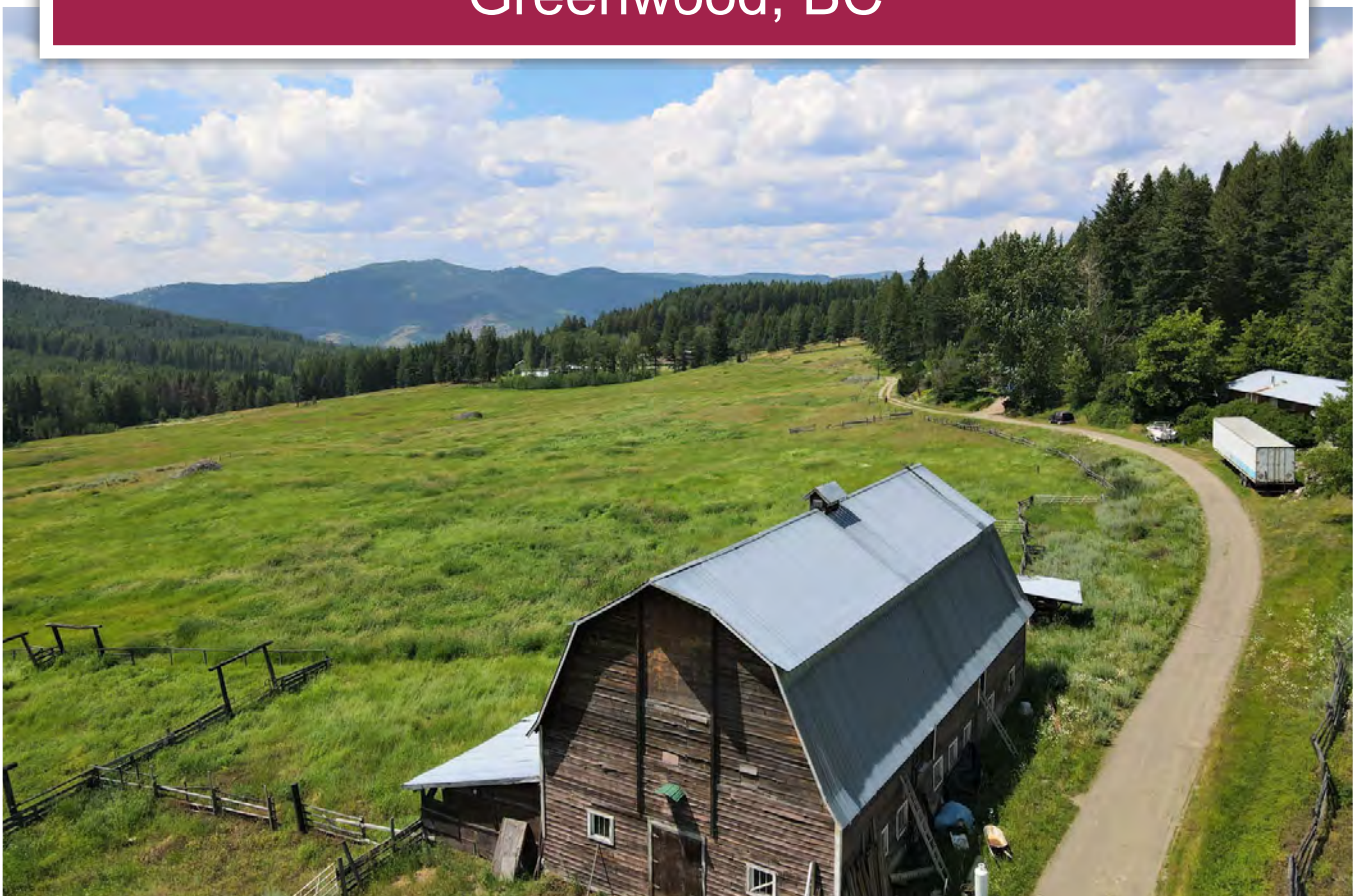




Historic Wilderness Ranch
Greenwood, BC



www.landquest.com

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



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Historic Wilderness Ranch

Greenwood, BC

PROPERTY DETAILS

Listing Number:	24194
Price:	\$1,190,000
Taxes (2024):	\$3,794.32
Size:	310 acres

DESCRIPTION

All the features you've been looking for, water, agricultural fields, backing onto Crown land and an excellent climate suitable for a self-sufficient lifestyle. This 310-acre heritage farm in south-central BC is a private oasis, but only 4 km to the highway and close to the US border. This property was settled in 1894 and established as a dairy farm. The old original ice house still exists. The farm is intact with access via a public road and power to the property. All merchantable timber on the property is scheduled to be logged starting at the beginning of August 2023. The logging activities will improve grazing and access to the hillside portions of the property.

