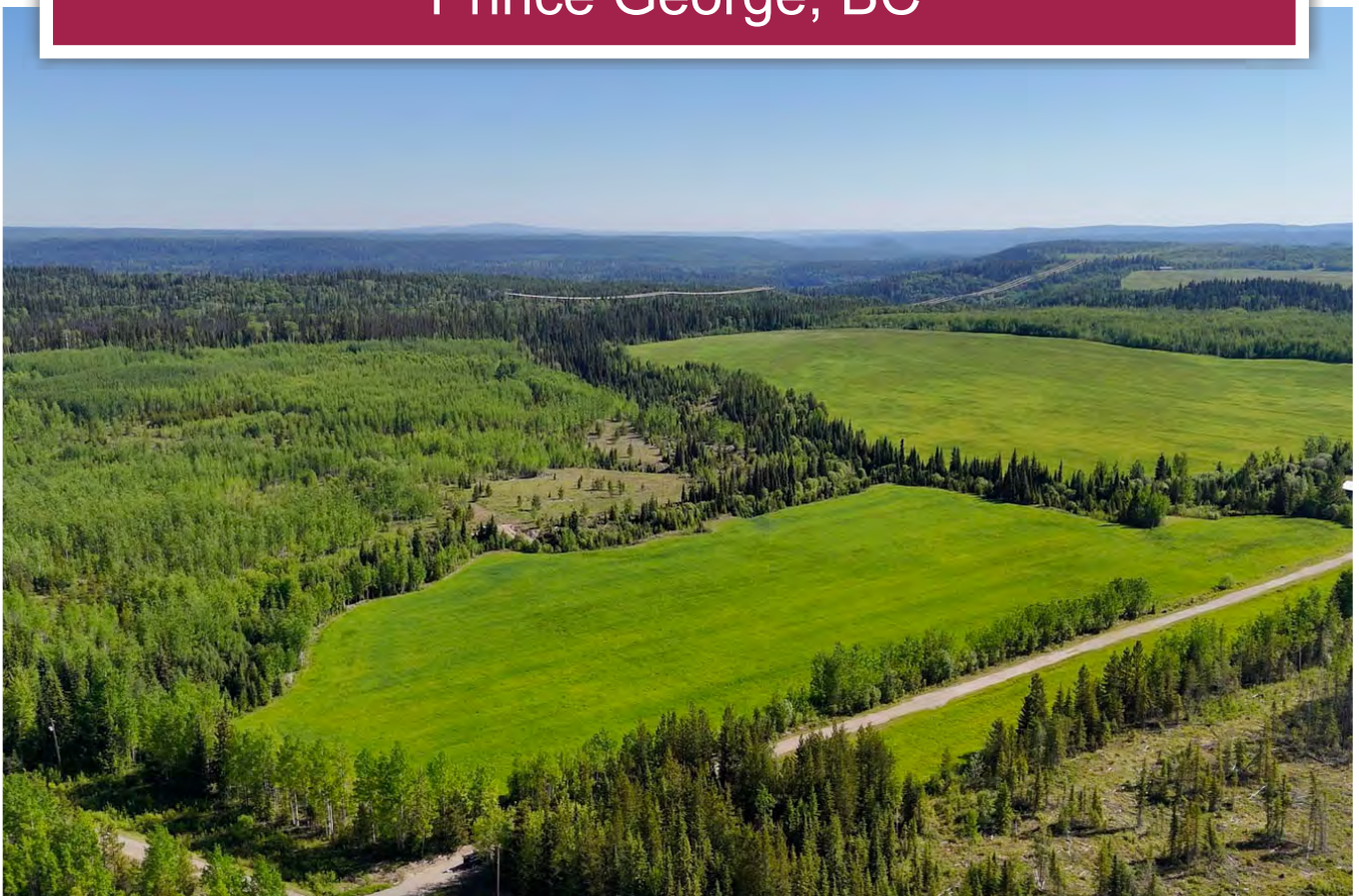




**Kellogg Creek Ranch**  
Prince George, BC



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# Kellogg Creek Ranch

Prince George, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	25052
<b>Price:</b>	\$1,249,000
<b>Taxes (2024):</b>	\$1,556
<b>Zoning:</b>	Agricultural

## SIZE

640.4 acres ~ 5 titles  
7,000-acre Crown grazing range

## DESCRIPTION

Kellogg Creek Ranch is a stunning agricultural cow/calf operation located in the northern interior, renowned for its picturesque farmland and serene natural beauty. The ranch encompasses 7,000 acres of fenced range land under an exclusive range licence and includes five deeded titles. The range offers 400 AUMs from May to end of September. Kellogg Creek flows through the property year-round, providing a steady water supply, while an abundance of natural grass and meadows creates ideal grazing conditions for cattle.

