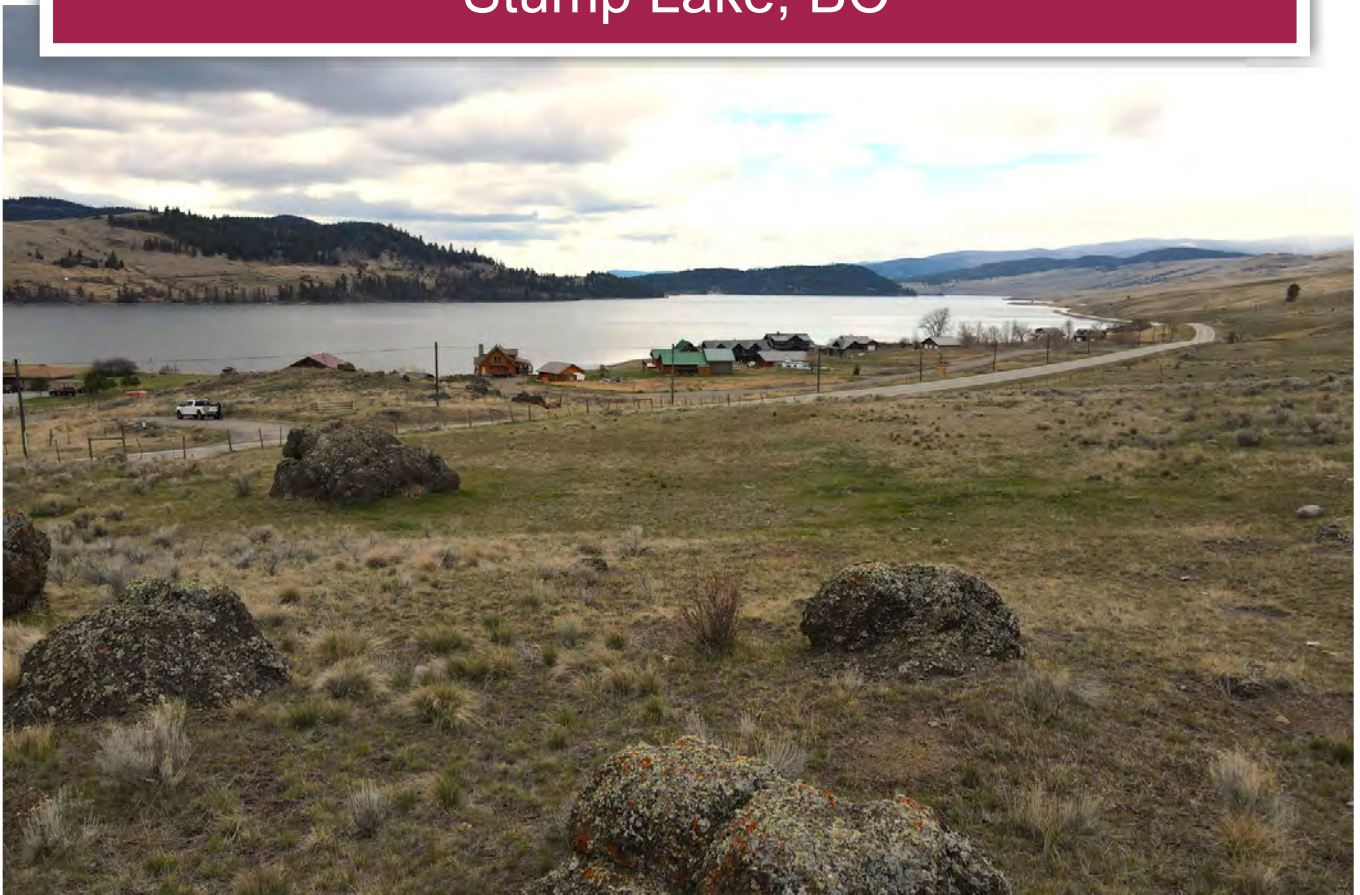




**Lake View Acreage**  
Stump Lake, BC



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# Lake View Acreage

Stump Lake, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24078
<b>Price:</b>	\$549,000
<b>Taxes (2023):</b>	\$13.07
<b>Size:</b>	66.27 acres
<b>Zoning:</b>	AF-1

