, and various flowering plants.

Higher elevations are dominated by coniferous forests, with mixed woodlands in some areas. Lodgepole and ponderosa pine, Engelmann and white spruce, and Subalpine and Douglas fir are common. Some areas are covered with sagebrush, rabbitbrush, and various berry-producing shrubs, particularly in drier regions.

Areas along rivers and streams feature lush vegetation due to higher moisture levels. Willows, cottonwoods, and various shrubs can be found along the banks. Small wetlands and marshes can be found in certain areas, supporting unique plant life such as cattails, sedges, and various aquatic plants.

## RECREATION

The Nicola Valley offers a wide range of recreational activities for outdoor enthusiasts. With its diverse landscapes and abundant natural resources, the Nicola Valley is a haven for outdoor recreation and adventure.

## Hiking and Biking

Numerous hiking and mountain biking trails cater to all skill levels, providing stunning views of the valley and surrounding mountains.

## Fishing

The Nicola River and various lakes, including Nicola Lake and Mamette Lake, are popular for fishing. Anglers can catch species like trout and kokanee salmon.

## Campgrounds

Several campgrounds are available, allowing visitors to enjoy nature while camping near lakes and rivers.

## Water Sports

Nicola Lake and other nearby bodies of water offer opportunities for boating, kayaking, paddleboarding, and swimming.

## Wildlife Viewing

The valley's diverse ecosystems make it a great spot for birdwatching and wildlife photography, with chances to see deer, elk, and various bird species.

## Winter Sports

In the winter, the area offers skiing and snowshoeing opportunities, particularly at nearby ski resorts.

## ATV and Off-Roading

There are designated trails for ATV riding and off-roading, providing adventure in the rugged terrain.

## Horseback Riding

The valley features trails suitable for horseback riding, with stunning landscapes to explore.

## HISTORY

Merritt has a rich and diverse history that reflects the region's indigenous heritage, its role in the

development of the Canadian Pacific Railway, and its evolution into a thriving community.

### **Indigenous Heritage**

Long before European settlers arrived, the area now known as Merritt was inhabited by the Nicola people, part of the Nlaka'pamux Nation. They lived in harmony with the land, relying on its resources for fishing, hunting, and gathering.

### **European Settlement**

In the mid-19<sup>th</sup> century, the arrival of European settlers marked a significant shift in the region. The Fraser River Gold Rush in 1858 brought an influx of settlers and prospectors, leading to increased interest in the Nicola Valley. The area became known for its fertile land and abundant resources.

### **Railway Development**

The completion of the Canadian Pacific Railway in the late 1800s was a turning point for Merritt. The railway facilitated transportation and trade, attracting more settlers and businesses. In 1892, the town was officially established and named after Merritt, Ontario, in honor of a railway official.

### **Economic Growth**

Merritt grew steadily as a hub for agriculture, logging, and ranching. The establishment of the Nicola Valley's agricultural base supported the local economy, while the surrounding forests provided timber for the burgeoning construction industry.

### **20<sup>th</sup> Century to Present**

Throughout the 20<sup>th</sup> century, Merritt continued to expand, with the addition of schools, hospitals, and community services. The town became known for its vibrant culture, hosting events like the Merritt Mountain Music Festival, which celebrates its country music heritage.

Today, Merritt is a thriving community with a blend of historical charm and modern amenities, surrounded by beautiful landscapes. Its rich history continues to shape its identity, making it a unique place to live and visit.

### **MAP REFERENCE**

50°19'18.66"N and 120°48'8.94"W

### **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

### **INVESTMENT FEATURES**

- Hay pasture - previously produced 600 bales
- Gravity-fed irrigation
- Timber

### **SERVICES**

- Power
- Well
- Septic

### **IMPROVEMENTS**

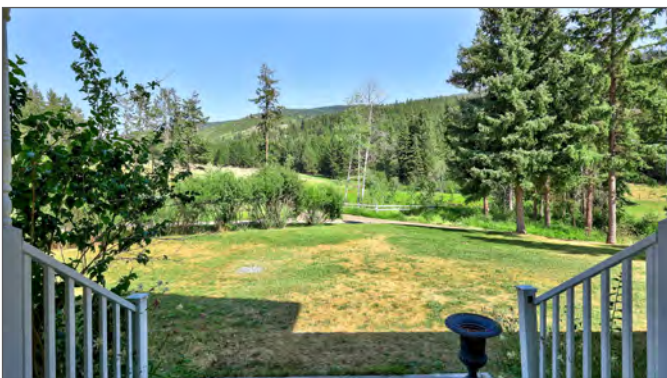
- Brand new forced air wood furnace
- Roof 6 years old (house and kennel)
- 220V electrical
- Metal roof on all outbuildings

