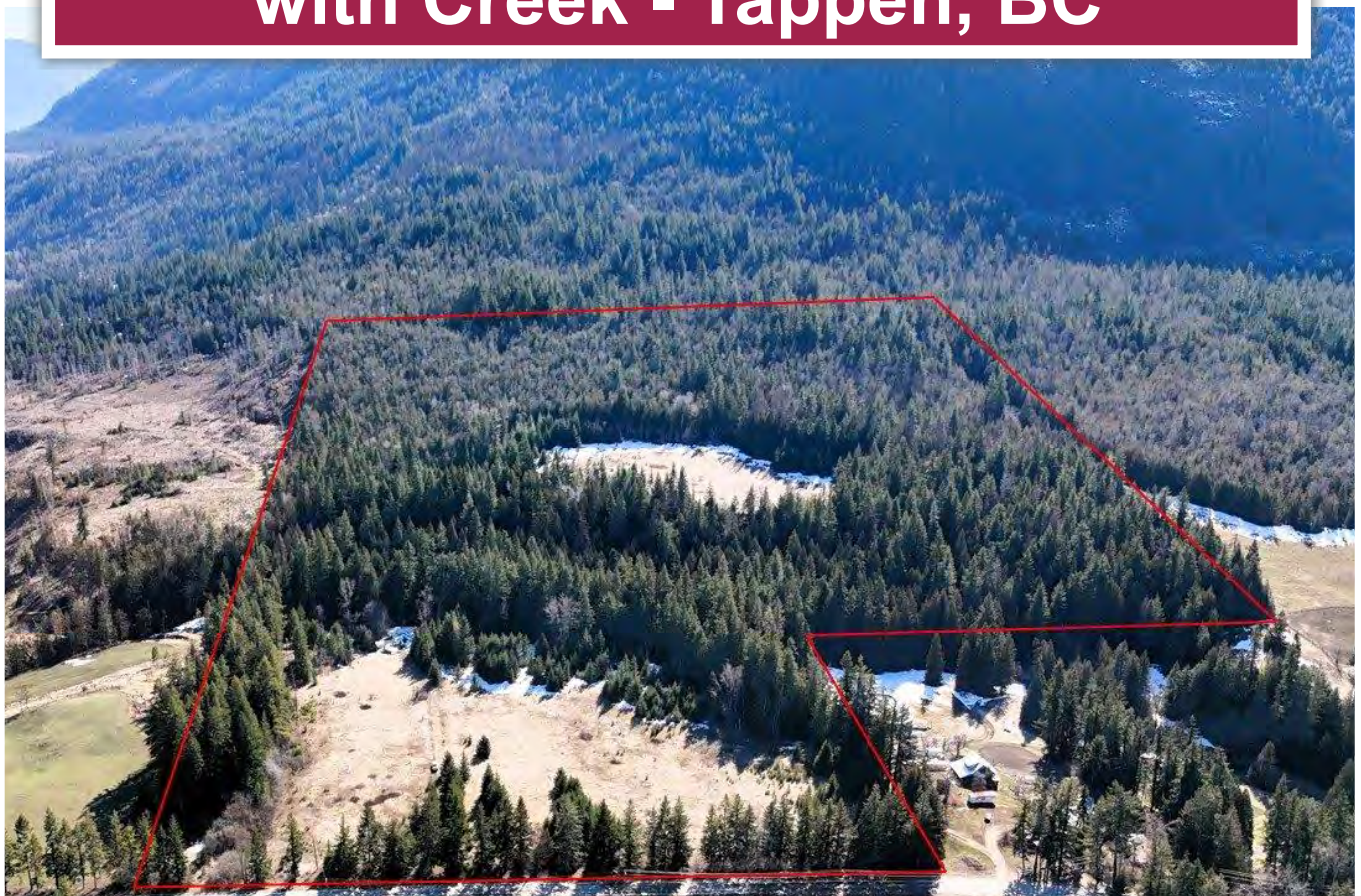




**Lush Acreage in the Shuswap
with Creek - Tappen, BC**



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Tappen, BC

PROPERTY DETAILS

Listing Number:	24058
Price:	\$1,199,000
Taxes (2023):	\$1,930.85
Size:	81.79 acres

DESCRIPTION

Lush acreage with beautiful creek in the Shuswap. Access to this scenic 82-acre property is off Tappen Valley Road, 3 km off the Trans-Canada Highway.