## DESCRIPTION

This is cowboy country! This spectacular 66-acre estate property is located halfway between Merritt and Kamloops along the Princeton-Kamloops Highway. Directly across the highway from Stump Lake, this large acreage has sweeping vistas of the rolling ranchlands of the Nicola Valley. You will enjoy this property in all four seasons. Spring fly fishing for rainbow trout on Stump Lake is renowned around the province, and considered a premier fishing destination. The lake is one of the closest lakes to the Lower Mainland, which allows ski boats, and enjoys the warm and sunny Thompson-Okanagan climate. There are endless backroads and ATV trails to explore on horseback.

The property has several excellent locations for building, each with southern exposure and fantastic views. Power is at the lot line and there is a drilled well producing 8 gallons per minute. A driveway would need to be developed into the property off of Highway 5A, as there's no access to the property from the north side off Long Lake Road. This area sees many cloud-free days with a warm climate suitable for a large garden.

Zoning allows for a single-family dwelling with out buildings and a secondary sweet. Zoning also permits home-based businesses, rustic guest ranches, riding stables or bed-and-breakfast. We have seen similar properties where a home or cabin is built and then rented as a short-term rental, mostly to people from the Lower Mainland looking to experience the serenity, wide-open vistas and "Old West" feeling of the Nicola Valley.

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

## LOCATION

66 acres 56 km north from Merritt on Princeton-Kamloops Highway (Highway 5A).

## DIRECTIONS

From Merritt, follow the Princeton-Kamloops Highway (Highway 5A) north for 56 km. The property is on the west side of the highway across the highway from Golden Quill Trail.

## AREA DATA

Nestled in the picturesque Nicola Valley, Merritt, with its population of 7,000, presents an inviting and distinctive lifestyle amidst the breathtaking backdrop of British Columbia's southern interior. Windy Canyon, near Merritt, boasts uniquely sculpted formations due to wind erosion, while the surrounding grasslands reveal ancient shorelines from glacial lakes dating back 10,000 years, providing serene grazing grounds for cattle. Just 278 km (168 mi) from Vancouver, Merritt seamlessly blends rolling hills, expansive cattle



ranches, resort accommodations, and tranquil fishing lakes, offering a tapestry of rich culture, history, and outdoor pursuits.

For an authentic experience deeply rooted in Merritt's cowboy heritage and the broader Thompson Okanagan region, visitors can opt to stay at one of several ranches. Douglas Lake Ranch stands as Canada's largest working cattle ranch, boasting 11 private lakes for fishing enthusiasts. A-P Guest Ranch preserves the essence of a 1911 homestead ranch with original buildings, while Quilchena Hotel and Ranch provides a distinctive stay in a period-style house.

Merritt's enduring ranching legacy comes to life through a series of rodeos held throughout the spring, summer, and fall seasons. While many of these events host professional competitions, several are tailored specifically for youth and high school participants, ensuring a vibrant continuation of the region's equestrian traditions.

## VEGETATION

Merritt reflects the diverse ecological zones found within the southern interior of British Columbia, ranging from lush forests to arid grasslands, each supporting a unique array of plant life adapted to the local climate and soil conditions.

## RECREATION

Merritt beckons with its rugged trails, pristine lakes, and endless opportunities for outdoor exploration. Embrace the ultimate outdoor lifestyle in the heart of British Columbia's breathtaking landscapes.

### Hiking

Explore scenic trails such as the Iron Mountain Trail or the Kane Valley Loop Trail, offering beautiful views of the surrounding landscapes.

### Fishing

Enjoy freshwater fishing in the numerous lakes and rivers surrounding Merritt, known for trout, kokanee, and bass.

### Mountain Biking

Hit the trails at places like Swakum Mountain or the Kettle Valley Rail Trail for thrilling mountain biking adventures.