### **LEGAL**

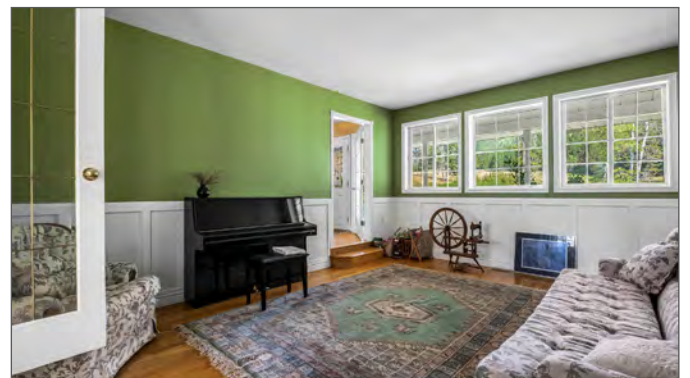
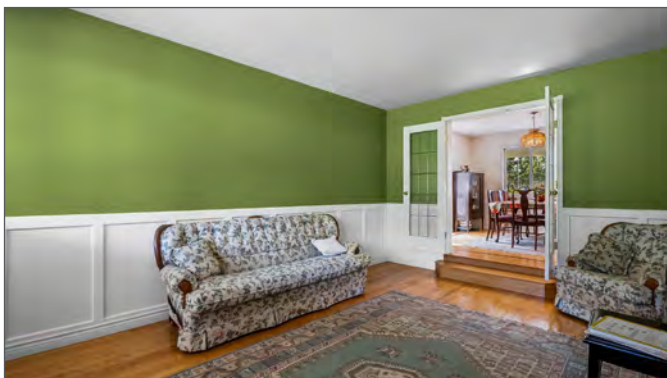
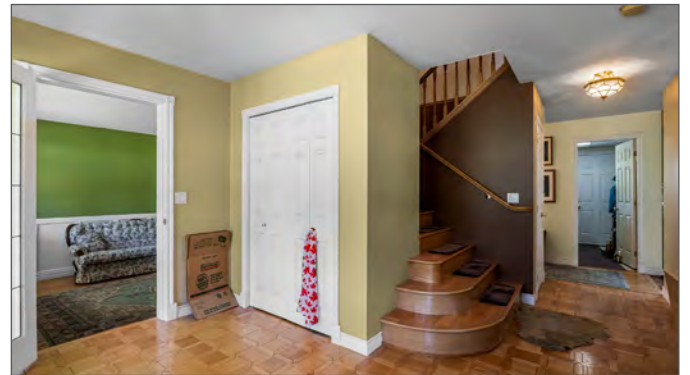
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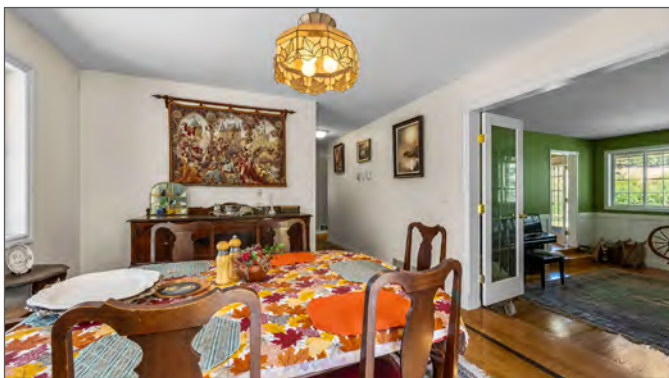


