A perimeter of mature trees provides privacy between the neighbors on each side and along the road. A driveway (overgrown now but driveable) comes in through a tree corridor and into a nice open pasture that is approximately 6 acres in size. Although soil tests are not available the soil layer here appears deep and rich. The nearby properties are valuable farmland.

At the back of this pasture and tucked into the forest is an old homestead property that is not habitable. Power lines extend in from Tappen Valley Road for about 500 metres to this old home site; the power lines are on the property and are a huge cost saver for the development of infrastructure.

In behind the old homestead site is a creek canyon that dissect the property. There is an old trail/roadway down to the creek and along the property boundary. This well sheltered canyon is surrounded by mature forest. On hot summer days when the temps in the open pasture would be 30 degrees, this lush canyon is easily 10 degrees cooler with cool moist air flowing through the canyon, a true

oasis. The neighbor has a water intake from a shallow well along the creek and power to the well. The well sits inside this property's boundaries. There is also a water licence for this property for domestic use. Having power already run to the creek is a big boost or development.

As you move further south on the land and up the canyon there is some more mature forest land and then a second open pasture area near the centre of the property. This pasture measures about 5.5 acres in size.

The property is not zoned, but approx. 50 acres (the front 50 acres) are in the ALR. The back 32 acres of land are outside the ALR and more mixed forest (hardwood and softwood). The land then backs onto crown land making it ideal for personal recreation and backcountry access.

This land would make an amazing hobby farm property. There is certainly timber value on the property, and if stumped and opened up some very valuable farmland possible.

In terms of the location, you are 15 minutes to Salmon Arm and the central Shuswap. This is a must-see property for those who appreciate quality land.

LOCATION

937 Tappen Valley Road - Tappen, BC

Notable Driving Times

- Salmon Arm: 15 minutes
- Kamloops: 1 hour
- Kelowna: 1 hour 45 minutes
- Vancouver: 5 hours

DIRECTIONS

From Vancouver drive 500 km east (approx. 5.5–6 hours) on the Trans-Canada/Coquihalla Highway through Merritt, Kamloops, Chase, Sorrento and along the southern shore of Shuswap Lake. Exit Highway 1 on Tappen Valley Road just before Salmon Arm. Please see maps from here.

AREA DATA

Tappen is a small community located in the Southern Interior of British Columbia. It's part of the Columbia-Shuswap regional district (CSRD) and is nestled near the shores of Shuswap Lake, which is a major draw for tourists and outdoor enthusiasts. The geography of Tappen includes rolling hills, forests, and access to Shuswap Lake. This lake is a hub for recreational activities such as boating, fishing, swimming, and kayaking, especially during the warmer months. Tappen is perhaps best known for the Sunshine Farm and the Tappen Co-op, but it's also gaining recognition for the Skookumchuck Narrows and rapids, a popular spot for adventurous kayakers and nature enthusiasts. The area has a rural, peaceful atmosphere, with a small population that contributes to a close-knit community vibe. In addition to natural beauty, Tappen is home to the famous Recline Ridge Vineyards & Winery, which offers tastings and tours, showcasing the region's potential for producing quality wines due to its unique microclimate. Economically, Tappen and the surrounding area rely on agriculture, tourism, and some small manufacturing.

Salmon Arm

(15 minutes from property)

Salmon Arm is a picturesque city situated on the shores of Shuswap Lake. The city is situated approximately halfway between Vancouver and Calgary, making it a convenient stop for travelers along the Trans-Canada Highway.

The population of Salmon Arm is estimated to be around 19,000 residents and includes virtually all commercial amenities. The city's downtown area is characterized by charming streets lined with local shops, cafes, and restaurants. It's a great place to explore and enjoy a vibrant arts and cultural scene.

RECREATION

Tappen and its surrounding area, including the broader Shuswap Lake region, offer a diverse range of recreational activities throughout the year, catering to various interests and making the most of the changing seasons. The property itself is an excellent home base for recreation. The land is prime to set up some hiking, biking, snow showing, cross-country skiing and nature viewing trails. The creek canyon that dissects the land adds to the flavor for recreation and wildlife viewing. On a summer day the temps out in the open pasture can easily surpass 30 degrees, walk into the creek canyon and feel the cool/moist breeze, and an instant 10 degree drop in temperature. Some area highlights for recreation are listed below:

Hiking and Biking

As the snow melts, the trails around Tappen and Shuswap Lake become prime spots for hiking and mountain biking. The landscape is especially beautiful in spring when wildflowers bloom.