### Snowshoeing

Experience the tranquility of winter landscapes by snowshoeing on trails in the nearby Coquihalla Summit Recreation Area or Kentucky-Alleyne Provincial Park.

### Cross-Country Skiing

Glide through snowy forests on cross-country ski trails in Kane Valley or the Stake Lake Nordic Centre.

### Snowmobiling

Explore the backcountry on snowmobile trails in the surrounding hills and mountains, such as the Coquihalla Snowmobile Recreation Area.

### Camping

Pitch a tent or park your RV at campgrounds like Monck Provincial Park or Kentucky-Alleyne



Provincial Park for a serene outdoor experience year-round.

### **Golfing**

Tee off at the Merritt Golf & Country Club during the warmer months for a round of golf amidst stunning scenery.

### **Wildlife Viewing**

Keep an eye out for wildlife such as deer, elk, and various bird species while exploring the natural areas around Merritt.

### **Rodeos and Equestrian Activities**

Attend rodeos held throughout the year or engage in horseback riding adventures in the Nicola Valley's picturesque countryside.

## **HISTORY**

For years the Merritt area was used as a gathering place by local settlers First Nations groups and a transportation route by early pioneers. The grasslands eventually drew the attention of settlers interested in ranching, and the first ranches were staked in the mid-19th century.

In the 1880s three ranches located at the confluence of the Nicola and Coldwater Rivers, owned by William Voght, Jesus Garcia and the John Charters Estate, became the focus of a farming community known as "The Forks." With the completion of the Canadian Pacific Railway through British Columbia in 1885, interest increased in the coal deposits south of The Forks.

Part of the ranches owned by Voght, Garcia and Charters was surveyed in 1893 for the townsite of Forksdale, but the name did not catch on with locals. Instead, the name was changed in 1906 to honour William Hamilton Merritt, a mining engineer and railway promoter. By 1907, the coal mines were in operation and with the completion of the



railway from Spences Bridge, government and other offices starting moving from Nicola west to establish Merritt as the major settlement in the Nicola Valley.

## **MAP REFERENCE**

50°23'22.90"N and 120°20'18.54"W

## **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

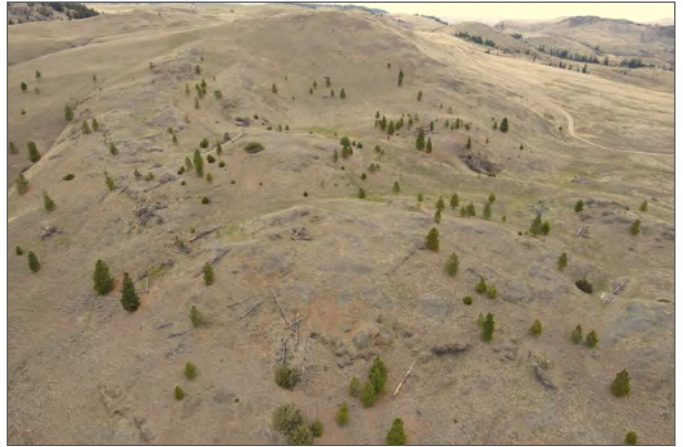
## **SERVICES**

- Water
- Power

## **LEGAL**

PART SW1/4, SECTION 31, TOWNSHIP 16, RANGE 17, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP64234 KAP64701 & KAP66368, PART NOT WITHIN DL 229