The ranch has been a trusted provider of locally grown beef to the Prince George area since 1997. This ranch is a family tradition. It boasts two wells with water rights and is adjacent to the scenic Dahl Lake Provincial Park. The entire 7,000 acres of leased pasture is securely fenced.

The main residence on the ranch is a spacious, cozy 2,200 ft<sup>2</sup>, 4-bedroom country home built in 1980. Additionally, the property includes a charming log

guest cabin, a barn, and a massive hay shed. At its peak, the ranch produces 900 round bales of hay, which were tested and found to have some of the highest protein content in grass hay in the area.

The property also offers endless horse-riding trails and recreational opportunities, with nearby lakes for added enjoyment. With its spectacular views and rich history, Kellogg Creek Ranch is a gem in the region.

## LOCATION

32480 Dahl Lake Road - Prince George, BC

## DIRECTIONS

Contact listing agent.

## AREA DATA

Prince George, with a population of 76,708 (2021 Census), is the largest city in northern British Columbia and is the "Northern Capital" of BC. Situated at the confluence of the Fraser and Nechako Rivers, and the crossroads of Highway 16 and Highway 97, the city is the service and supply hub for one of the fastest-growing regions in Canada and plays an important role in the province's economy and culture.

Prince George is the dominant economic center of the region. Public sector and education-based jobs dominate the municipality's economy. Presently the Northern Health Authority, stationed in Prince George, possess a \$450 million budget and have invested \$100 million into local infrastructure. UNBC, the College of New Caledonia and School District 57 adds a further \$750 million into the local economy.

The city's economy was once dominated by the lumber sector; however, the Fraser-Fort George Regional District has experienced extensive closures of the region's lumber mills. This has been attributed to the movement towards "super mills," a loss of supply caused by the prevalence of the Mountain Pine Beetle and US tariffs on lumber exports. It is predicted that mining exploration and development will soon supersede the lumber industry, as the dominant industry in Prince George and the surrounding areas. Additionally, Initiatives Prince George estimates that the Nechako Basin contains 5,000,000 barrels of oil, which could help diversify the region's economy further through the commencement of petroleum harvesting operations.

Presently, the city of Prince George has a number of private enterprises and facilities operating in and contributing to its local economy. These facilities include:

- Two chemical plants
- An oil refinery
- Brewery
- Dairy
- Machine shops
- Value added forestry
- Specialty equipment manufacturing

Prince George has a large regional airport offering daily flights to numerous major destinations.

## **VEGETATION**

Pine, spruce, poplar, reed canary and rich wild grass dominate the landscape.

## **RECREATION**

The region surrounding these lots is famous for its outdoor recreational opportunities. The following activities are available:

### **Hunting**

The lots sit in Management Unit 7-12 offering hunting opportunities for whitetail deer, mule deer, elk, moose, bear and game bird species. The current owner has been very successful on elk in close proximity to the property.

### **Snowmobiling**

The entire regional district surrounding the offered lots is famous for its snowmobiling opportunities. Whether it is through the Robson Valley or North towards Mackenzie, ample annual snow fall ensures plenty of snowmobiling opportunity.

### **Skiing/Snowboarding**

The same snow, which affords excellent snowmobiling opportunity, provides excellent slope conditions. Purden Ski Village are a short commute from the property. For more rugged skiing/snowboarding adventures, you may drive north to Powder King Mountain in the Pine Pass. A new \$100 million ski hill has also been approved for Valemont in the Robson Valley, which is a short commute away.

### **Hiking/Camping**

With all the surrounding Crown land and nature, the options for hiking and camping are endless.

### **Gardening**

The climate and soil conditions are ideal for a large and expansive garden providing the opportunity to become very self-reliant from a produce perspective.

### **Urban Recreation**

With Prince George so close, the opportunity to go out on the town is always available. The Prince George Cougars (WHL) always provide excellent entertainment. There are fitness centers, pools, restaurants, bars and everything else you could possibly need.

## HISTORY

The origins of Prince George can be traced to the North West Company fur trading post of Fort George, which was established in 1807 by Simon Fraser and named in honour of King George III. The post was centred in the centuries-old homeland of the Lheidli T'enneh First Nation, whose very name means "people of the confluence of the two rivers.