Bird Watching

Spring is an excellent time for bird watching, as migratory species return and local birds are more active. Get the free Merlin app and check out the hot spots nearby for birds!

Fishing

The fishing season starts to pick up in spring, with opportunities to catch various species in the lakes and rivers.

Boating and Water Sports

Shuswap Lake is a hub for water activities, including boating, kayaking, canoeing, and stand-up paddleboarding. There are several marinas and boat launch sites around the lake.

Swimming and Beach Activities

The lake's beaches become popular spots for swimming, sunbathing, and beach games.

Camping

There are numerous campgrounds around Tappen and Shuswap Lake, offering a chance to enjoy the great outdoors overnight.

Winery Tours

Visit local vineyards and wineries for tastings and tours, enjoying the local flavors and beautiful settings.

Hiking and Cycling

The cooler temperatures and changing foliage make fall another ideal season for hiking and cycling in the area.

Fishing

Fall continues to be a good season for fishing, with fewer crowds and active fish populations.

Snowshoeing and Cross-Country Skiing

The area around Tappen offers trails for snowshoeing and cross-country skiing, providing a peaceful way to explore the winter landscape.

Throughout the year, the Tappen-Shuswap area hosts a variety of community events, markets, and festivals that visitors and residents alike can enjoy. Whether you're into outdoor adventures, exploring local culture, or simply relaxing in nature, there's something for every season in Tappen, BC.

HISTORY

The area of Tappen was originally named Tappen Siding and was named after Canadian Pacific Railway construction contractor Herbert Tappen. A sawmill was built in 1883 and Tappen first appeared on BC Land maps in 1891.

MAP REFERENCE

50°47'27.01"N and 119°21'47.28"W

INVESTMENT FEATURES

Timber on property.

SERVICES

- Power along road and run into the old homesite and down to creek
- Domestic Water Licence on Tappen Creek (500 gpd)
- Cell service

IMPROVEMENTS

Remnants of old homestead and barn/shed—not habitable or useable.

ZONING

No zoning, property is in the CSRD

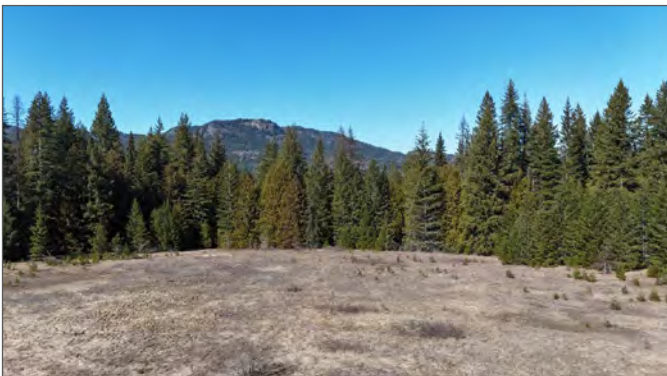
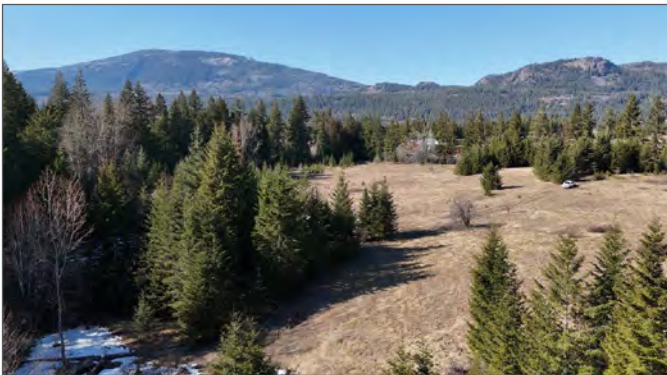
Property is partially in the ALR. Approx. 32 acres of forested land at the back of the property (away from the road) is outside the ALR.