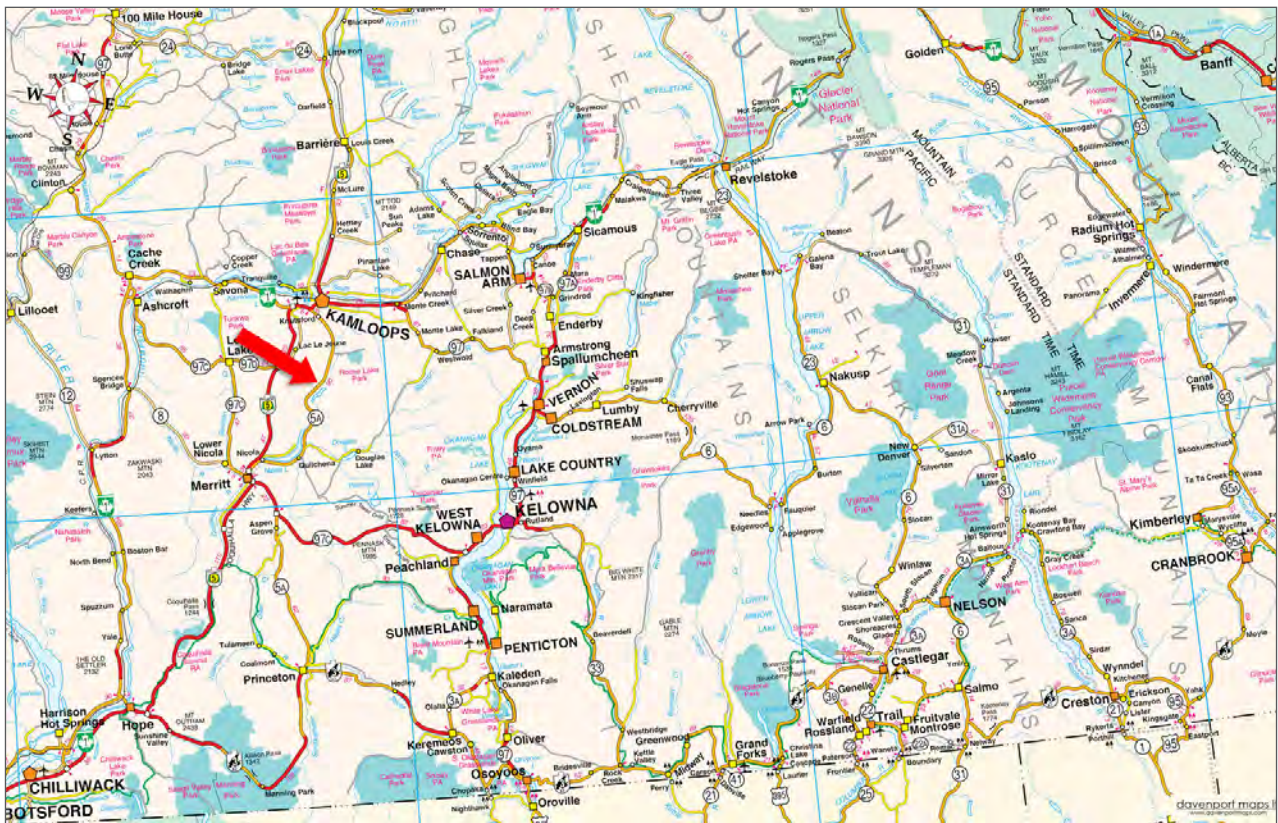
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