



**Christian Valley Farm with  
Year-Round Creek**

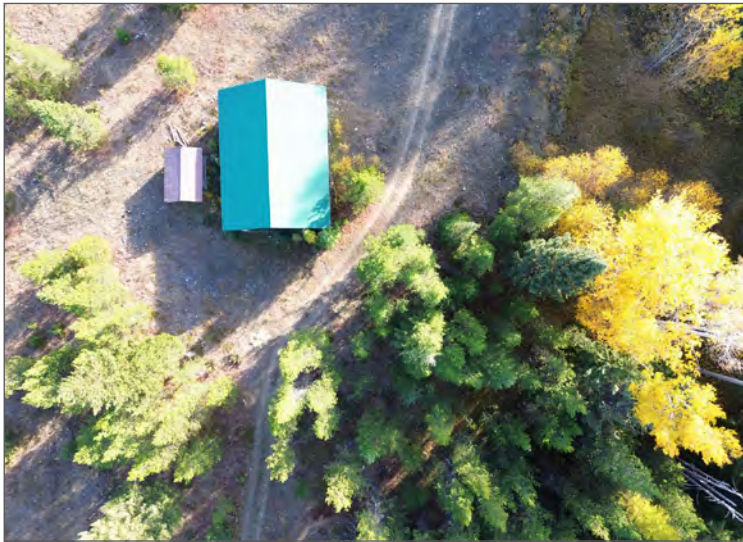


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**Sam Hodson**  
Personal Real Estate Corporation  
[sam@landquest.com](mailto:sam@landquest.com)  
(604) 809-2616



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# Christian Valley Farm with Year-Round Creek on the Edge of Wilderness

## PROPERTY DETAILS

<b>Listing Number:</b>	25018
<b>Price:</b>	\$1,249,000
<b>Taxes (2024):</b>	\$517.98
<b>Size:</b>	242 acres ~ 2 titles
<b>Zoning:</b>	No zoning designation

## DESCRIPTION

Here's the backcountry property you've been waiting for. This one checks all the boxes. 242 acres in two separate titles, with 40 acres of hay field, and Copper Kettle Creek meandering through the middle of the two titles. The property is the perfect mix of flat hay land with forested hillside that backs on thousands of acres of Crown land teeming with animals, including elk, moose, deer, cougar, bear and grouse. Both parcels have water rights on the creek, with water permitted for both domestic and irrigation. This area is a true four-season recreational paradise, with epic hunting, hiking, sledding, quadding, horseback riding all starting the moment you walk out the front door. The creek on the property is fish bearing and the larger Kettle River actually fronts along a small section of the properties south west corner. The views from the property are first class, and the colors in the fall will blow you away.

These titles are gated and super private, with both titles having access off Christian Valley Road. The property includes 3 separate cabins and a large metal clad shop/warehouse, perfect for storing all the toys needed to explore the backcountry.

The cabins are rustic and although they are basic, they are also very useable with a little TLC.

Located at the 54 km mark out the Christian Valley Road, all the properties in this area are off the grid. The properties have minimal servicing and have functioned with a combination of solar, generator, propane and water from both a drilled well and the water licence on the creek. Seller is willing to sell the titles individually. Each property has access from Christian Valley Road, and there is a level road that connects both properties along the back and both titles are completely perimeter fenced. Lots of wildlife and backs onto Crown land. Property would make a great place for a family retreat, or a hunting lodge. Very private and very scenic views.

For anyone interested in self-sufficient living this could be the one for you, lots of water, good growing conditions, water licenses and hay ground to support your livestock. Half of the property is out of the ALR, with the west side of the property outside the ALR. Given that there is no zoning on these properties there is subdivision potential for the west side of the acreage.

Contact the listing agent today for more information or to book a time to go by for a look.

## LOCATION

8595 Christian Valley Road - Westbridge, BC

## DIRECTIONS

From Westbridge, go north up Christian Valley Road to the 54 km mark. The property is along the west side of the road. Please see the mapping section of this listing.

## AREA DATA

Christian Valley and Westbridge are small, rural communities with a peaceful and slower pace of life. The community is part of the Kootenay region and known for its scenic beauty and outdoor lifestyle.

Westbridge sits at a point on Highway 33 where a bridge crosses the West Kettle River. On the north side of the bridge, you'll find the junction to Christian Valley Road, which leads to Christian Valley.