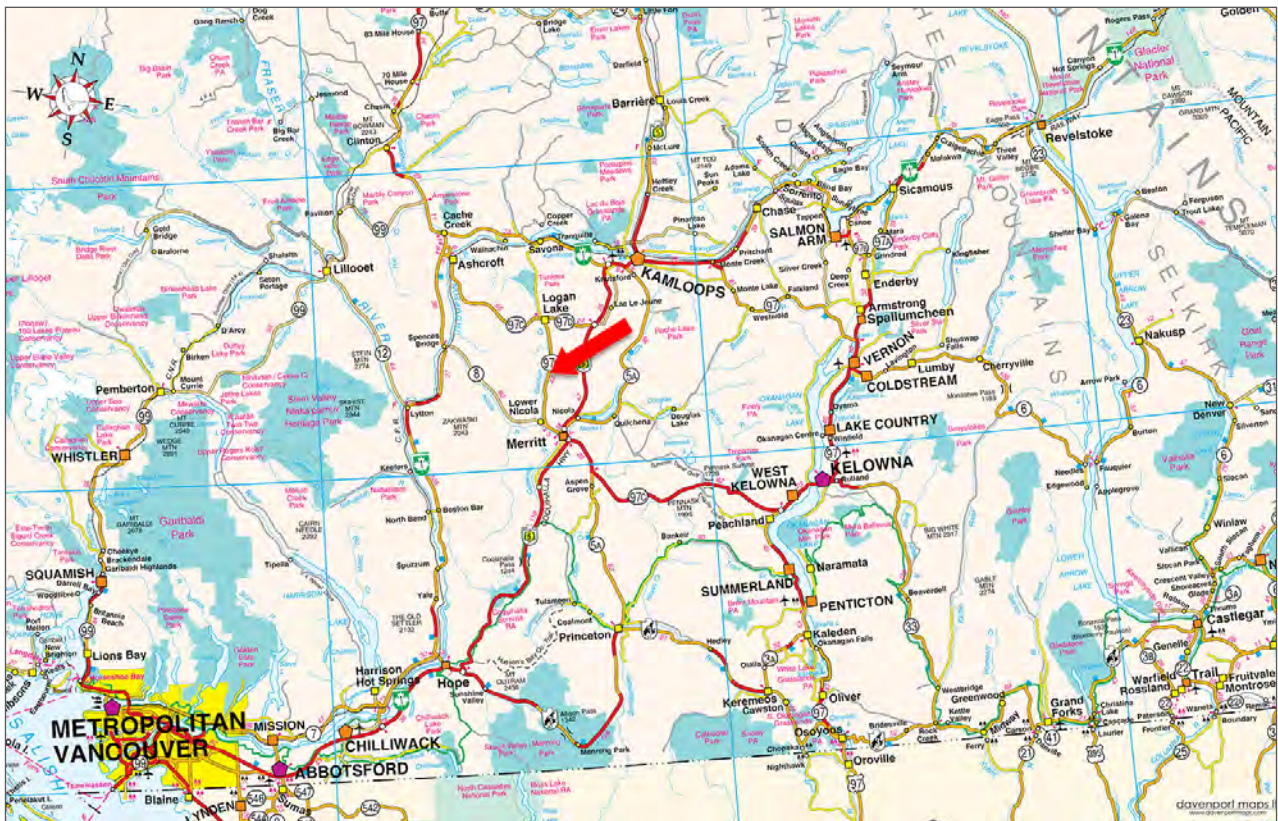