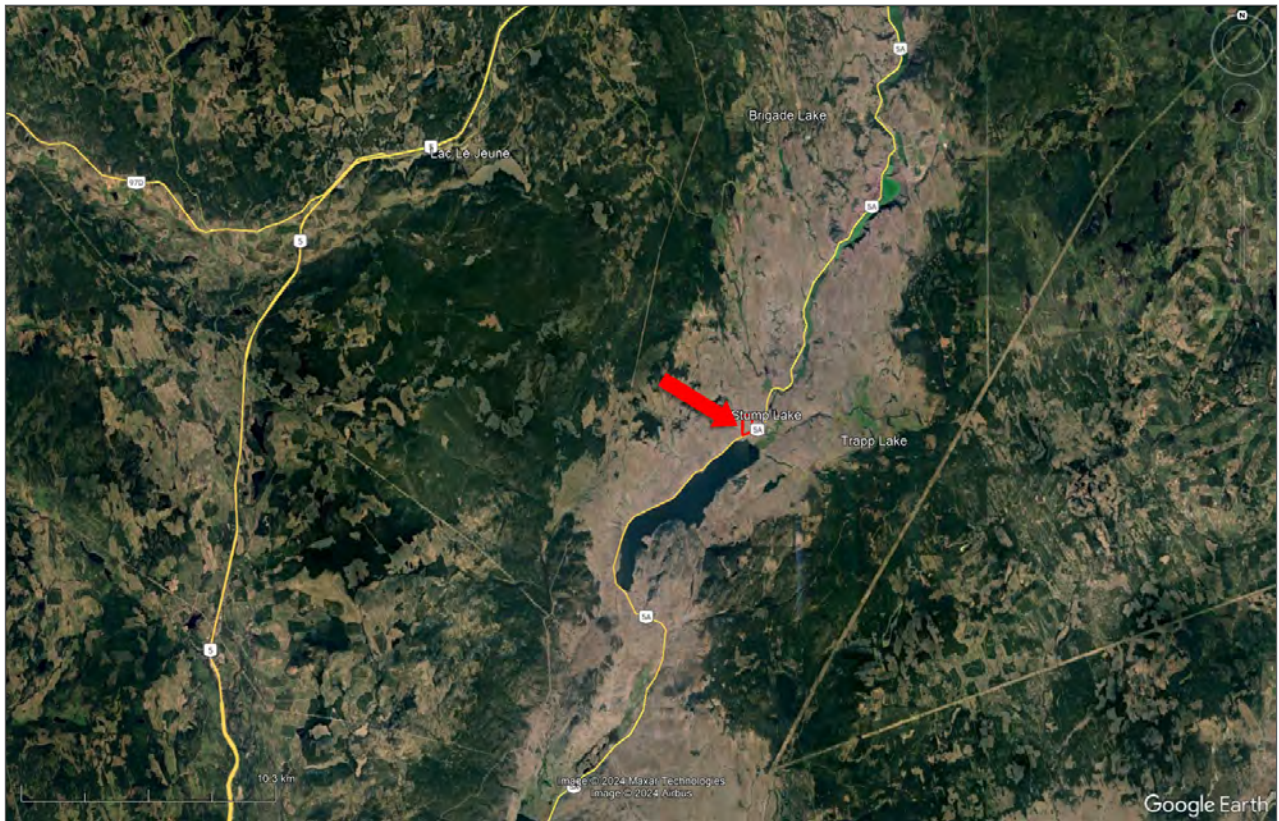