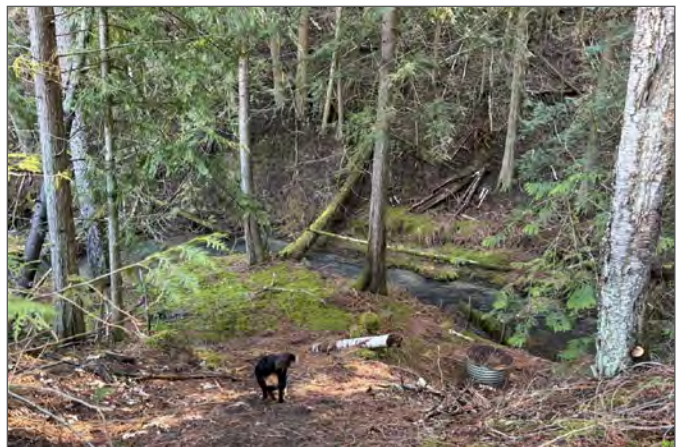
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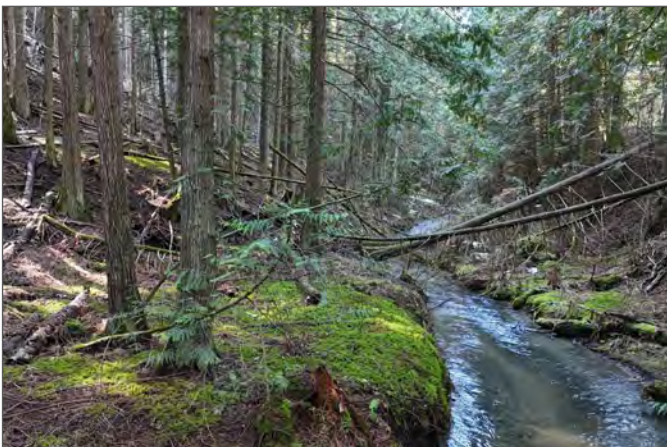
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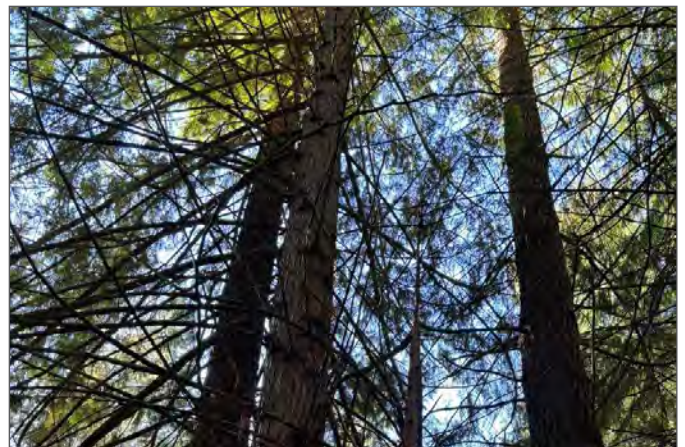
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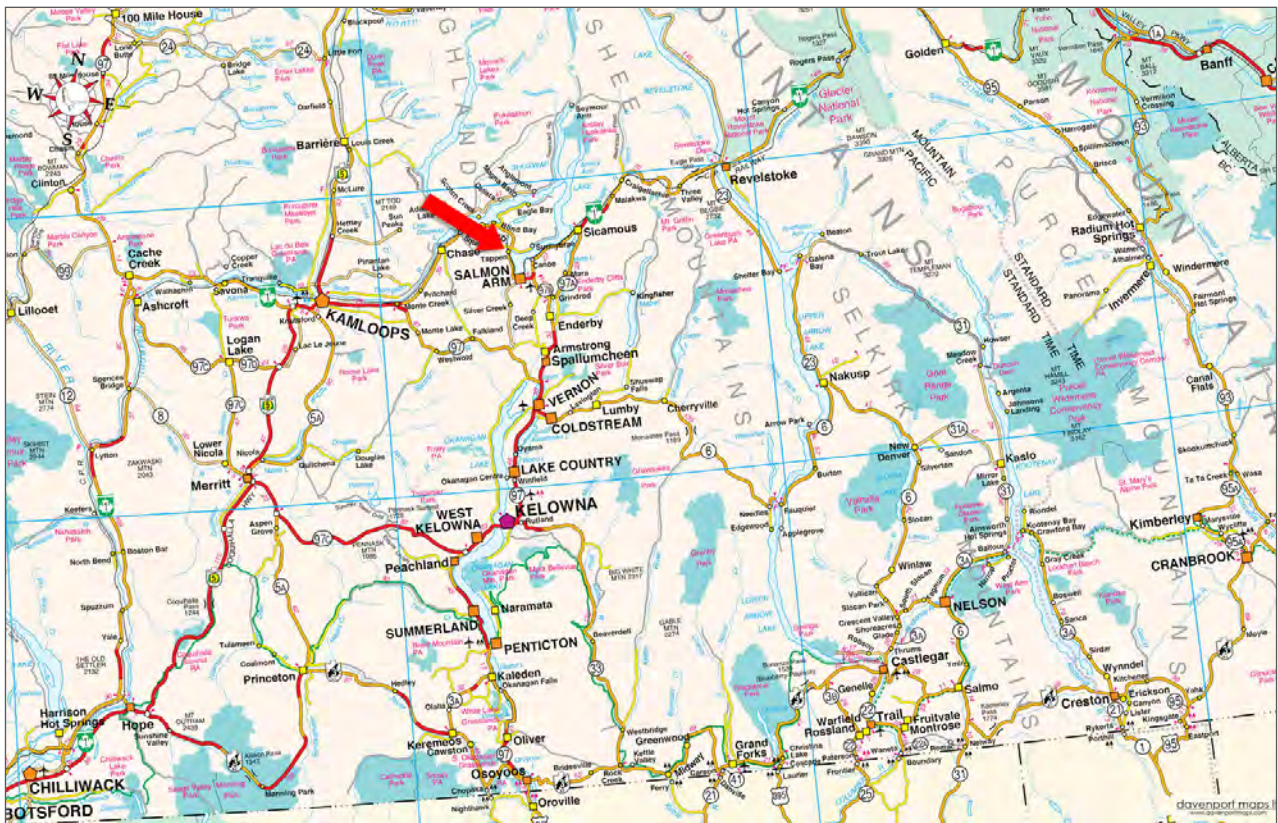