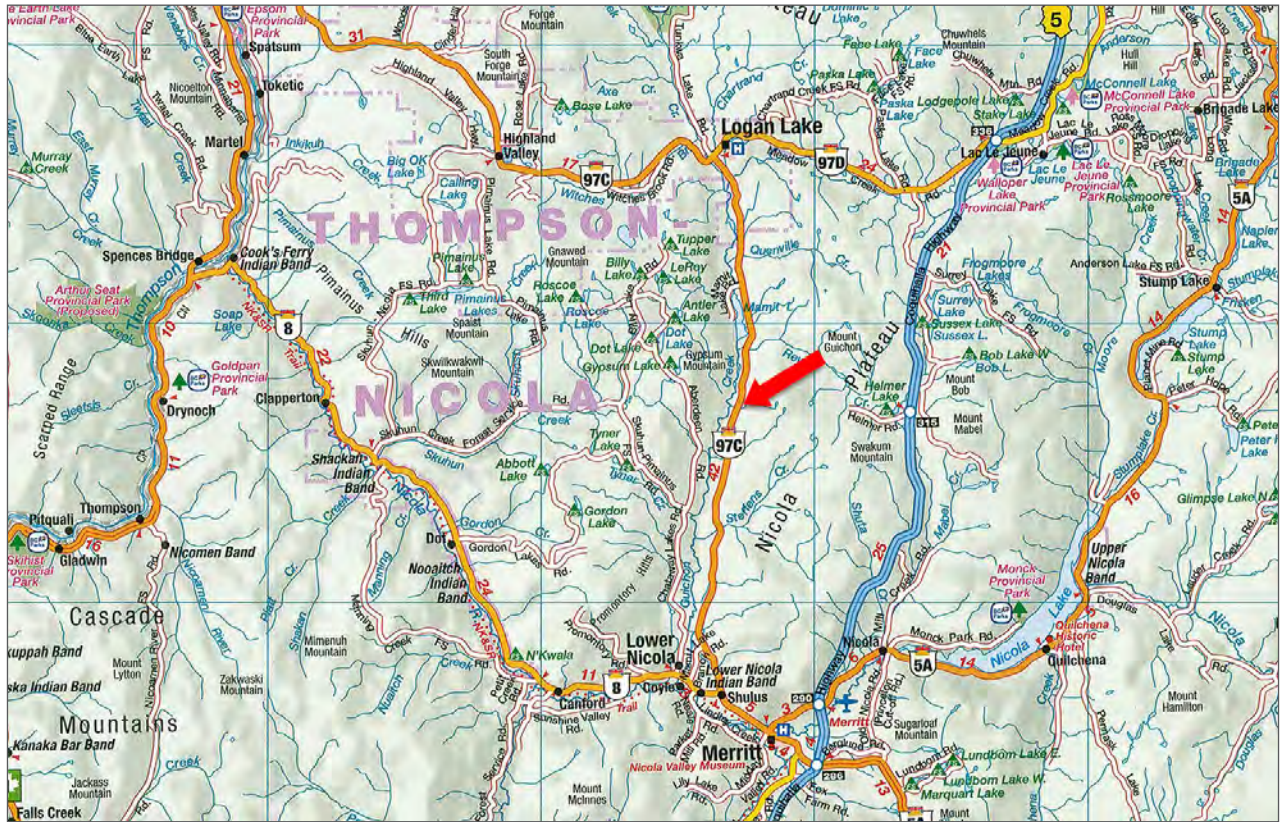


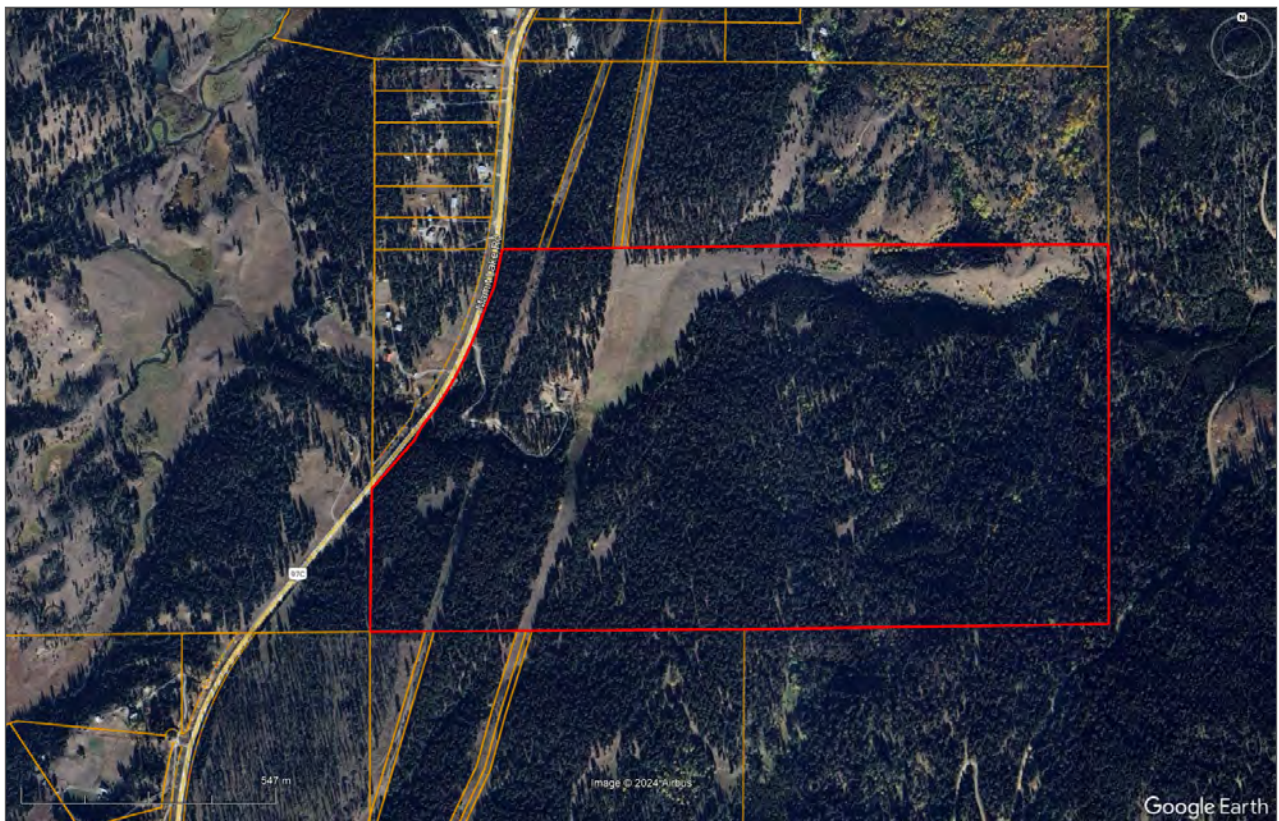