Both areas are primarily agricultural. The climate in Westbridge can support both crop and livestock farming, with warm summers ideal for growing a range of crops and winters providing enough chill for certain types of livestock to thrive. The area is also well-suited to more sustainable and self-sufficient farming, with many ranchers and farmers focusing on producing for local markets or direct-to-consumer sales.

Westbridge was historically home to the Westbridge General Store and Post Office. This store once served as the central hub for residents, along with the old hotel and post office nearby. Today, it remains a small unincorporated community, and daily life revolves around local farming, outdoor activities, and a close-knit atmosphere.

For shopping, services, and a bit of entertainment, folks in Westbridge and Christian Valley usually head over to nearby towns like Rock Creek and Beaverdell. There, you'll find grocery stores, gas stations, pubs, and places to stay.

The area is ideal if you're looking for tranquility, nature, and a simpler rural life while still having access to essential services close by.



## RECREATION

The outdoors plays a significant role in daily life within the community. The Kettle River and West Kettle River are central to the area's outdoor recreation, offering excellent fishing, kayaking, tubing and swimming opportunities. Nearby Christina Lake, known for its clear waters, is a popular spot for boating, fishing, and swimming during the summer months. The area also features several hiking trails, including those around Christian Valley, which provide stunning views of the valleys and forests.

For camping, the nearby Beaver Creek Provincial Park is a popular destination, offering peaceful, forested campsites and access to hiking trails. Kettle River Provincial Park is another well-loved spot, providing both camping and riverside activities. The Kettle Valley Rail Trail, which passes through the area, is a notable point of interest for cyclists, hikers, and history buffs, following the route of a former railway line with views of the surrounding countryside.

In winter, the area's snow-covered trails are perfect for cross-country skiing and snowshoeing, while nearby Mount Baldy or Big White Ski Resort, is only a couple of hours' drive away. The seasonal transitions make Christian Valley and Westbridge

an attractive destination for a wide range of outdoor activities, from fishing in the spring to snowmobiling in the winter.

Hunting in the Boundary Forest District, between the Okanagan Highlands and the Monashees, offers opportunities for mule and whitetail deer, particularly in the rugged terrain of forests and clearcuts. Mule deer are common in the second-growth areas and along roads, often seen in the mornings and evenings, while whitetails can be found in the backcountry and along river bottoms. The area is accessible via roads like Boundary Creek Road and Christian Valley Road, which lead into huntable regions like Wallace Creek, Gable Mountain, and the Kettle River Valley. Christian Valley experiences higher hunting pressure in October, when both mule deer and whitetail are legal game.

## HISTORY

The history is richly rooted in the land's original inhabitants, the Syilx (Okanagan) First Nations, who used the Kettle River and surrounding valleys for hunting, fishing, and seasonal camps. During the mid-1800s, European settlers arrived in the region amidst the Cariboo Gold Rush, with prospectors exploring the Kettle River. By the 1890s, settlers began establishing ranches and farms, taking advantage of the fertile lands in Christian Valley. The construction of the Kettle Valley Railway in 1913 connected Westbridge to the broader region, boosting transportation and economic growth until the railway ceased operations in the mid-20th century. During the 1930s and 1940s, Christian Valley became a hub for homesteaders, including Doukhobors, who developed farms and tight-knit communities. Today, both areas remain sparsely populated, with an economy centered on ranching, forestry, and outdoor recreation. The Kettle Valley Rail Trail and the scenic Kettle River stand as enduring symbols of the area's historical and natural significance.

## MAP REFERENCE

49°36'14.85"N and 118°47'43.90"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## SERVICES

Off the grid with solar, generator and propane.

## IMPROVEMENTS

The property includes 3 separate cabins and a large metal clad shop/warehouse, perfect for storing all the toys needed to explore the backcountry. The cabins are rustic and although they are basic, they are also very useable with a little TLC.

