



**Hidden Lakes: 1,274-Acre  
Paradise - Fort Fraser, BC**



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# Hidden Lakes: An Off-Grid 1,274-Acre Rural Paradise - Fort Fraser, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24276
<b>Price:</b>	\$829,900 + GST
<b>Taxes (2024):</b>	\$2,580.46
<b>Zoning:</b>	Rural Resource (RR1)

## SIZE

1,274 acres ~ 2 titles

## DESCRIPTION

This exceptional 1,274-acre property, spread over two titles and outside the ALR, is a rare gem located just south of Fraser Lake in British Columbia's stunning wilderness. With its blend of diverse terrain, and unmatched tranquility, it offers incredible opportunities for those seeking a rural escape or off-grid living. The property features two private lakes in the southeast corner, while a third lake graces the northwest boundary. A picturesque creek meanders from east to west, connecting the lakes and flowing along the southern edge to a smaller lake two miles away. The terrain varies from flat expanses to dramatic cliffs, offering breathtaking views of the creek and valley below, perfect for nature enthusiasts and those inspired by remote living.

Located near Fraser Lake, this property provides a unique balance between rural charm and access to modern conveniences. Fraser Lake, known as the "White Swan Capital of the World," boasts essential services, shops, schools, and recreational facilities.

The area is a haven for outdoor enthusiasts, with endless opportunities for hiking, fishing, canoeing, and wildlife observation. For those envisioning an off-grid lifestyle, the property's natural features and existing infrastructure, including a network of roads and a newly built route to the southeast lake, make it ideal for sustainable, self-sufficient living. Whether you seek to create a private retreat, develop the land, or simply immerse yourself in the serenity of nature, this property is a rare and versatile opportunity.

## LOCATION

Section 27 and 28, Township 11 - Lily Lake Road - Fort Fraser, BC

The property is located approximately 48 km (30 miles) due west of Vanderhoof in central British Columbia. Vanderhoof is the geographical centre of British Columbia.

## DIRECTIONS

Please call listing agent before heading out to view the property.

From Fort Fraser travel west 1.1 km to Lily Lake Road then head south 11.1 km to access road. Travel a further 3.3 km to the corner of Section 27.

The nearby Vanderhoof Airport (CAU4) has an asphalt runway, runway lighting, GPS, an automated weather station, aircraft tracking system and can accommodate most planes with an airstrip length of 1,530 m (5,019 ft).

## AREA DATA

The surrounding area is characterized by small cattle ranches, each supporting 100-300 head of cattle in cow/calf operations. Vanderhoof, with a population of 4,480, is a historic ranching and farming community located at the junction of Highway 16 and Highway 27, at the geographical center of British Columbia. Forestry is the leading industry, followed by ranching and farming, with the region's fertile valley supporting thriving cattle ranches, dairy farms, and a growing horticultural sector. Mining is also becoming increasingly significant, with several developments underway.

As a main service center, Vanderhoof offers an array of amenities, including government offices, an RCMP detachment, schools, a hospital, a medical clinic, a shopping center, 18 restaurants, five hotels/motels, a theater, a bowling alley, and a golf course. The area is well-connected, with rail service and the Vanderhoof Airport, which features an asphalt runway, lighting, GPS, and aircraft tracking capabilities, accommodating most planes. The scenic Nechako River runs along the town's northern edge, connecting to the Fraser River at Prince George. This waterway offers over 200 kilometres of navigable routes through rivers and lakes, making it ideal for boating and floatplane enthusiasts. The community's residents are known for their laid-back, friendly nature, with many embracing hobby farming, horseback riding, fishing, and hunting as part of their outdoor lifestyle.

## RECREATION

This 1,274-acre private parcel is a natural haven for wildlife, including moose and deer, and offers an array of year-round recreational opportunities. Summer activities include hiking, camping, boating, canoeing, golfing, horseback riding, and water-skiing, while winter brings cross-country skiing, snowmobiling, curling, and skating. The area's natural beauty and abundant fishing and

hunting resources attract visitors from across North America, with nearby lakes and rivers renowned for rainbow trout fishing. Within a 60-mile radius of Vanderhoof, anglers can enjoy quick catches through fly fishing or casting, while outdoor enthusiasts explore the unspoiled landscapes and trails.