The property encompasses the entire valley running east/west, which maximizes sun exposure. The water supply is a registered spring, and there is a second water licence for irrigation, allowing the use of Lind Creek which runs through the property. 105 acres is in the ALR, with lots of hay fields and also includes the homestead. The property is fenced and cross-fenced. The remaining 200+ acres have subdivision potential, and is mostly fenced. The fact that this property has no zoning opens it up for almost any possible use.

The large dairy barn is 33' x 75' with a 30' high loft. There is a double-bay tractor shed with insulated workshops on either side. There are 2 other very large sheds. The well-built 1,200 sq. ft. house includes 2 bedrooms plus a den, and has a full basement. From the front deck which looks south over the hay fields, there are lots of birds and potential wildlife to watch. The second dwelling, a 2-storey chalet design, is perfect for summer rentals or could be upgraded for year-round use. The 60' x 30' aluminum tubular rib framed Quonset has lots of potential. Generally, the buildings on the property are livable but some TLC could bring them back to their full splendor.

For those outdoor enthusiasts, the possibilities are endless. This property backs onto an enormous swath of Crown land which is teeming with wildlife. Your only neighbours are the moose, deer, bears and elk that call this valley home. Would make a quiet and natural retreat, or a great place to raise 1 or more families. GST applicable.

Call the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

3065 Lind Creek Road - Greenwood, BC

DIRECTIONS

Please refer to the mapping section of this listing for the detailed location. Call the listing REALTOR® before venturing out to the property.



AREA DATA

Greenwood

Greenwood is a city in south-central British Columbia. It was incorporated in 1897 and was formerly one of the principal cities of the Boundary Country smelting and mining district. It earned the “city” status and has retained that title despite the population implosion following the closure of the area’s industries. It is therefore styles itself as “Canada’s Smallest City.” It is located along Highway 3 near Rock Creek and Grand Forks.

The town is served by Greenwood Elementary School which covers grades from 4-7. Students attend Midway Elementary School for grades from K-3. Following grade 7 local students attend Boundary Central Secondary School in nearby Midway.

RECREATION

Jewel Lake

The lake is approximately 3 km long and fly fishing for rainbow trout is a very popular activity. The lake is stocked with both brook trout and rainbow trout

from the Summerland Trout Hatchery. Boats are restricted to 10 horsepower. Jewel Lake Resort is located on the south end of the lake and can provide you with basic essentials and boat rentals. There is ice-fishing allowed on Jewel Lake. Anyone fishing or angling in British Columbia must have an appropriate licence.

Summer Recreation

- Hiking
- Swimming
- Fishing
- Canoeing
- Wildlife viewing
- Mountain biking
- Boating
- Horseback riding
- Hunting
- Or pop over to the Okanagan for wine tasting

Winter Recreation

- Skiing
- Snowmobiling
- Snowshoeing



- Ice fishing
- Hunting
- Wildlife viewing
- Ice skating

MAP REFERENCE

49° 4'28.31"N and 118°37'30.25"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

ZONING

No zoning. This is a huge selling feature and opens up the property for a variety of intended uses.