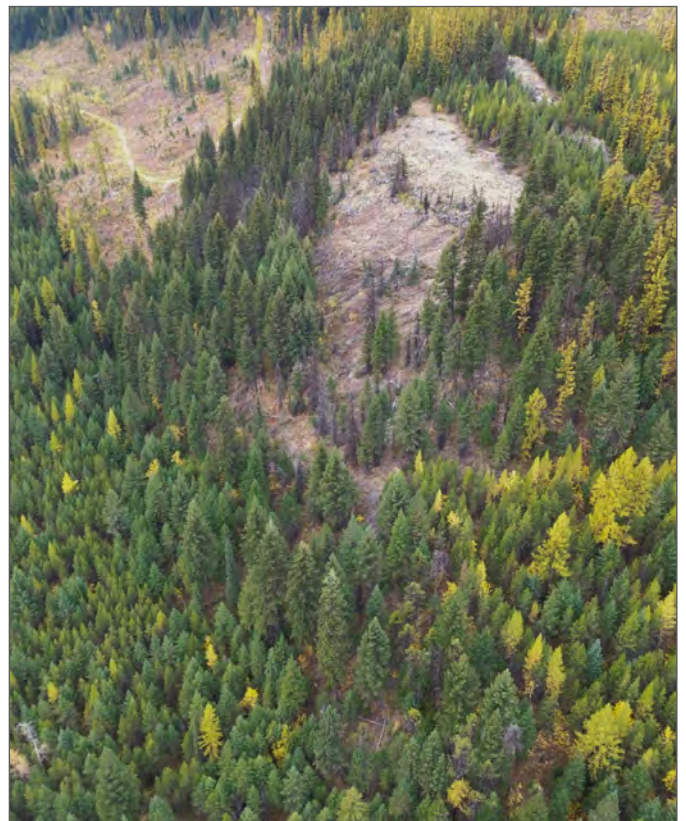
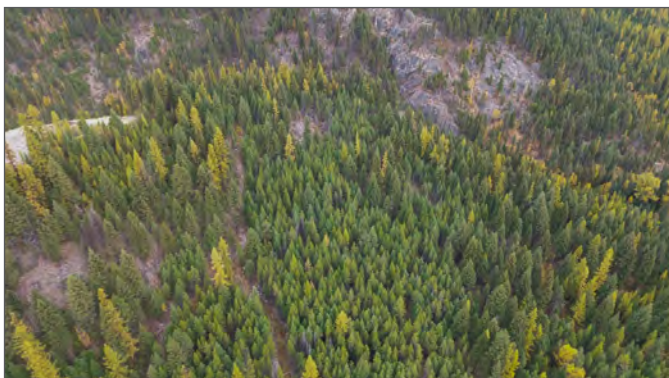
## ZONING

No zoning designation.