Vanderhoof itself is a hub for recreation and events, offering highlights like Wild West Week, the Vanderhoof Airshow, and the Nechako Valley Exhibition. The town boasts amenities such as the Omineca Golf Course, an 18-hole course open April through October, and Murray Ridge Ski Hill, home to North America's longest T-bar and over 30 kilometres of alpine runs. Nature lovers flock to the Migratory Bird Sanctuary at Riverside Park, a major stop for species like Canada Geese and Trumpeter Swans. Nearby lakes such as Nulki, Tachick, and Stuart provide exceptional fishing, with trout and kokanee thriving in these pristine waters. Whether you're drawn to vibrant events or the serenity of remote fishing spots, the area surrounding this property is a recreational paradise.

## MAP REFERENCE

53°58'35.45"N and 124°34'21.77"W

## SERVICES

None.

## LEGAL

THE FRACTIONAL SECTION 28 TOWNSHIP 11  
RANGE 4 COAST DISTRICT. - PID 015-583-678

SECTION 27 TOWNSHIP 11 RANGE 4 COAST  
DISTRICT. - PID 015-302-521

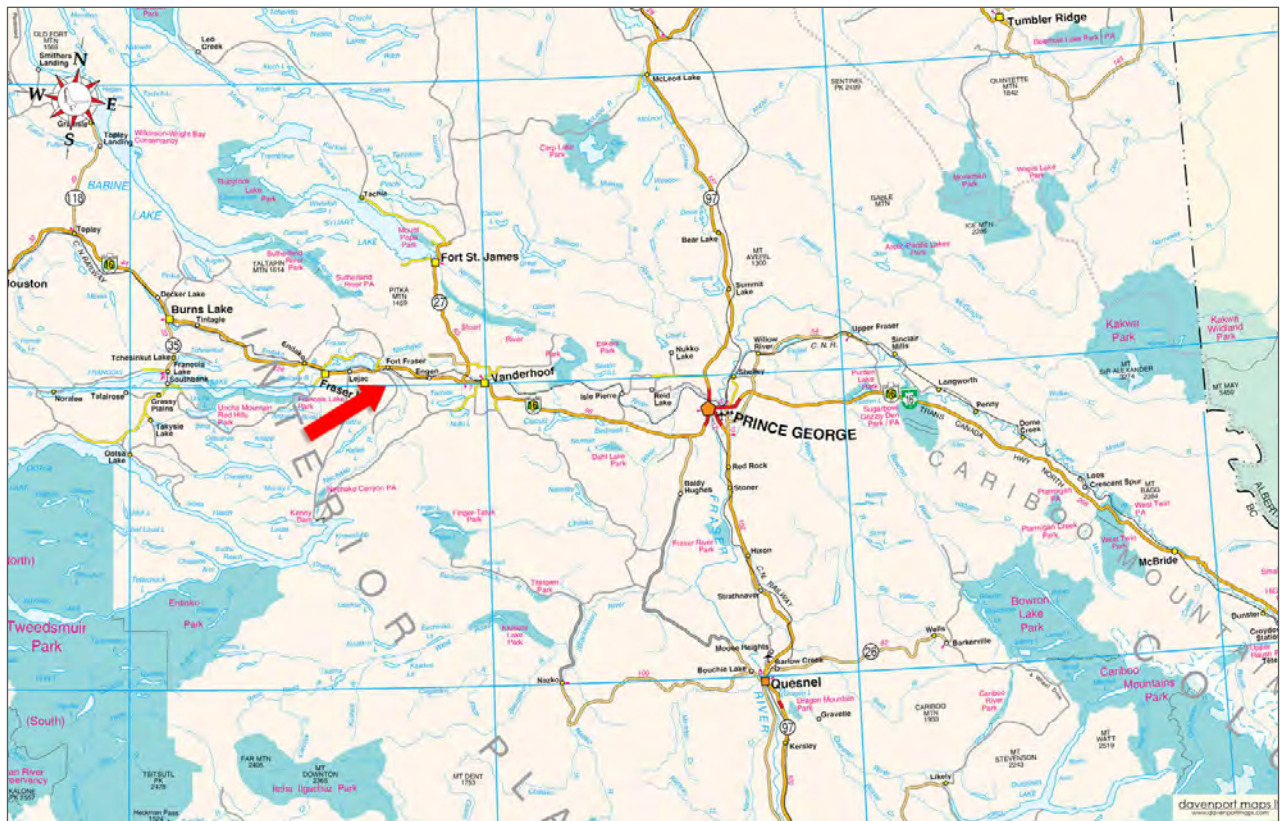
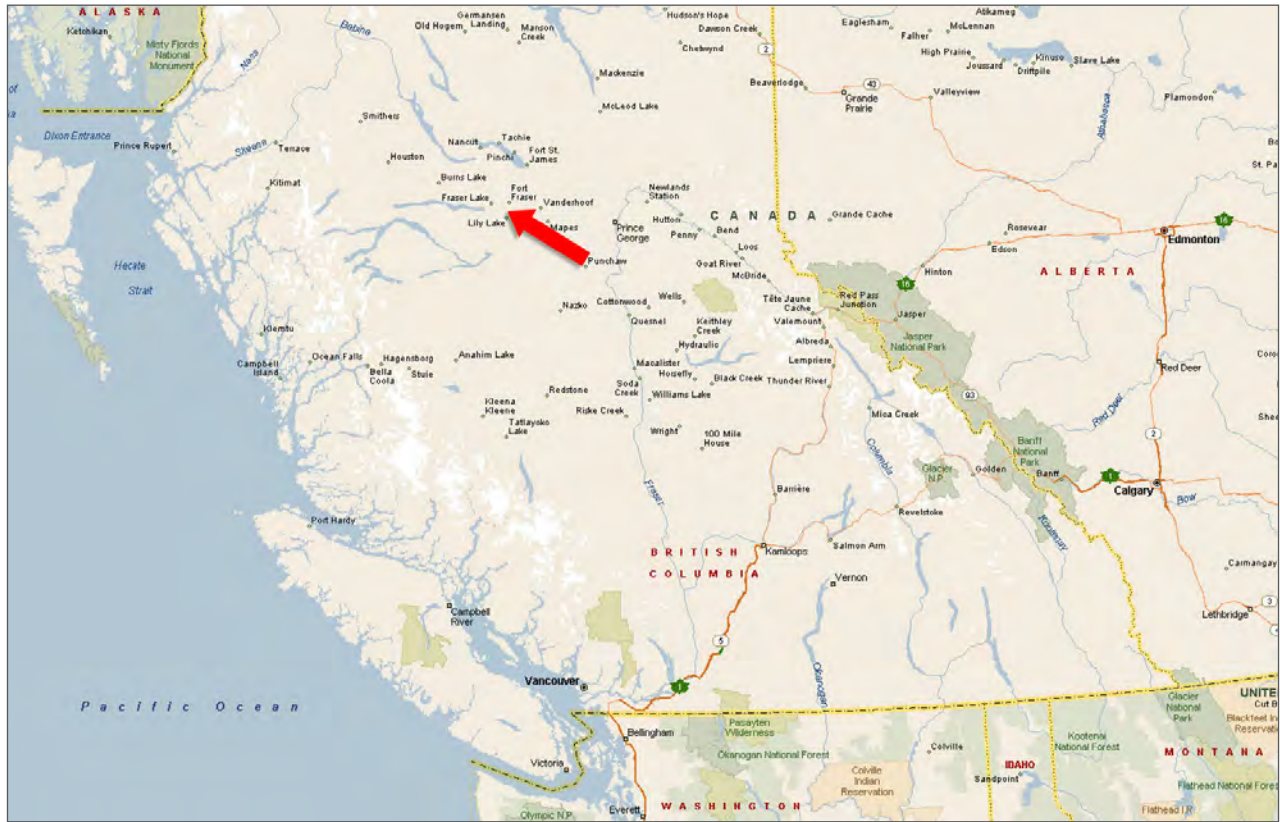