In 1903, Fort George's began to expand when reports said that the Grand Trunk Pacific Railway (later part of CN Rail) would pass near the fur post. In 1906, agricultural settlement began around Fort George and then in 1909, development of the town began as two rival land speculation companies built the communities of South Fort George and Central Fort George. South Fort George was built on the Fraser River near the Hudson's Bay Company's trading post and Central Fort George was built two miles (3 km) to the northwest on the Nechako River. Both communities flourished due to the marketing strategies of the land promoter for Central Fort George, George Hammond, who advertised the community all over Canada and Britain, describing Fort George in glowing terms as being the future hub of British Columbia, having mild winters and being suitable for any agricultural endeavour (except for the growing of peaches). Ten paddle steamer sternwheelers serviced the area, coming up on the Fraser River from Soda Creek.

## MAP REFERENCE

53°48'52.79"N and 123°14'49.06"W  
53°50'10.45"N and 123° 5'12.09"W  
53°50'33.32"N and 123° 8'11.13"W

## SERVICES

- Electricity
- Water well
- Lagoon
- Wood furnace

## INVESTMENT FEATURES

- 640.5 deeded acres
- 7,000-acre Crown grazing range with ample water, grass and shelter (400 AUMs) May-September
- 155 acres in hay and improved pasture (produces 900 round bales per annum on peak years)
- Cattle and equipment are available for sale in addition to the real estate assets and Crown grazing range
- Additional lands have been cleared for future hay production

## IMPROVEMENTS

- 2,200 ft<sup>2</sup> country home (built in 1980)
- 4-bedroom
- Outdoor living area
- Guest log home
- Barn
- 110' x 65' outdoor riding arena
- 70' x 30' machine shed
- 40' x 100' enclosed hay shed