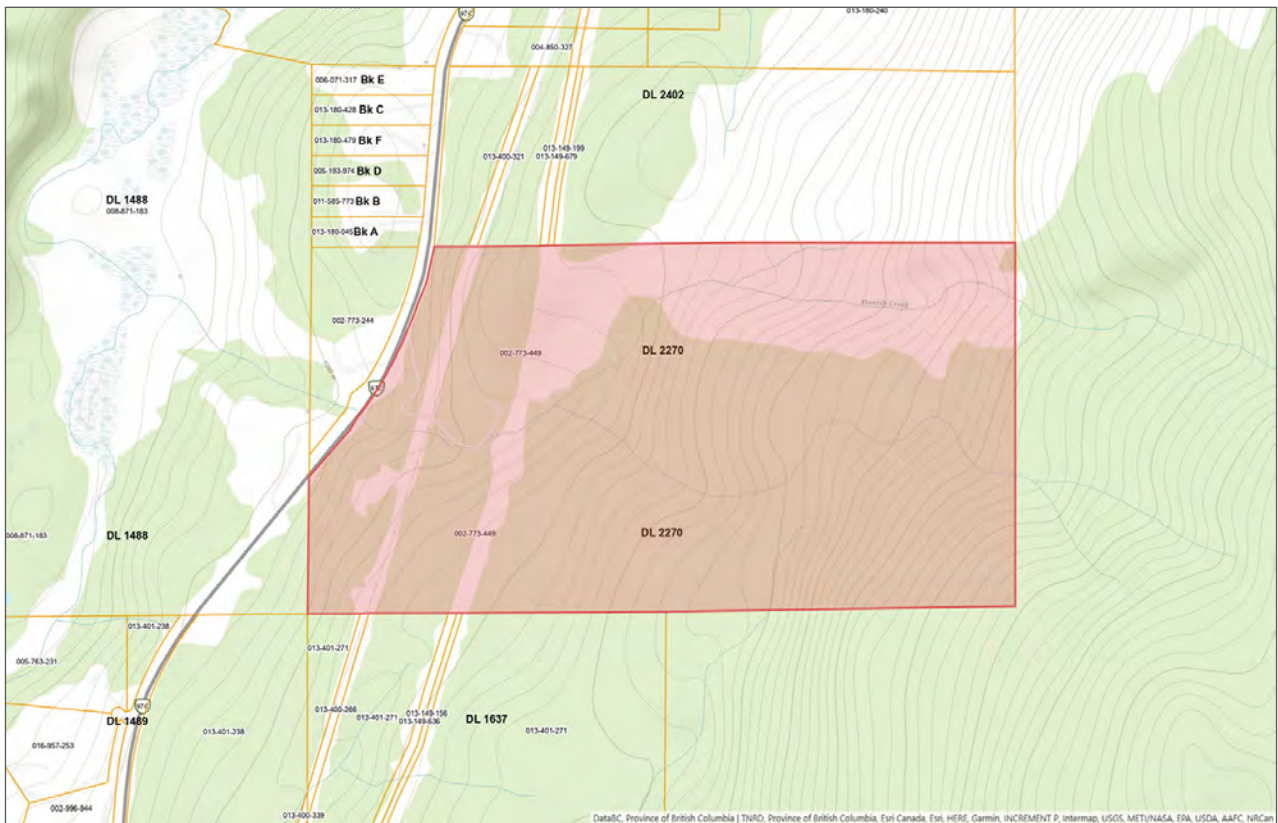