SERVICES

- Hydro power
- Septic installed
- Water licences
- Telephone

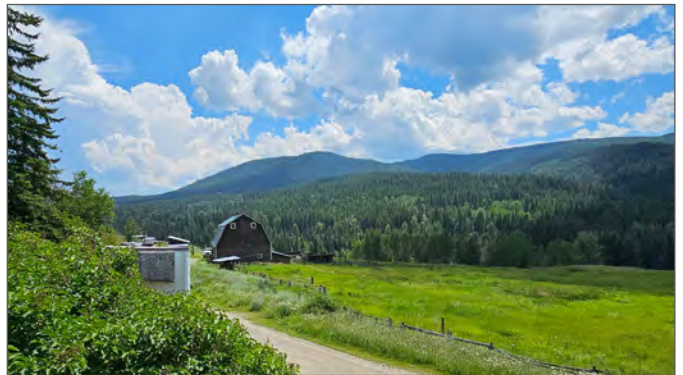
IMPROVEMENTS

- Large dairy barn is 33' x 75' with a 30' high loft.
- Double-bay tractor shed with insulated workshops on either side.
- 2 other very large sheds.
- 1,200 square foot house includes 2 bedrooms plus a den, and has a full basement. The front deck looks south over the hay fields.
- Second dwelling, a 2-storey chalet design, is perfect for summer rentals or could be upgraded for year-round use.
- 60' x 30' aluminum tubular rib framed Quonset has lots of potential.