## LEGAL

BLOCK G, DISTRICT LOT 1761, CARIBOO LAND DISTRICT - PID 030-338-531

DISTRICT LOT 6832, CARIBOO LAND DISTRICT PID 025-994-271

BLOCK C, DISTRICT LOT 1763, CARIBOO LAND DISTRICT - PID 025-994-263

DISTRICT LOT 8806, CARIBOO LAND DISTRICT PID 015-239-632

DISTRICT LOT 13228, CARIBOO LAND DISTRICT PID 028-037-804

Range Permit: RAN076172











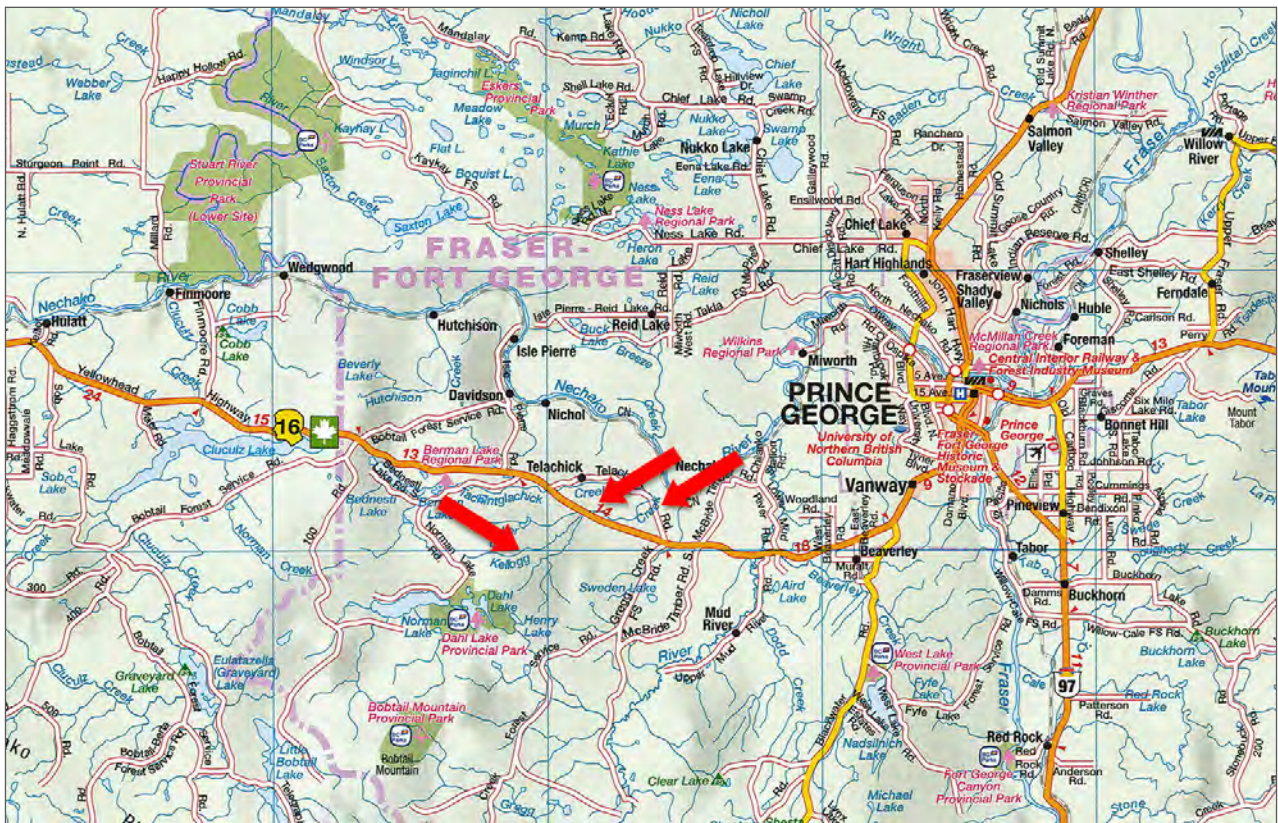


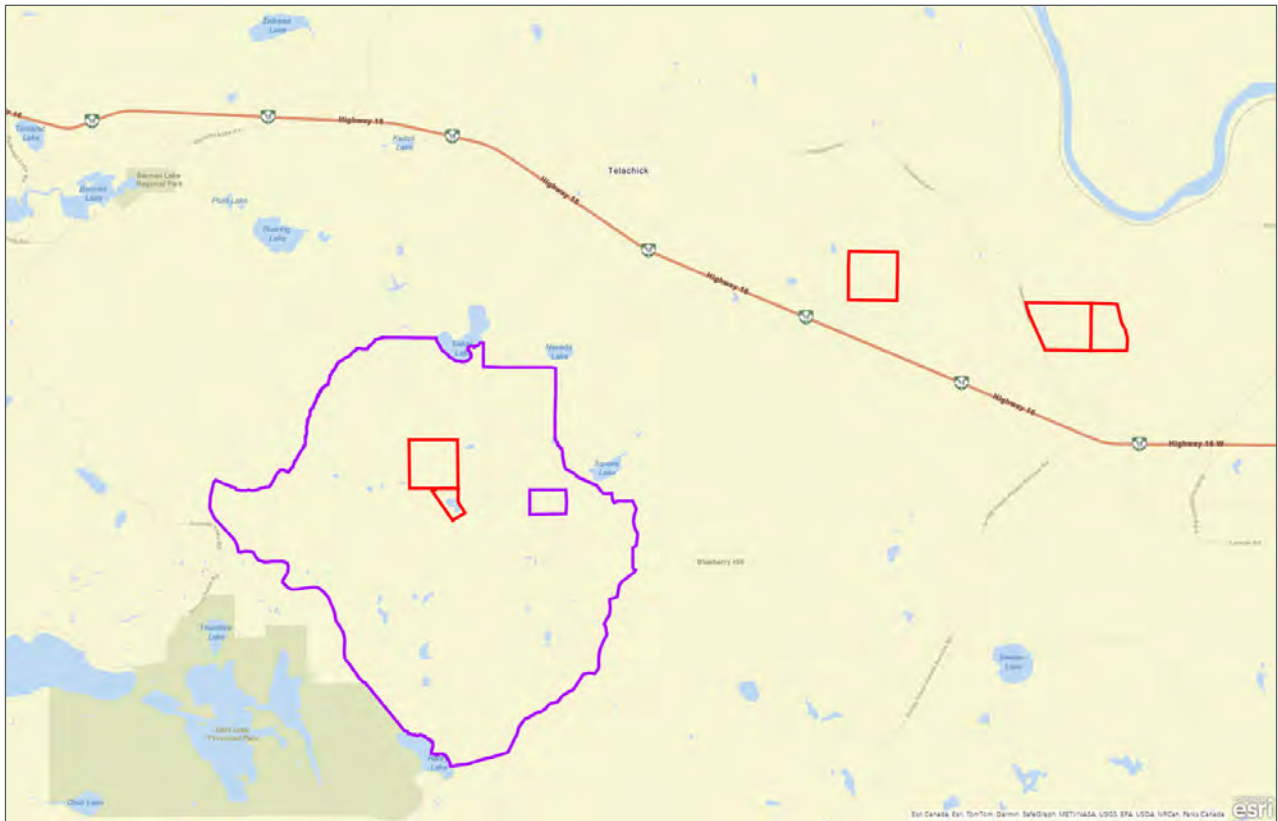
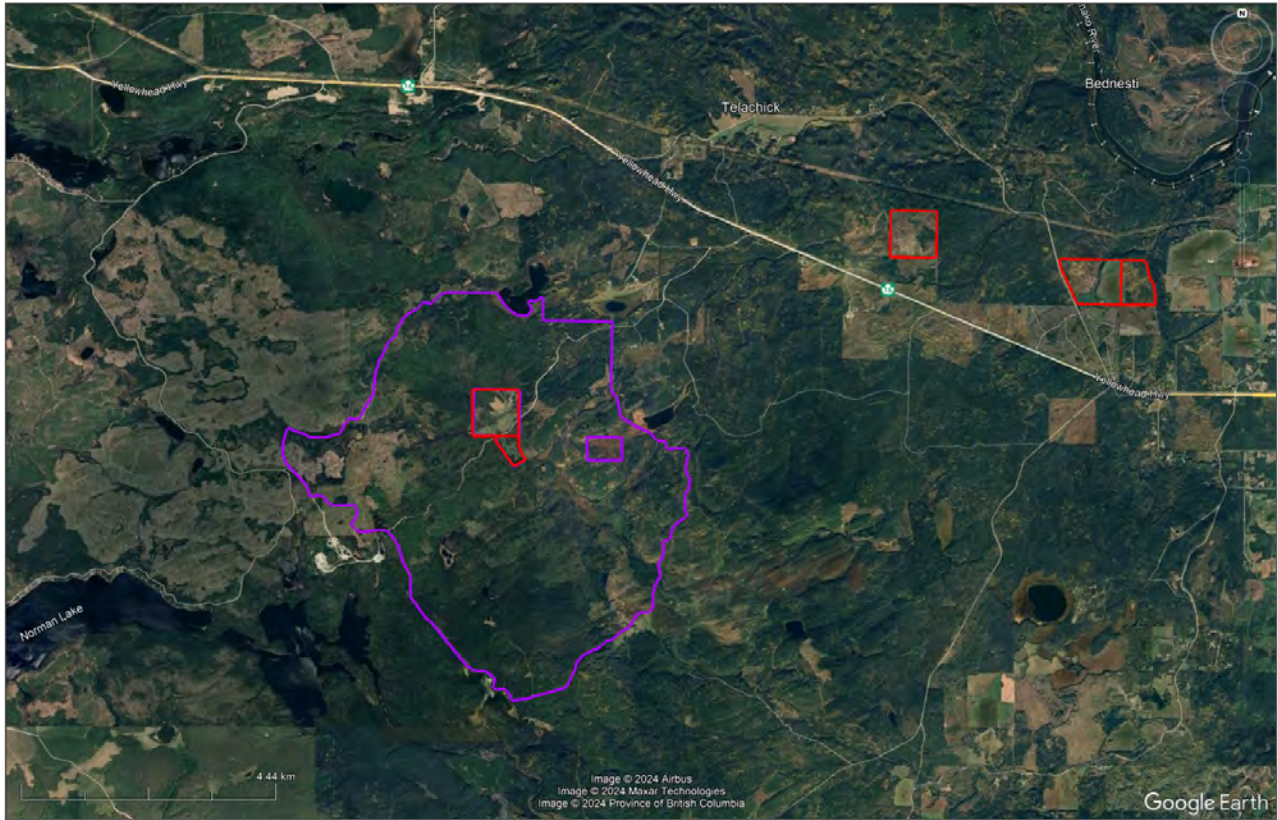