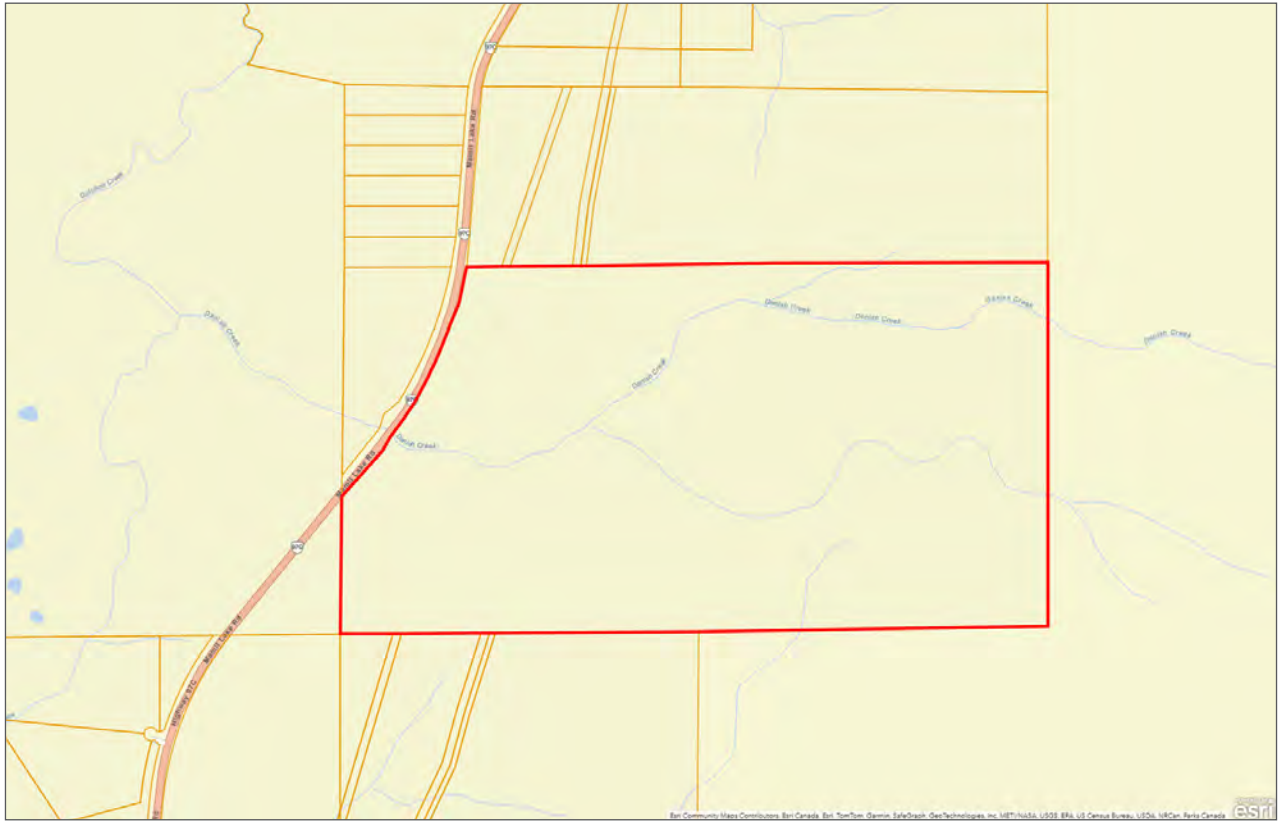