LEGAL

DISTRICT LOT 1695 SIMILKAMEEN DIVISION
YALE DISTRICT

PID 015-048-845

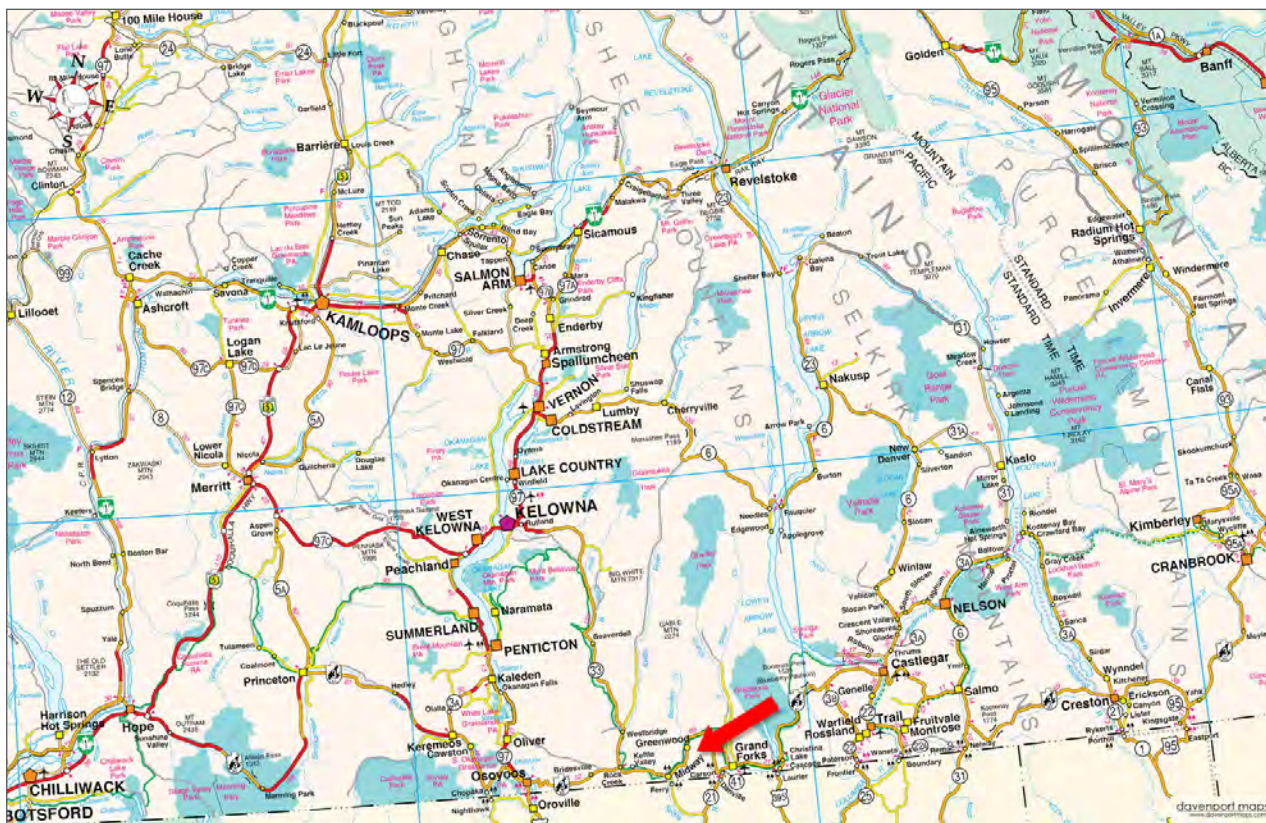
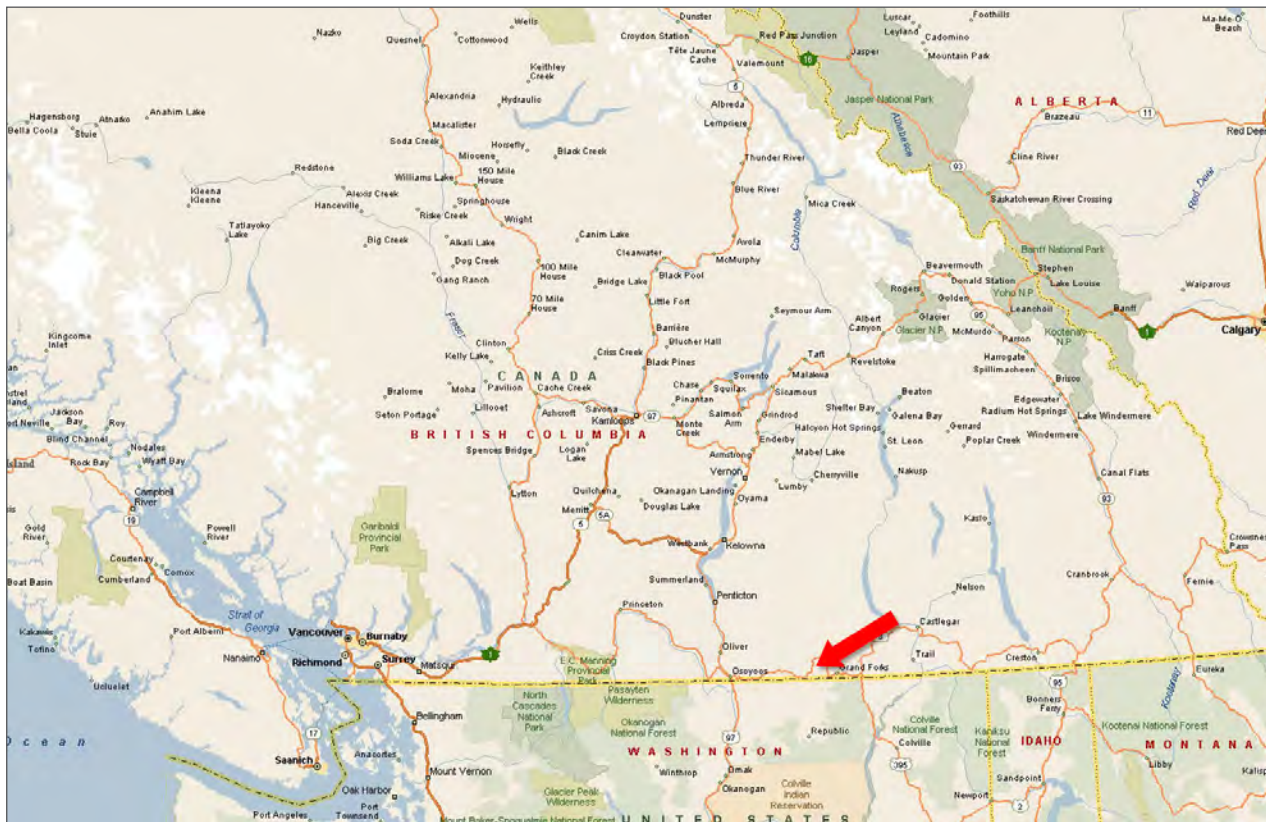