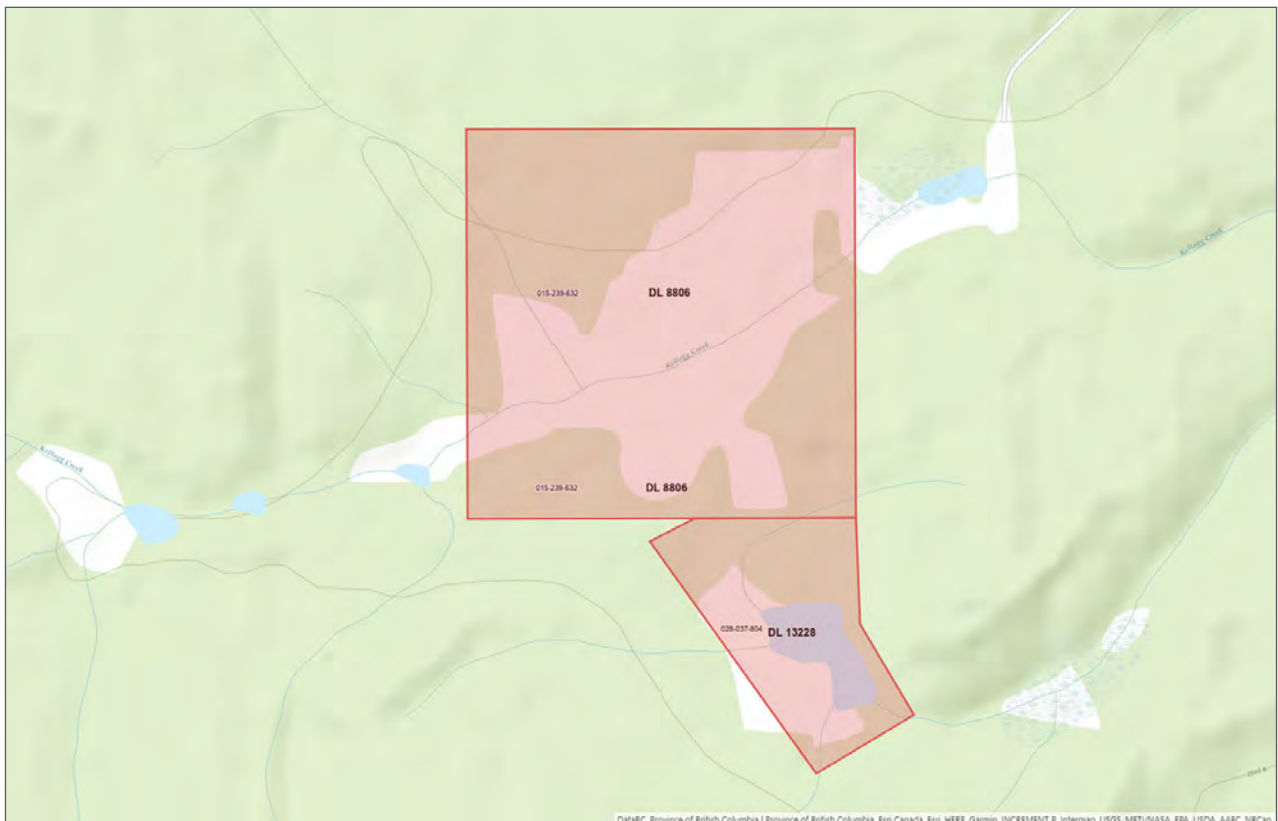


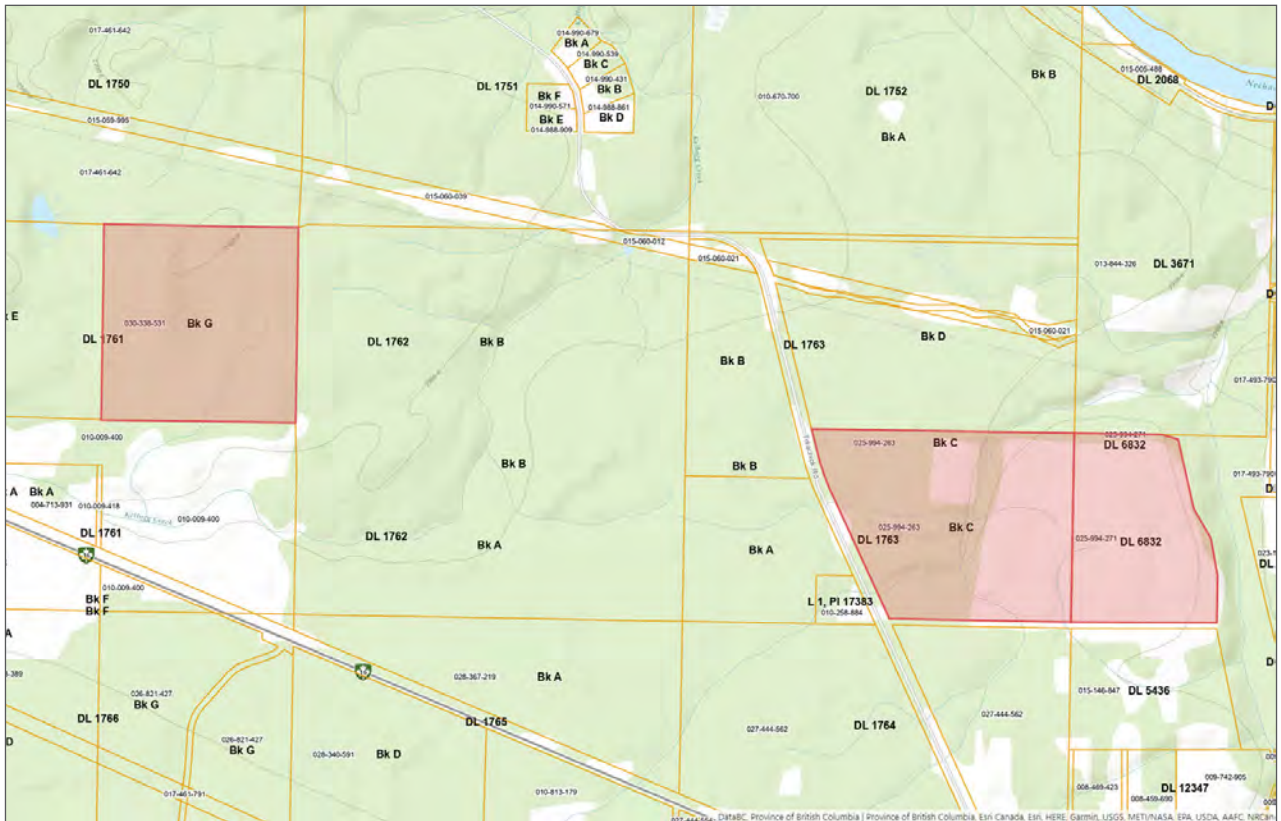