# Notes

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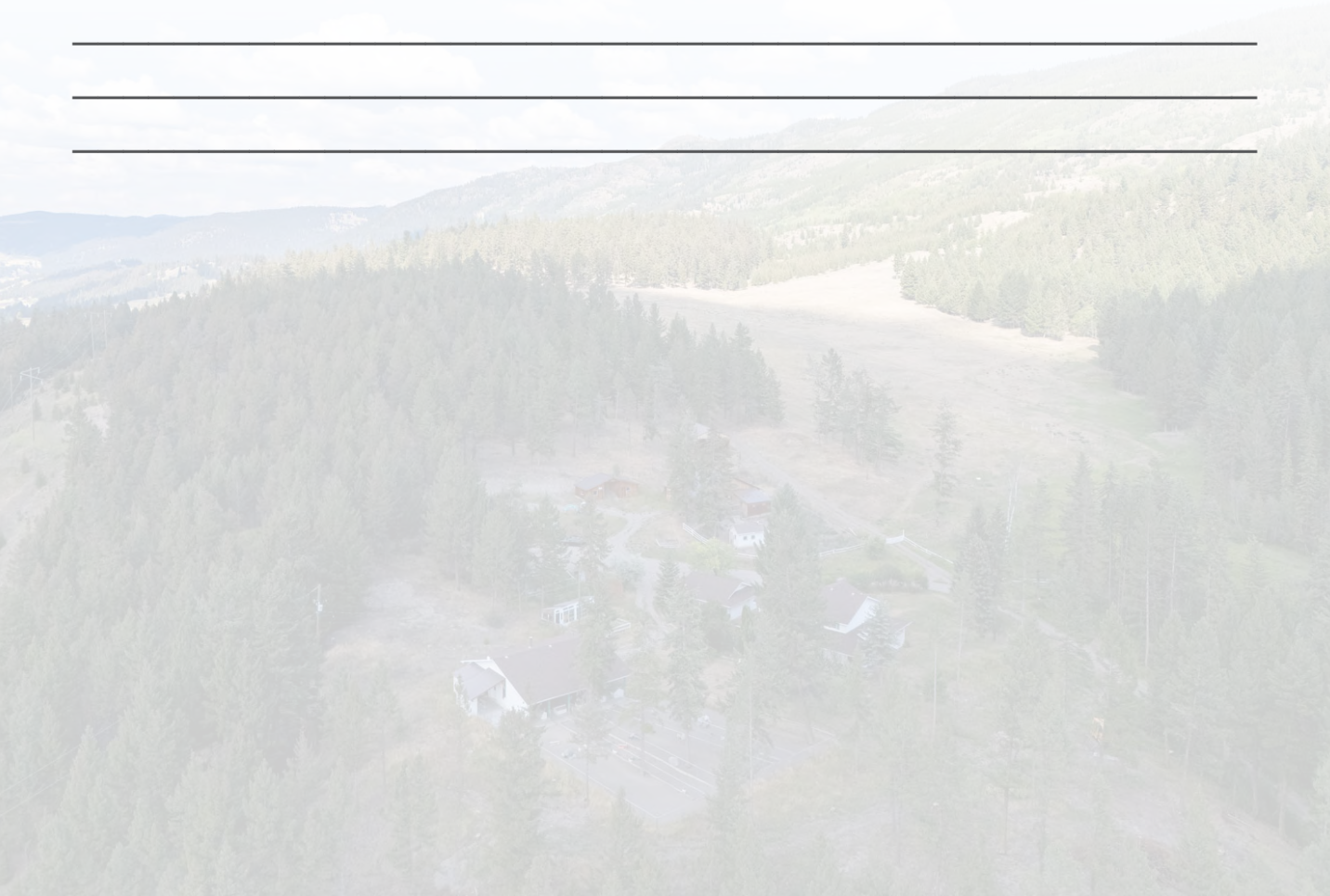
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