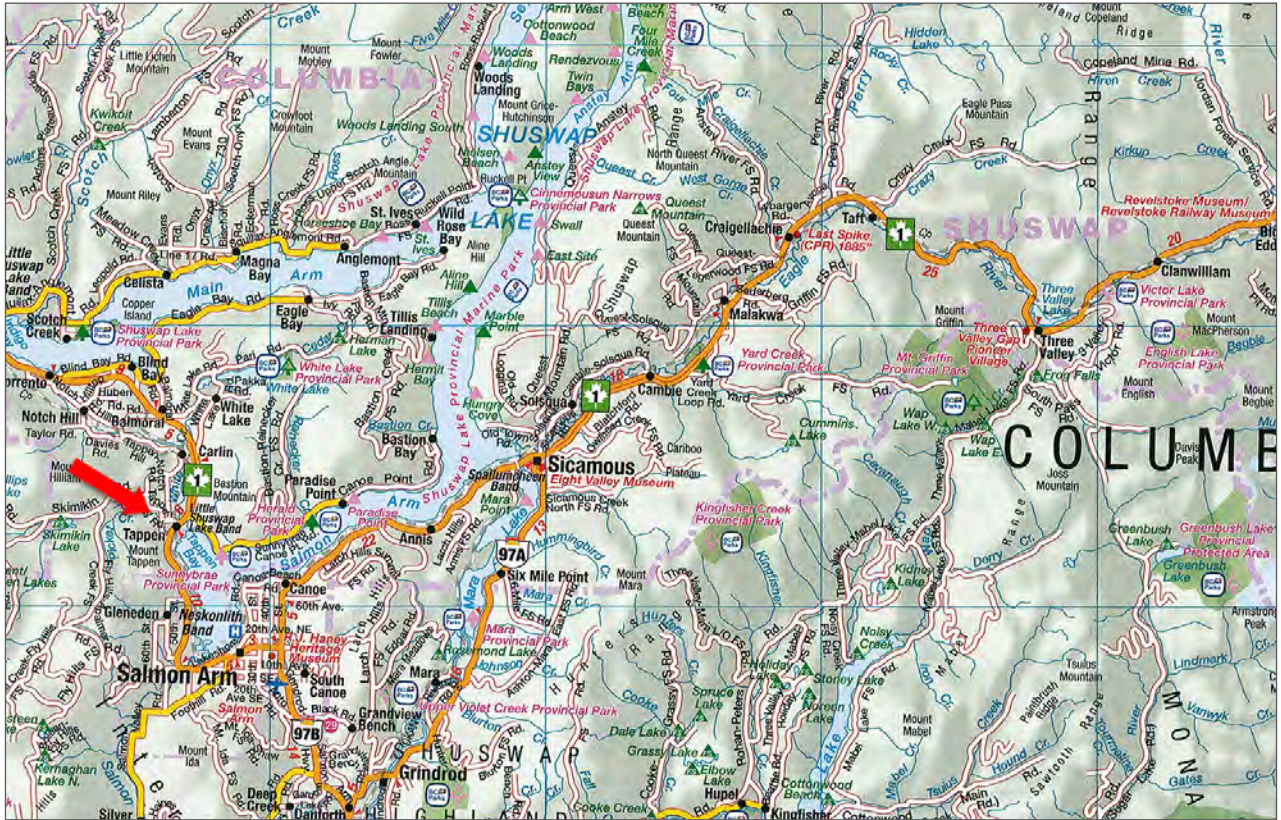