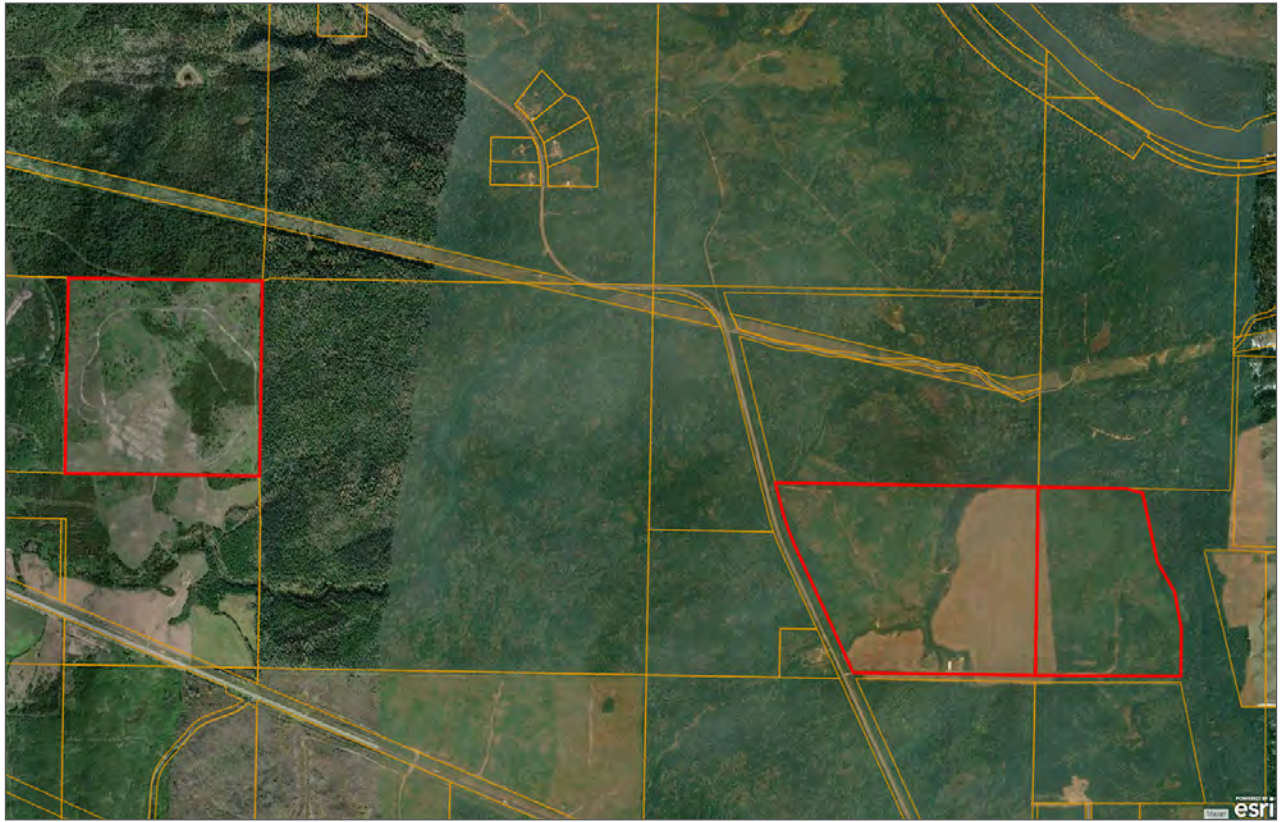