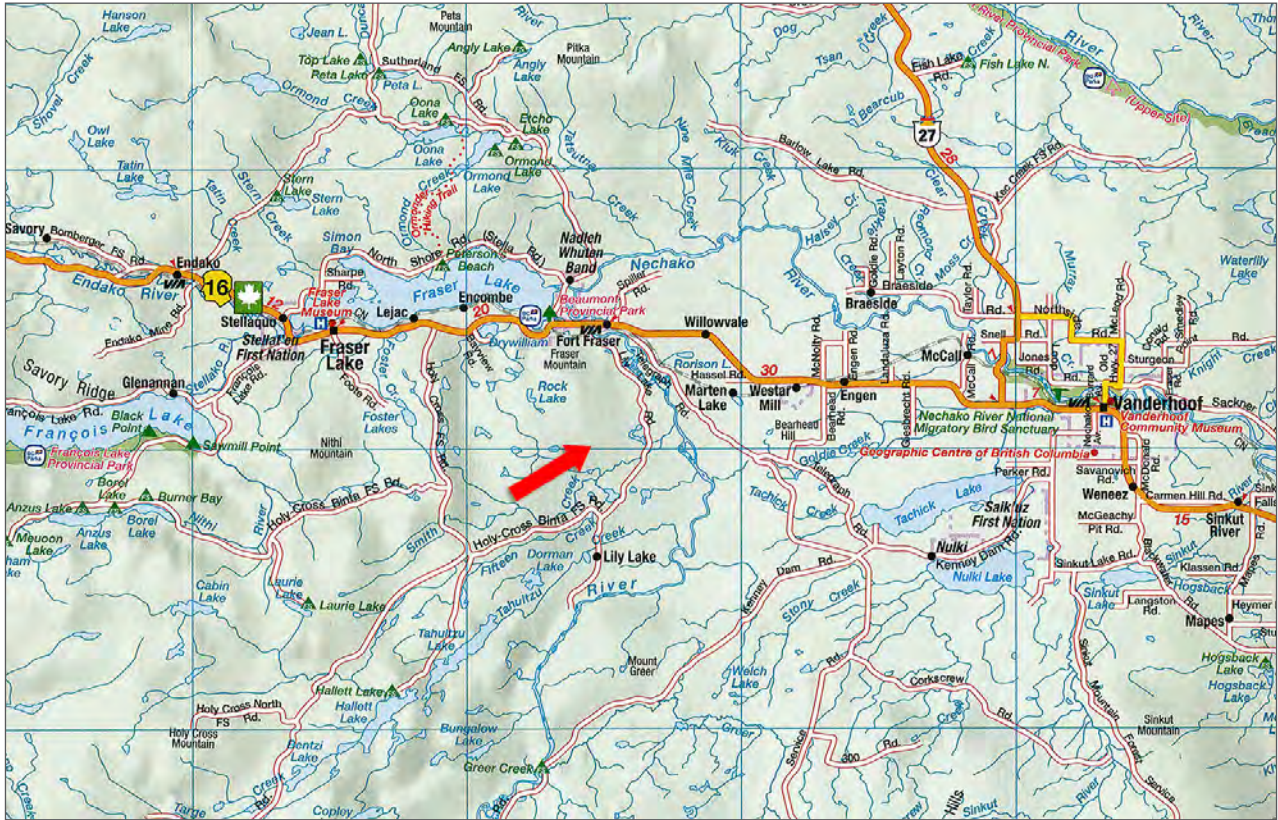




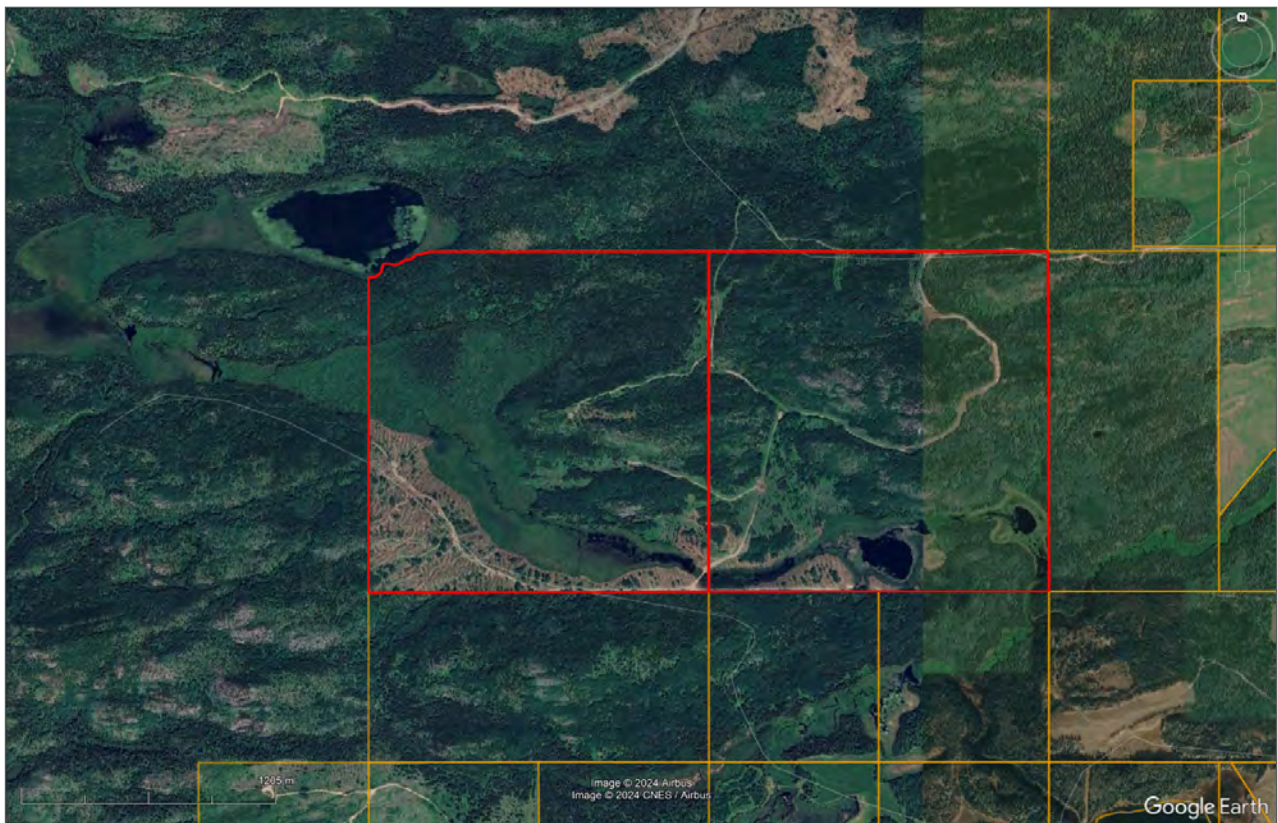