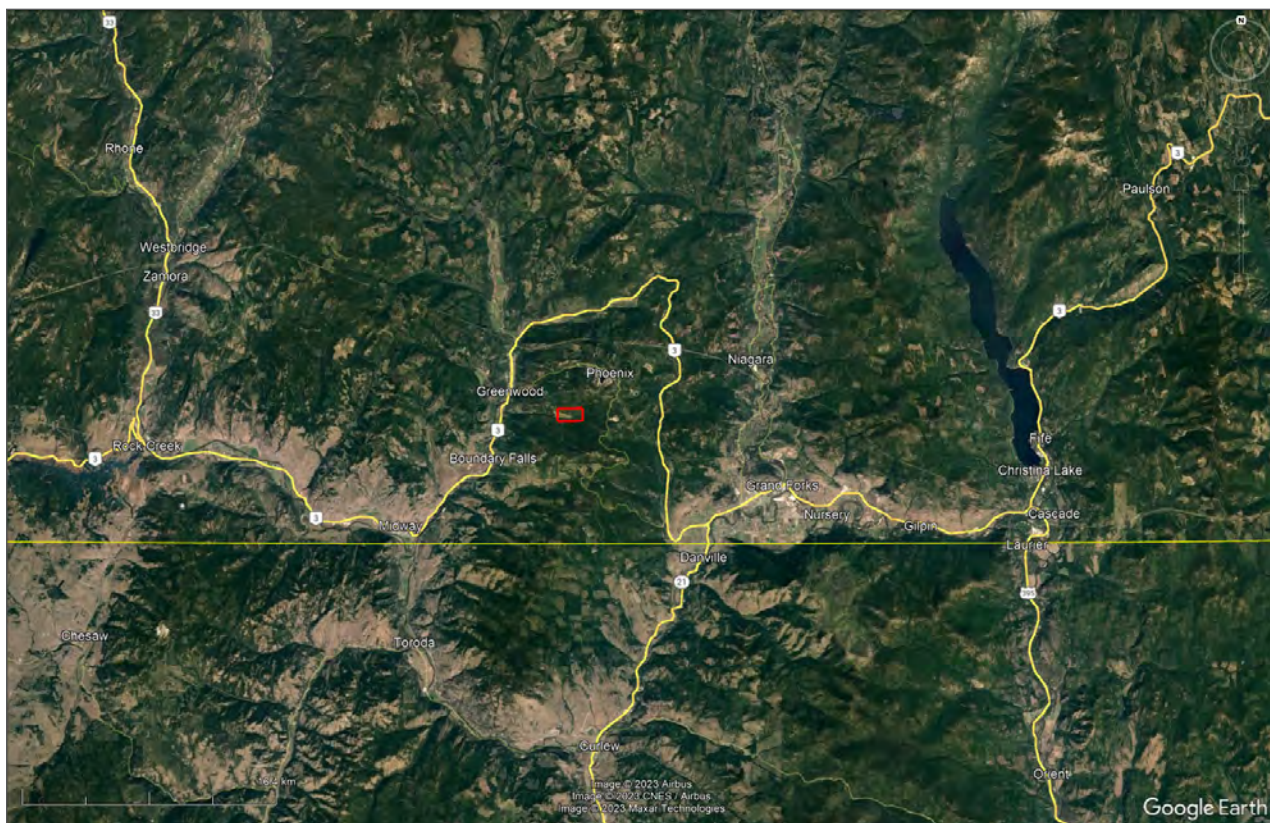
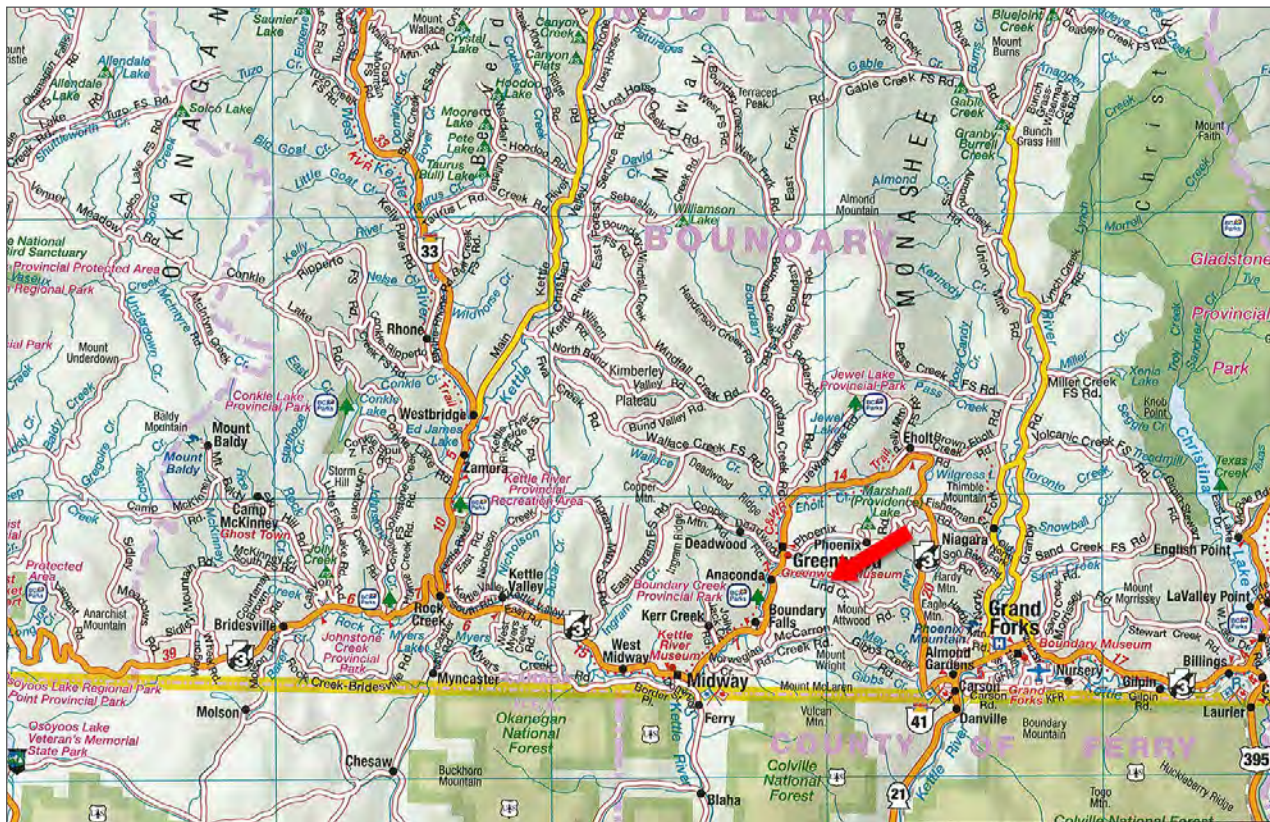