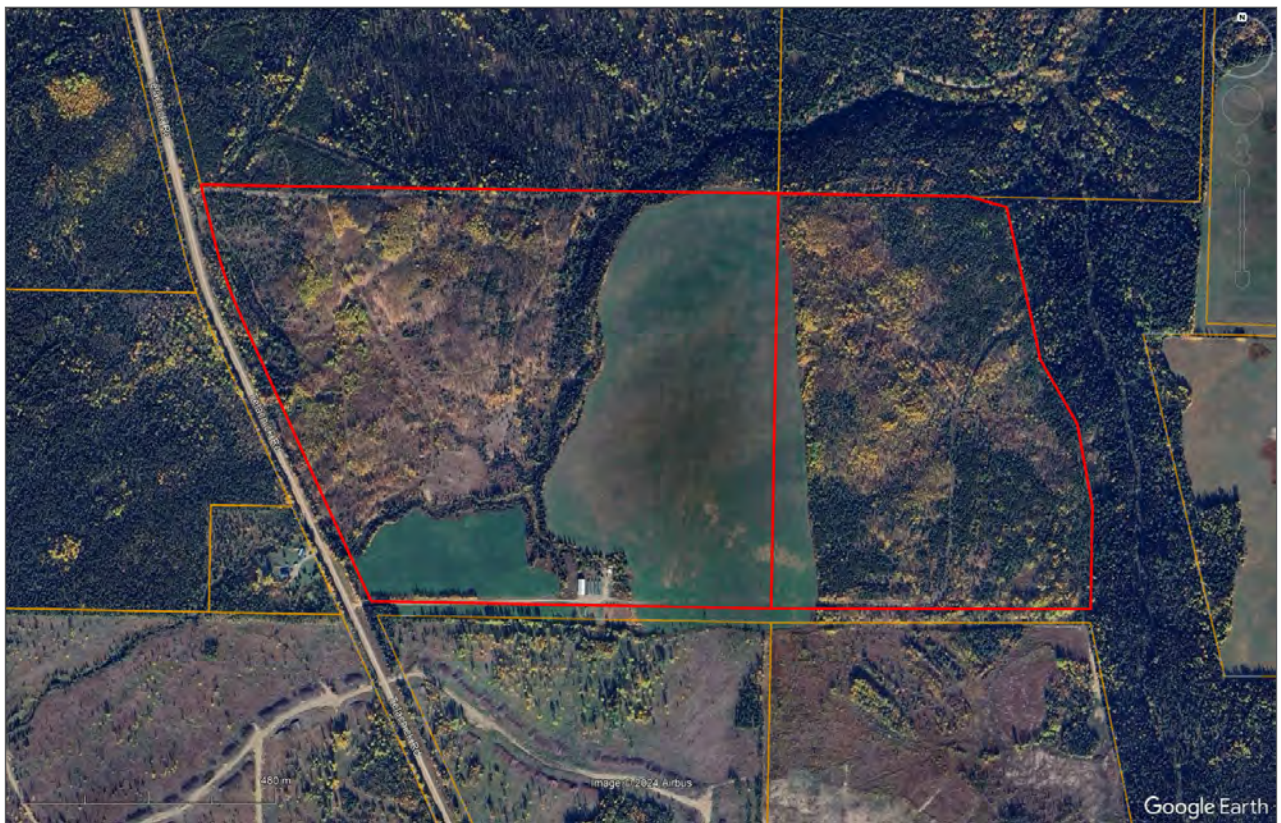














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