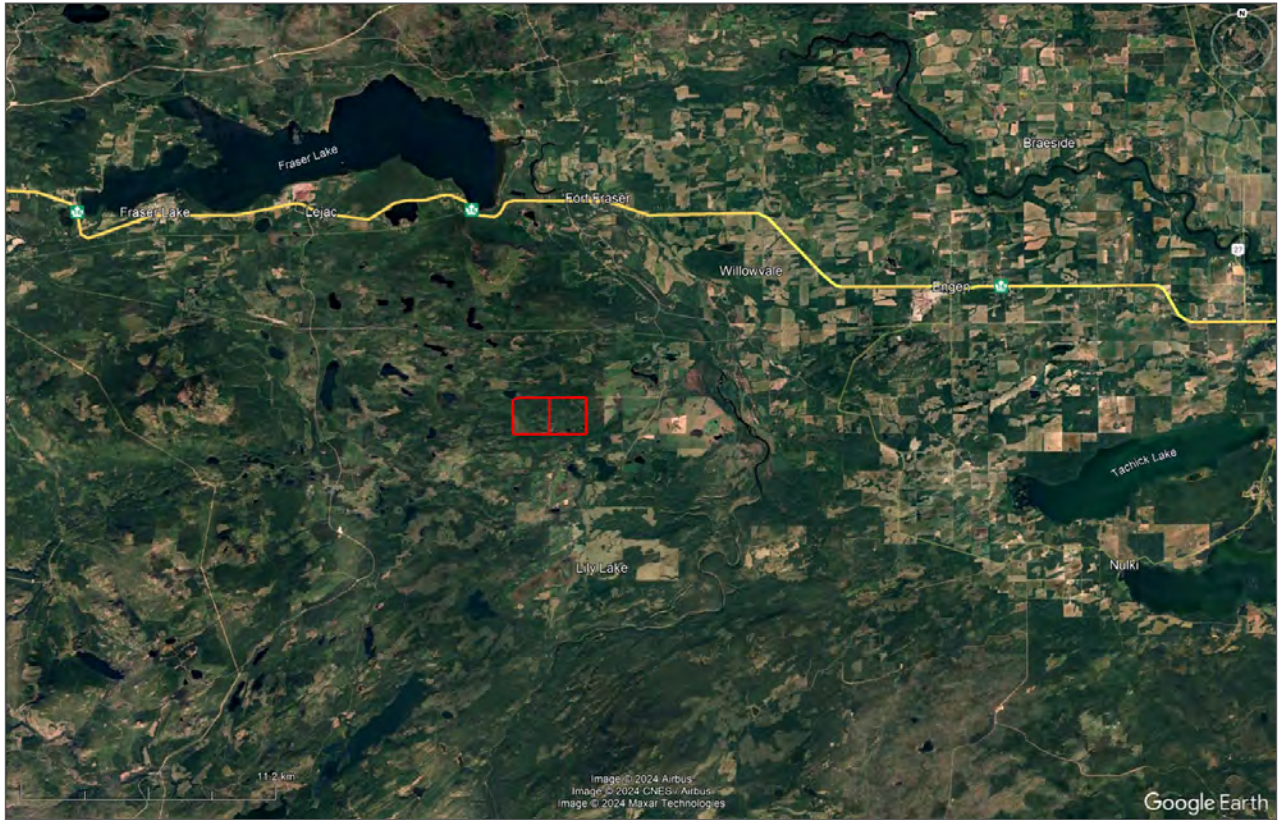