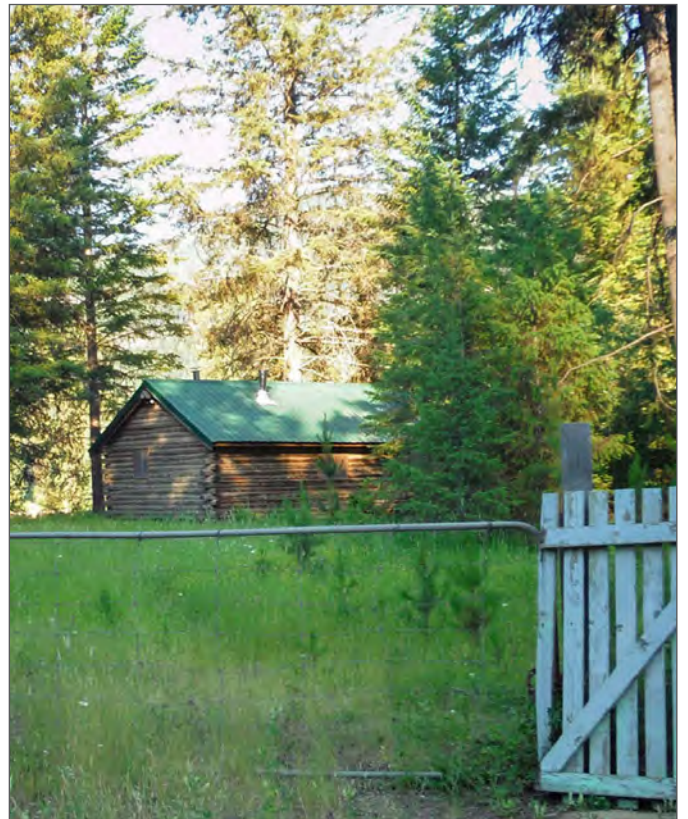
## LEGAL

DISTRICT LOT 874S SIMILKAMEEN DIVISION  
YALE DISTRICT EXCEPT PLAN EPP41584  
PID 014-882-183

DISTRICT LOT 412S SIMILKAMEEN DIVISION  
YALE DISTRICT - PID 014-781-522







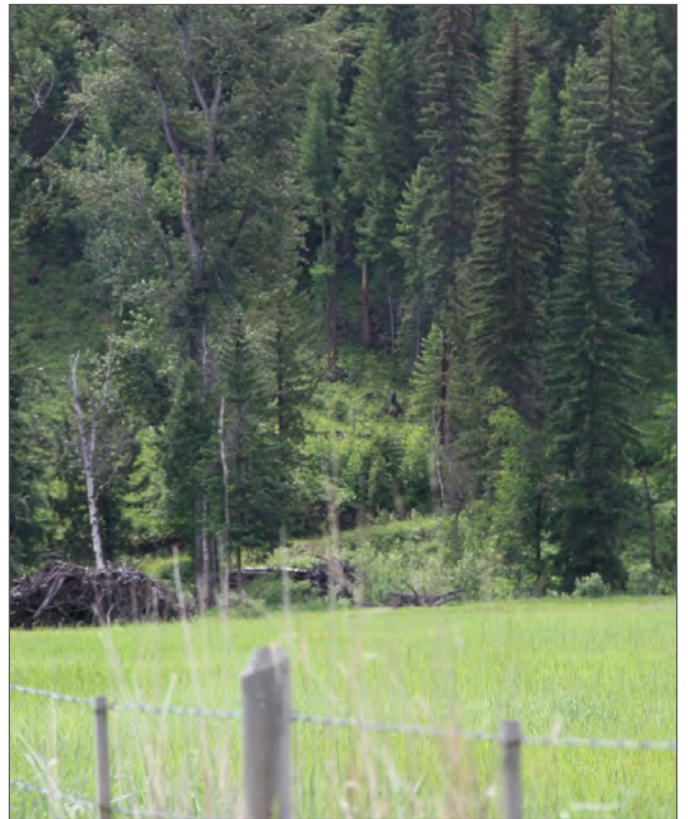
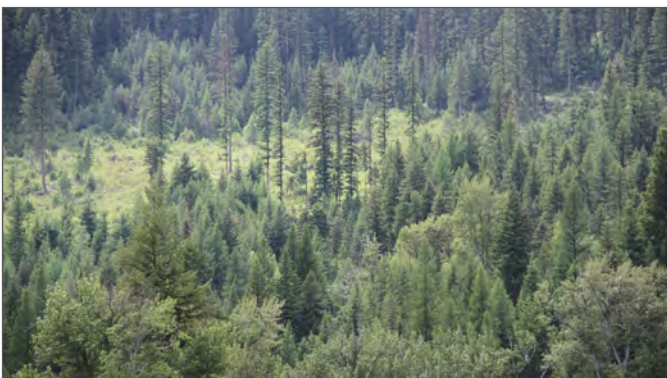