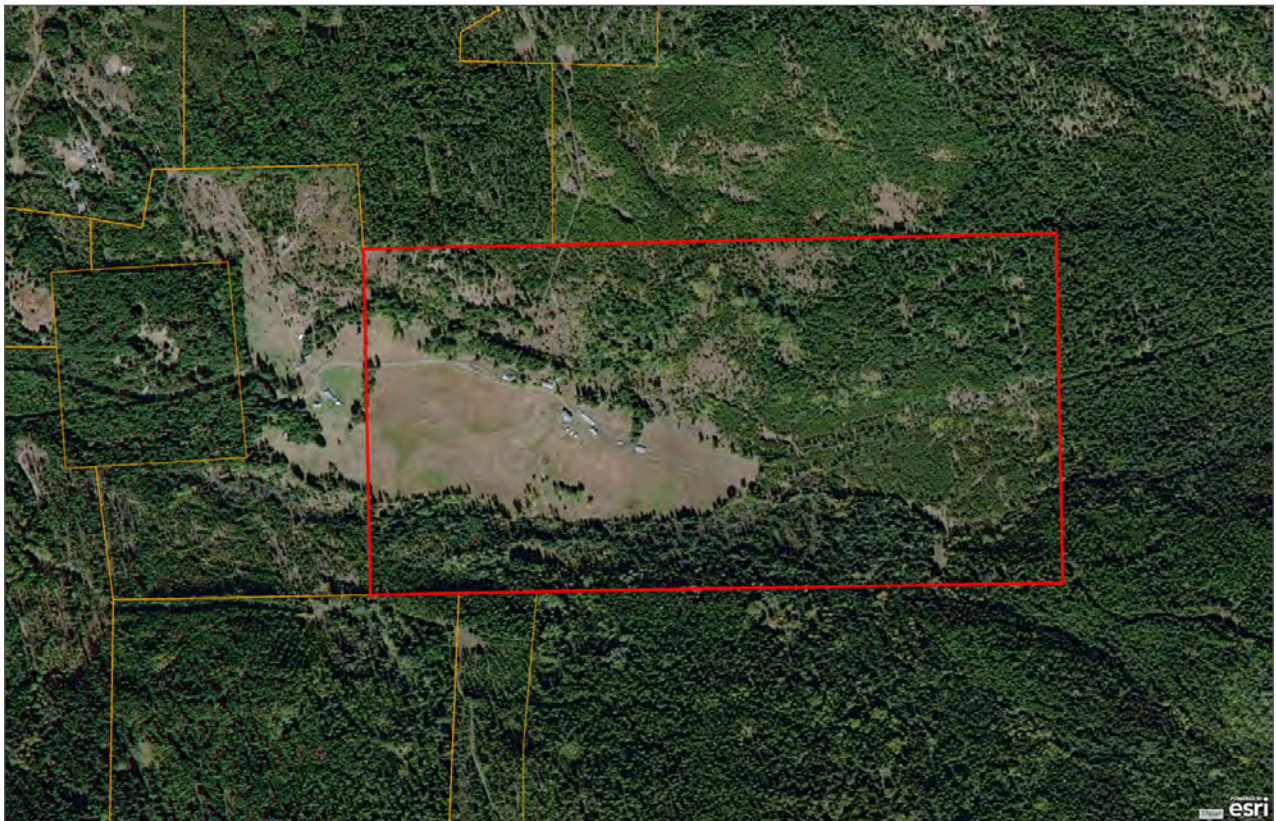


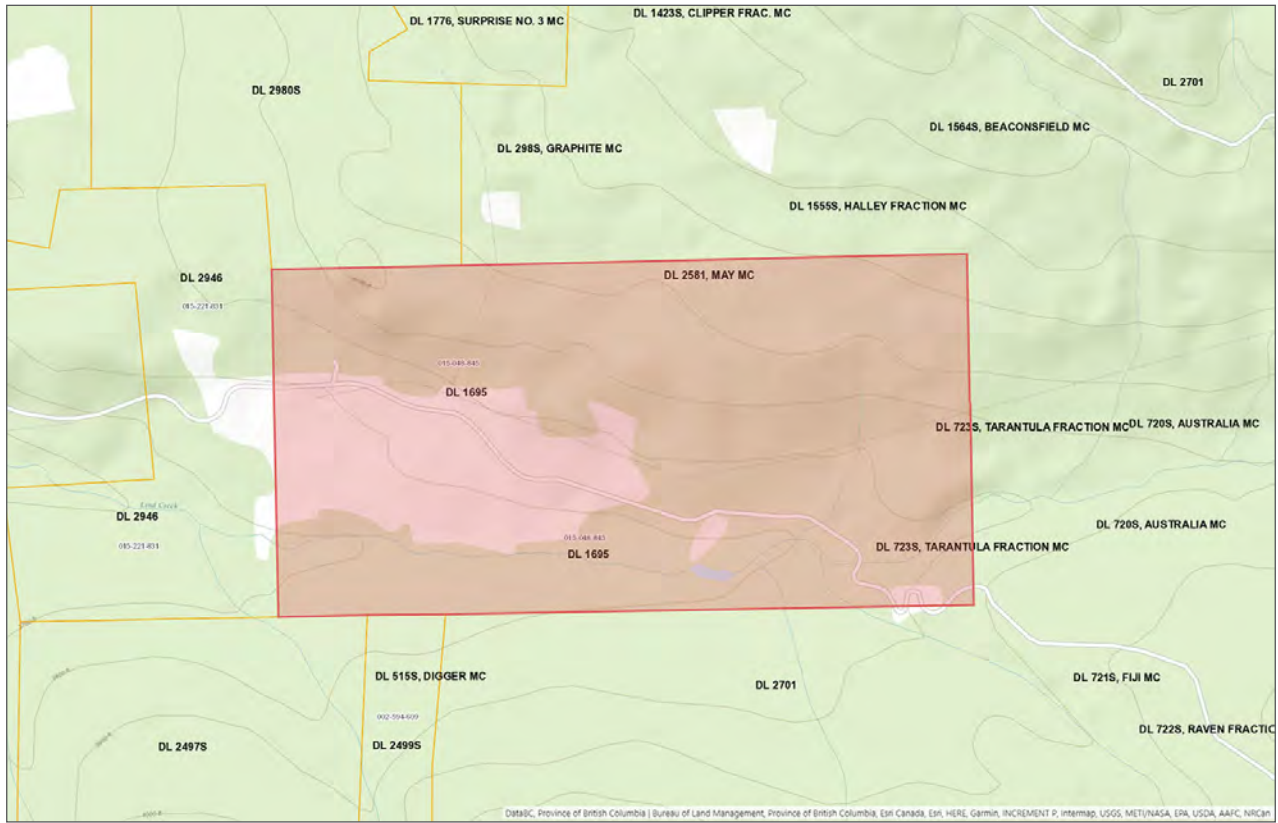
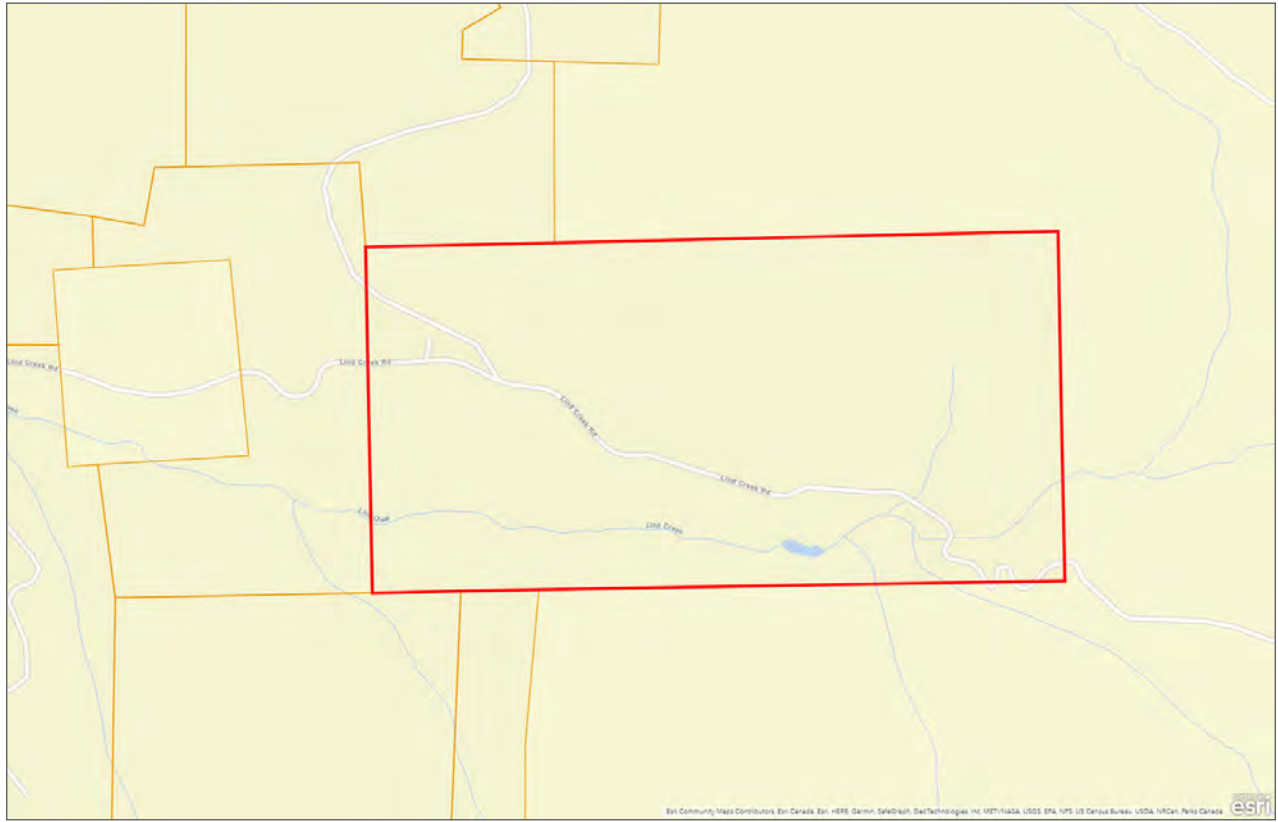














Marketing British Columbia to the World®



www.landquest.com



Sam Hodson

Personal Real Estate Corporation

Representative

sam@landquest.com

(604) 809-2616

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)