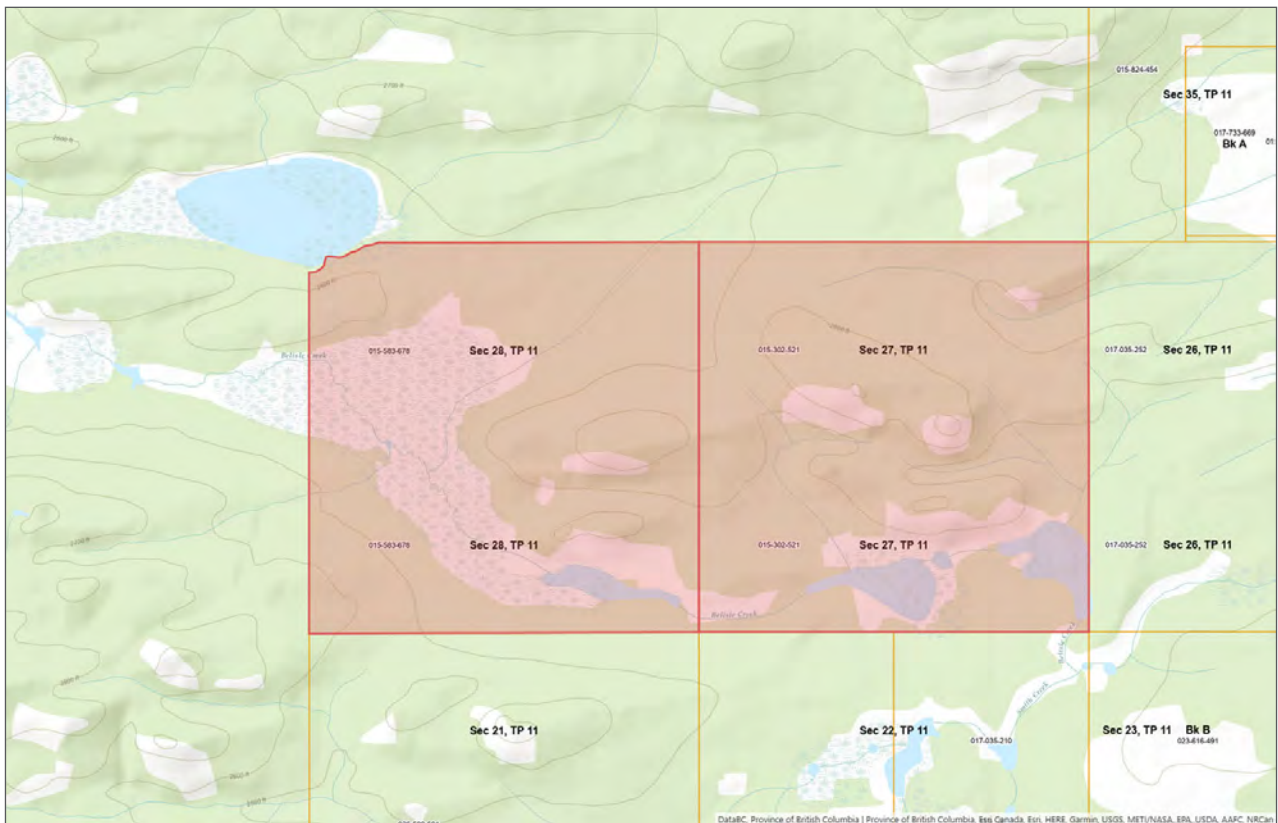
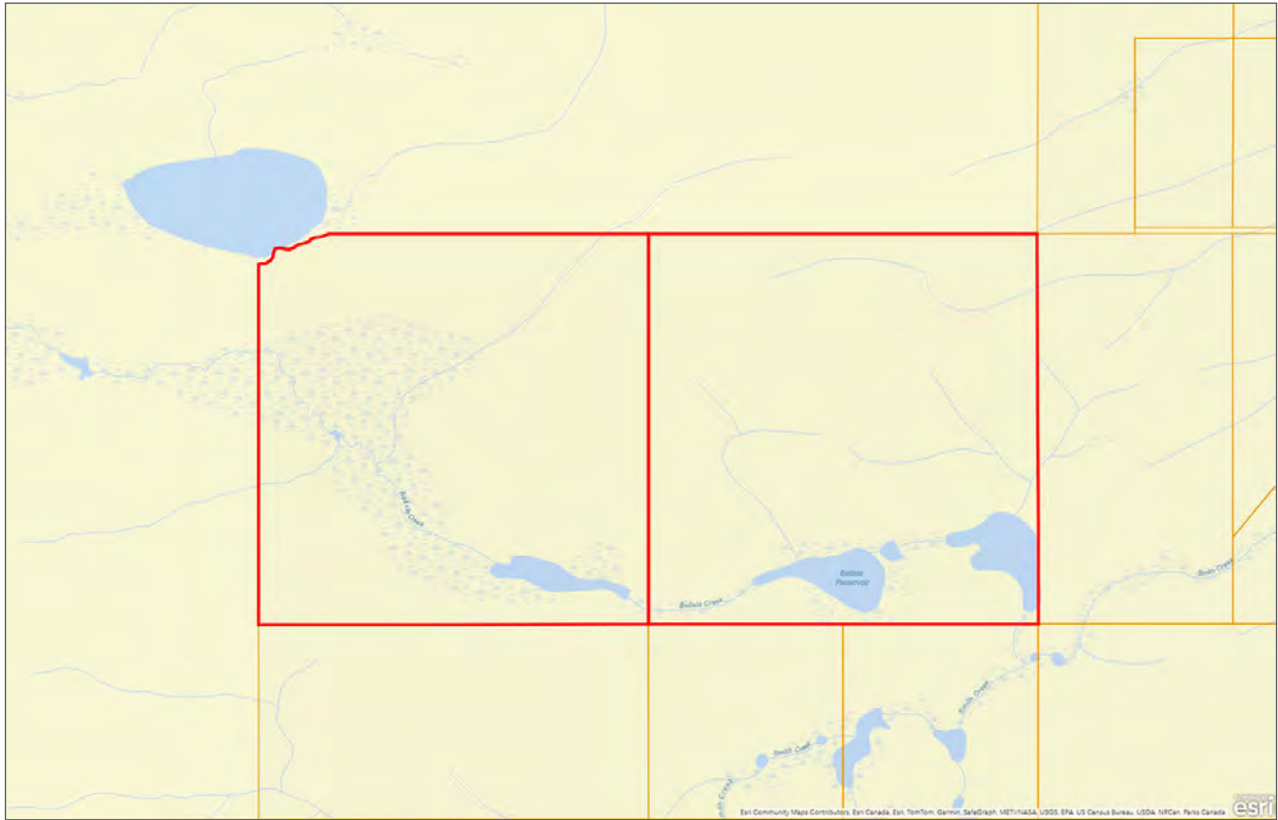


















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