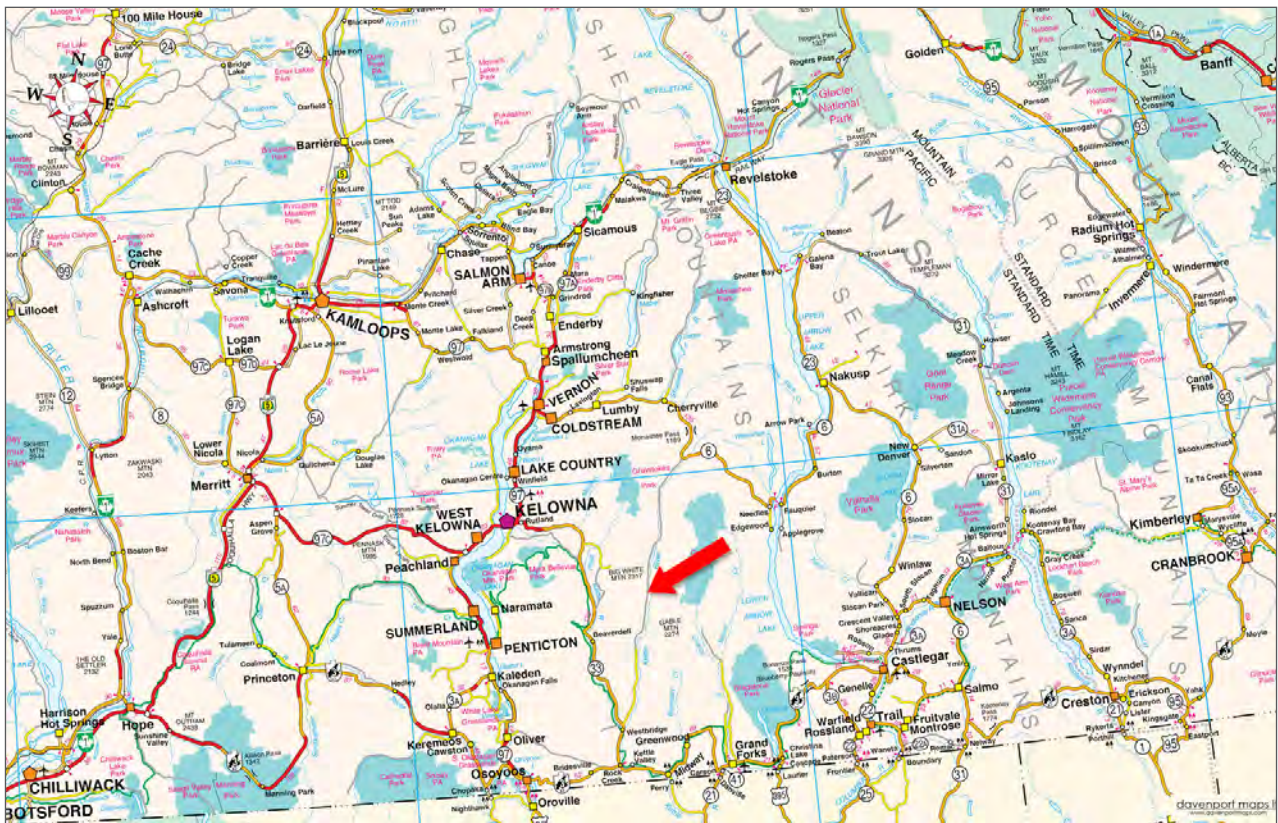


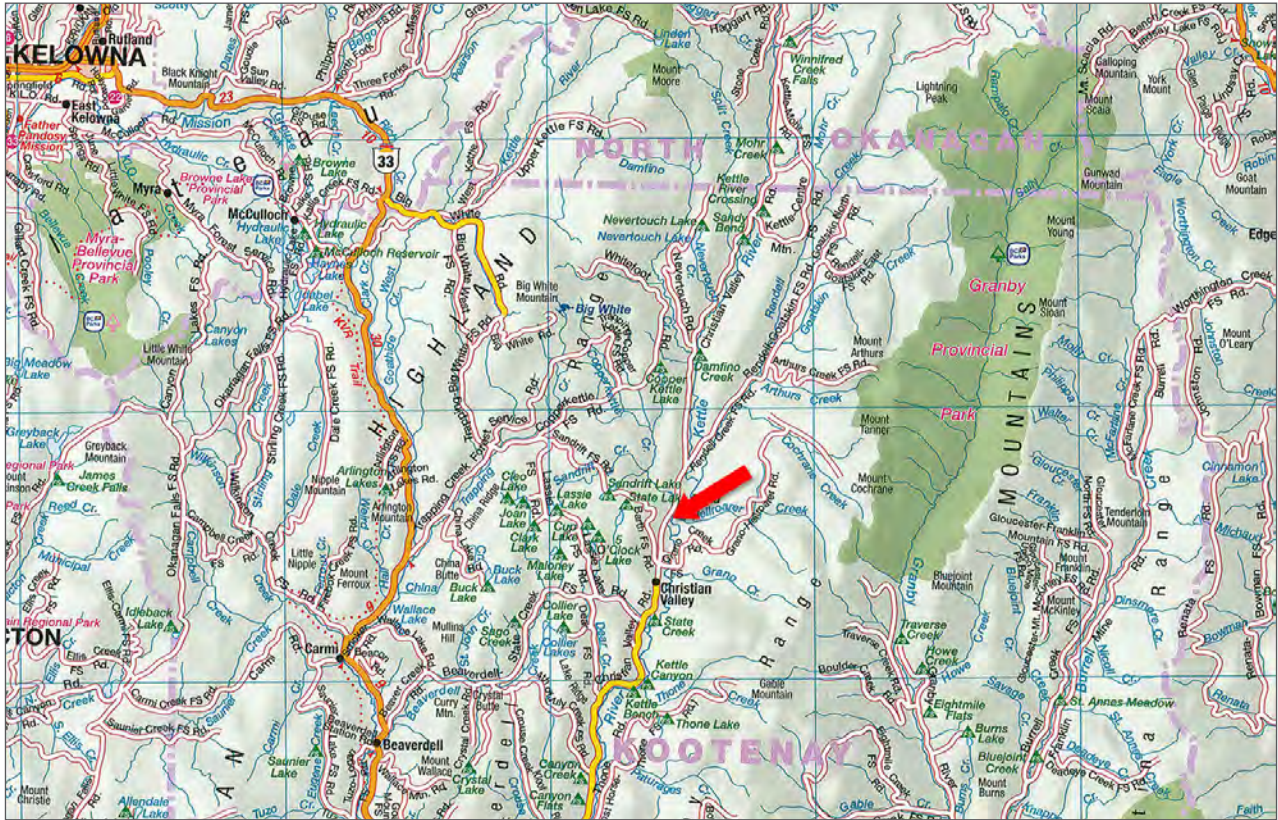






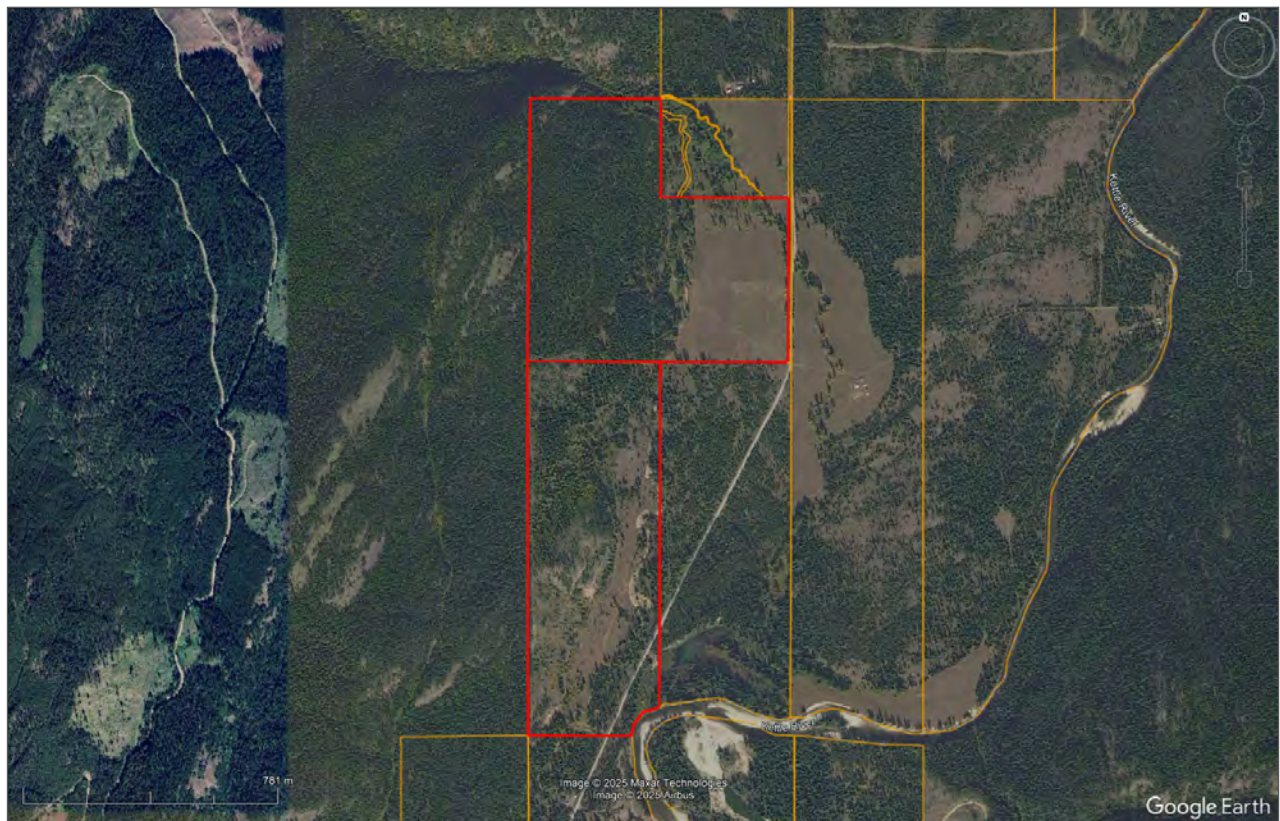
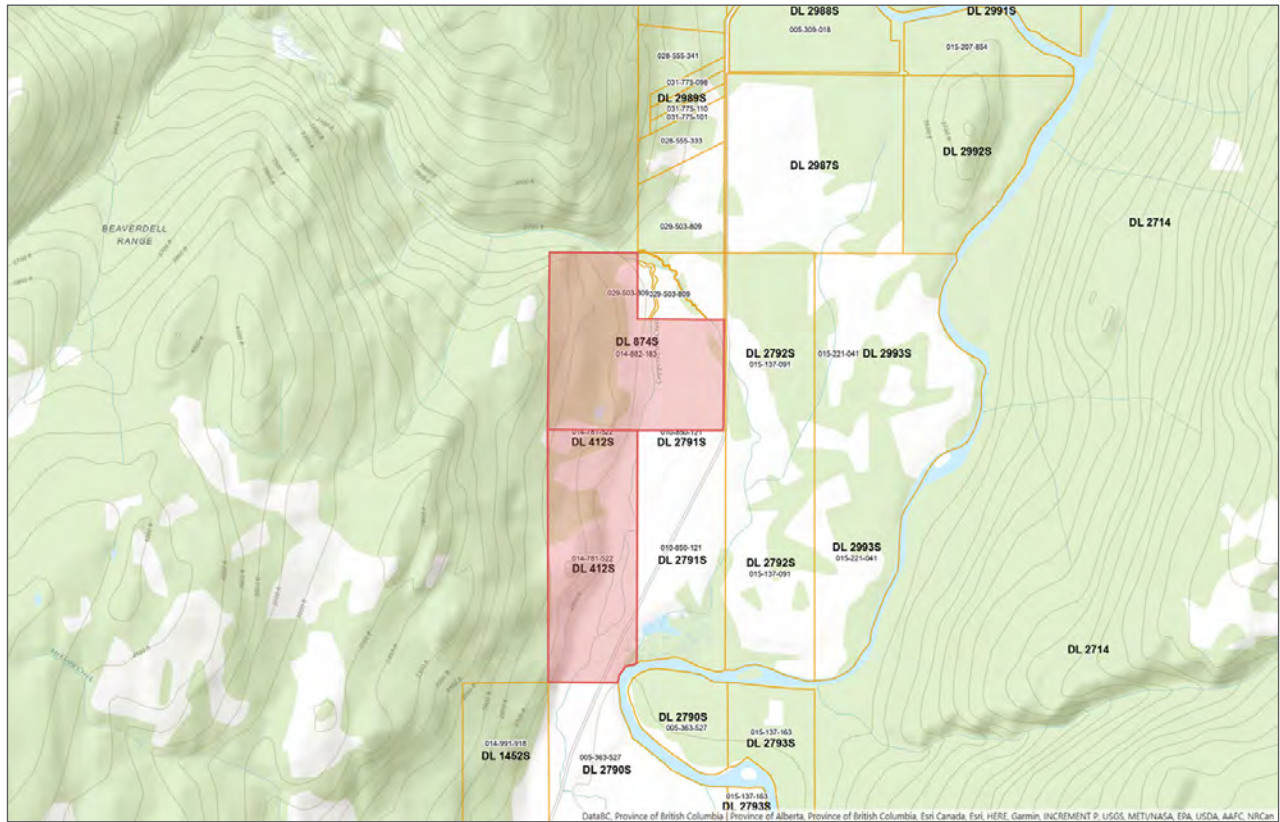
















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**Sam Hodson**  
Personal Real Estate Corporation  
President  
sam@landquest.com  
(604) 809-2616

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LandQuest® Realty Corporation  
101 - 313 Sixth Street  
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504  
Toll Free: 1-866-558-5263 (LAND)