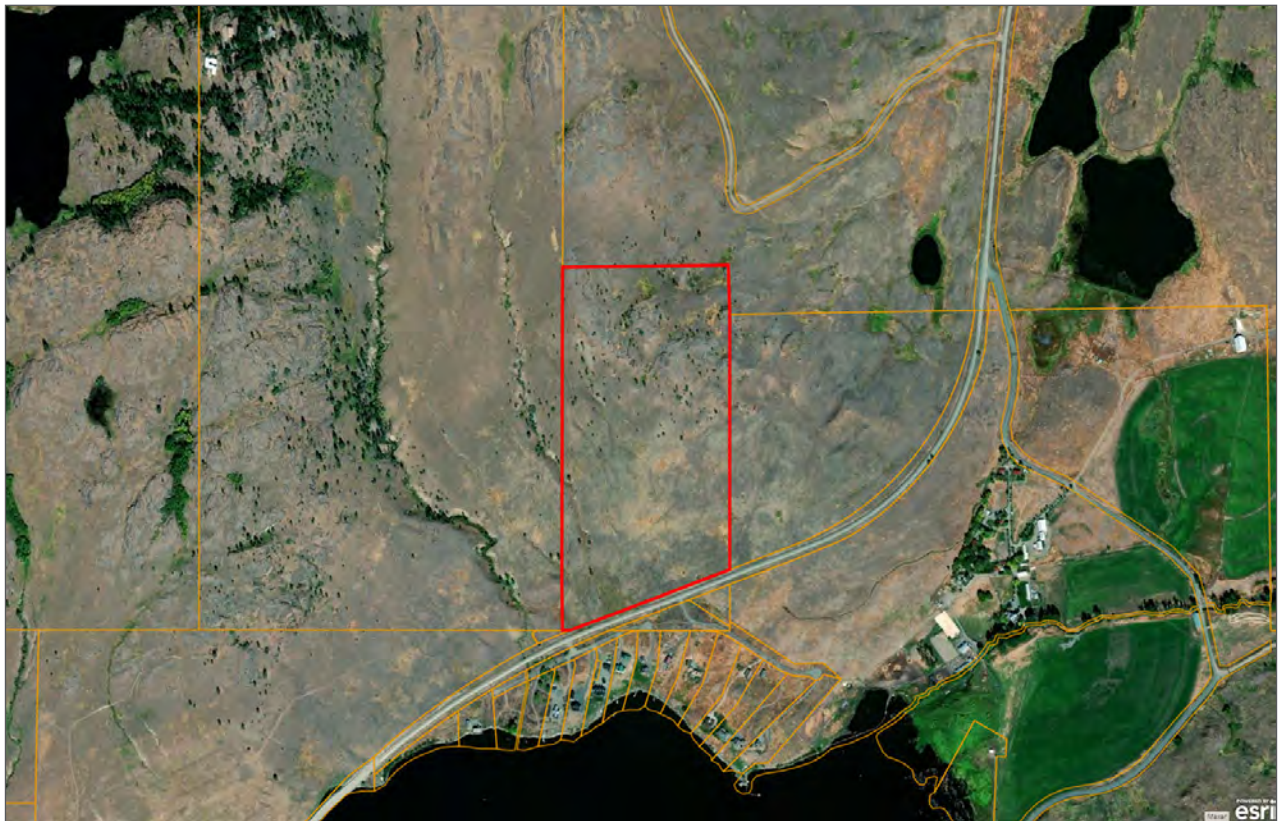
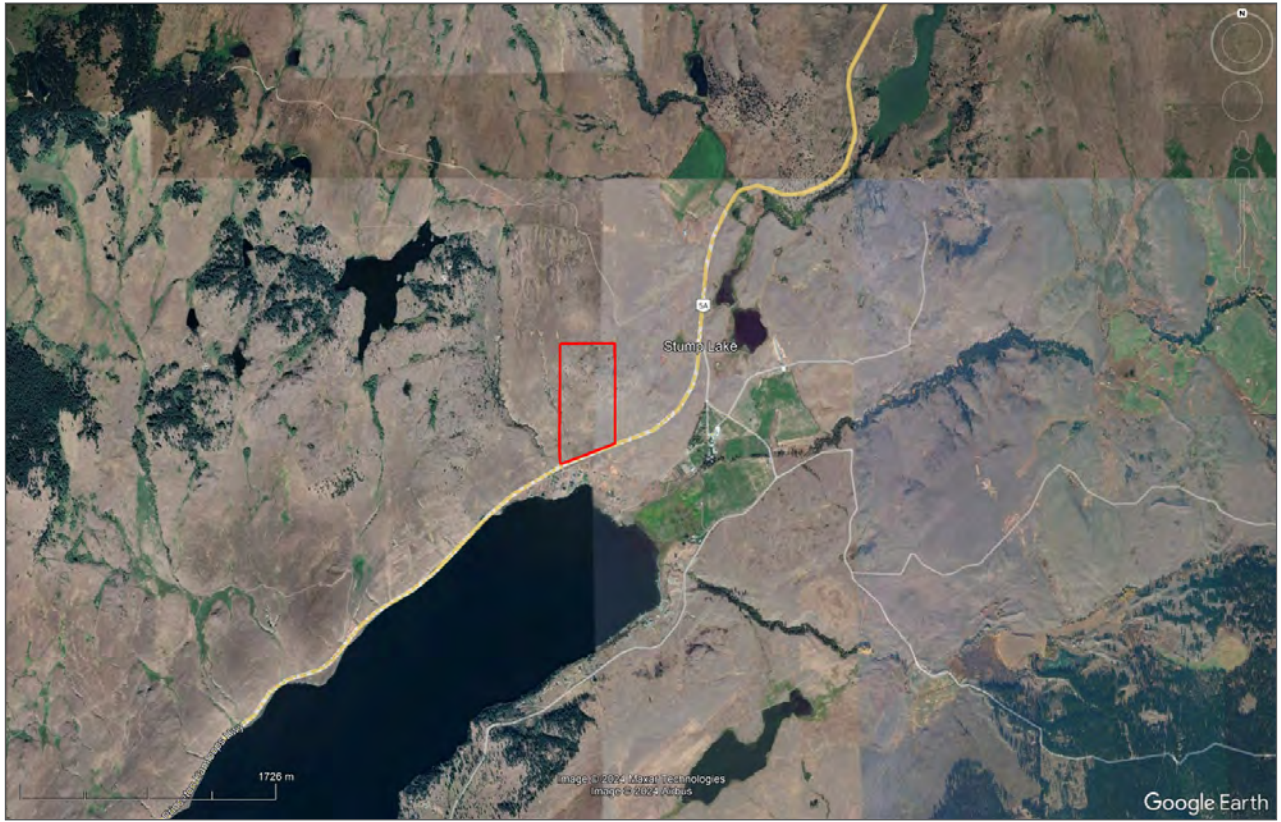




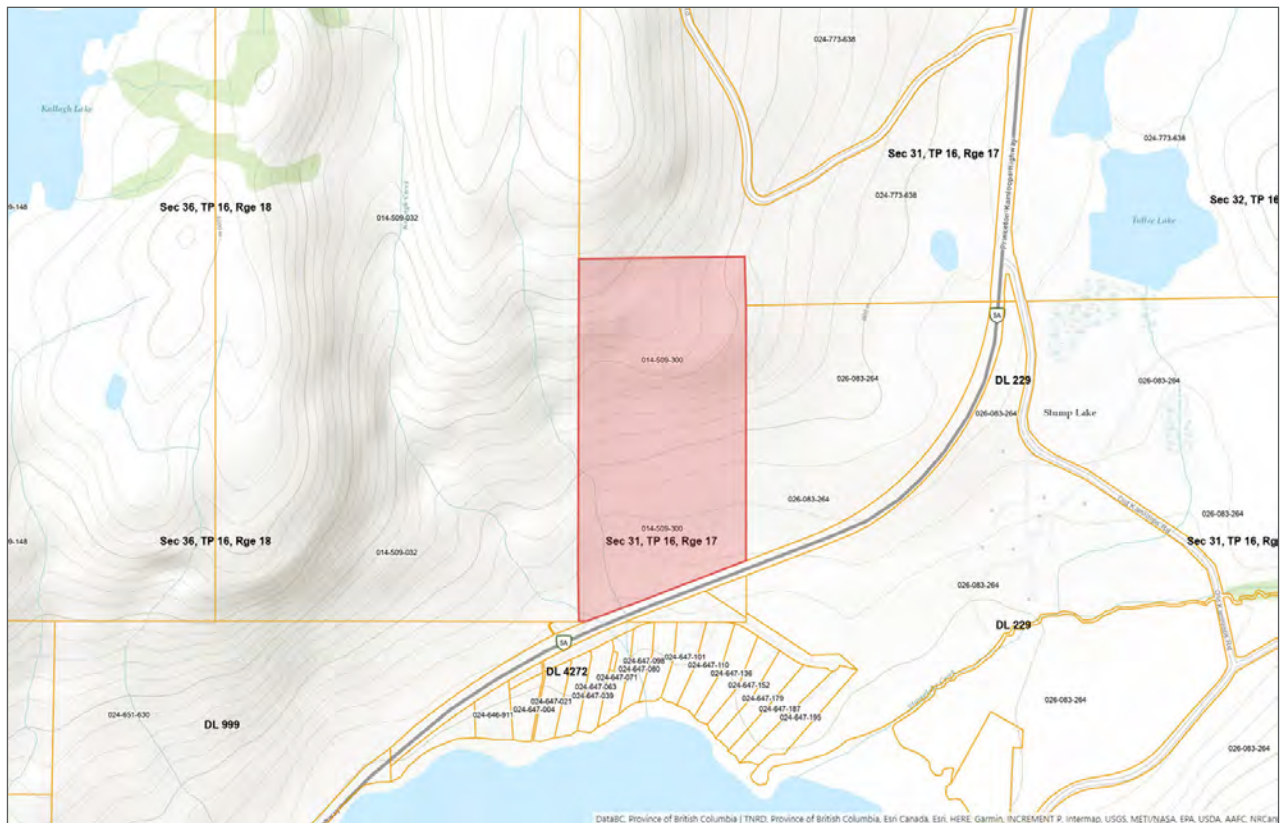
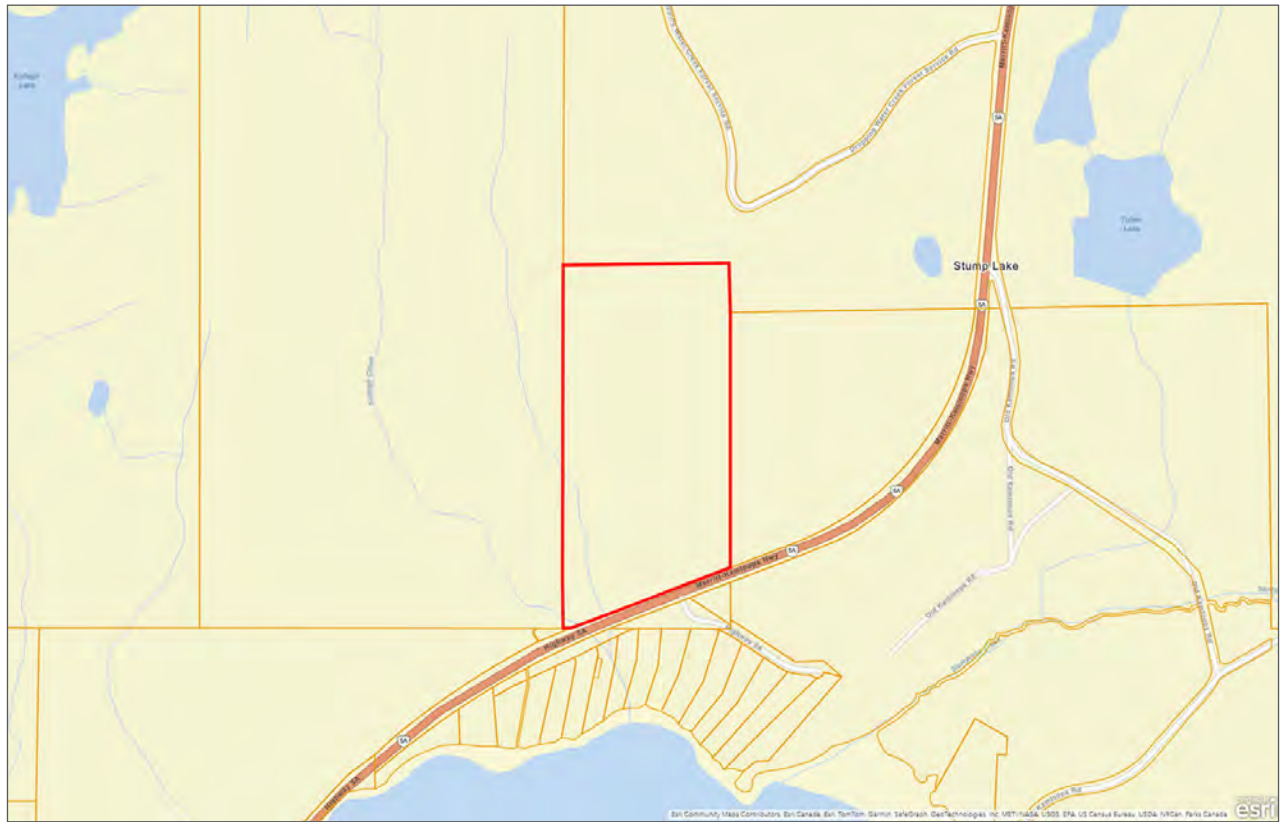














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