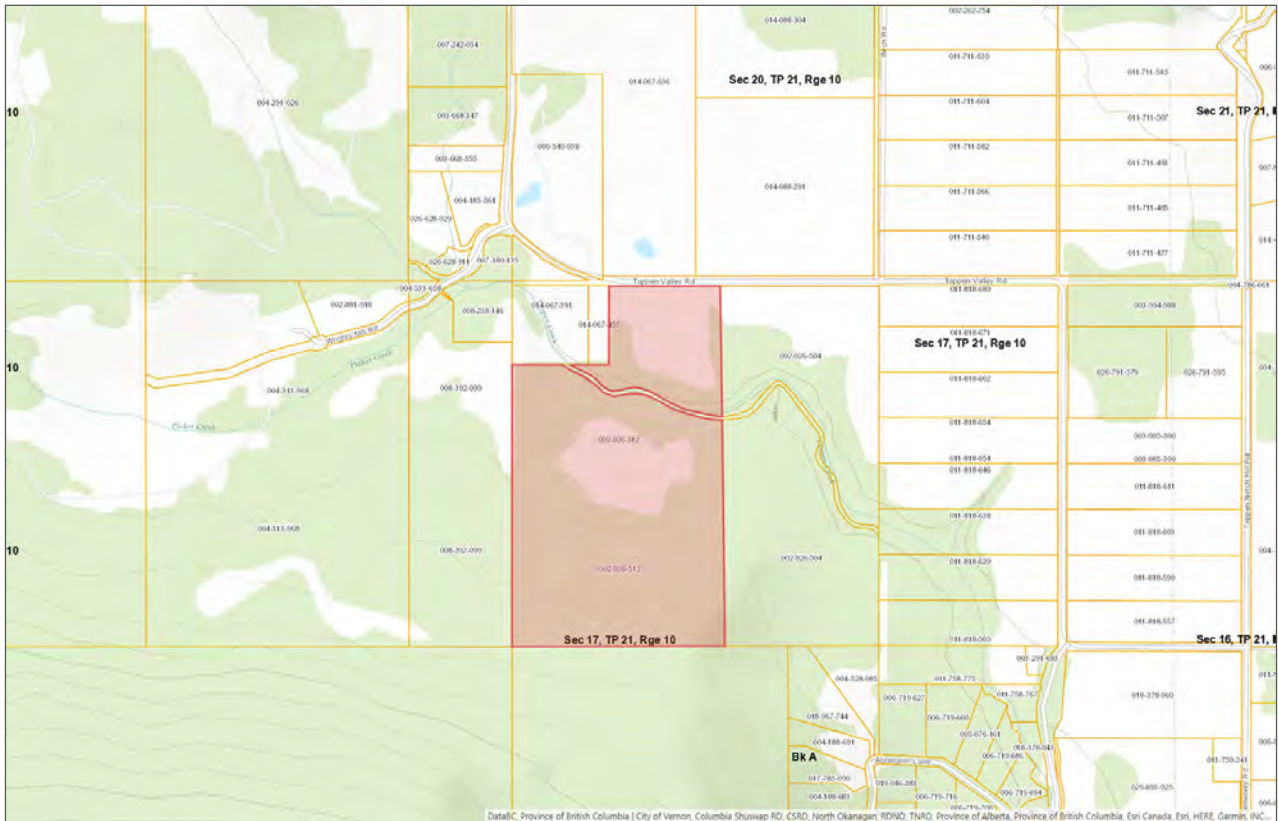
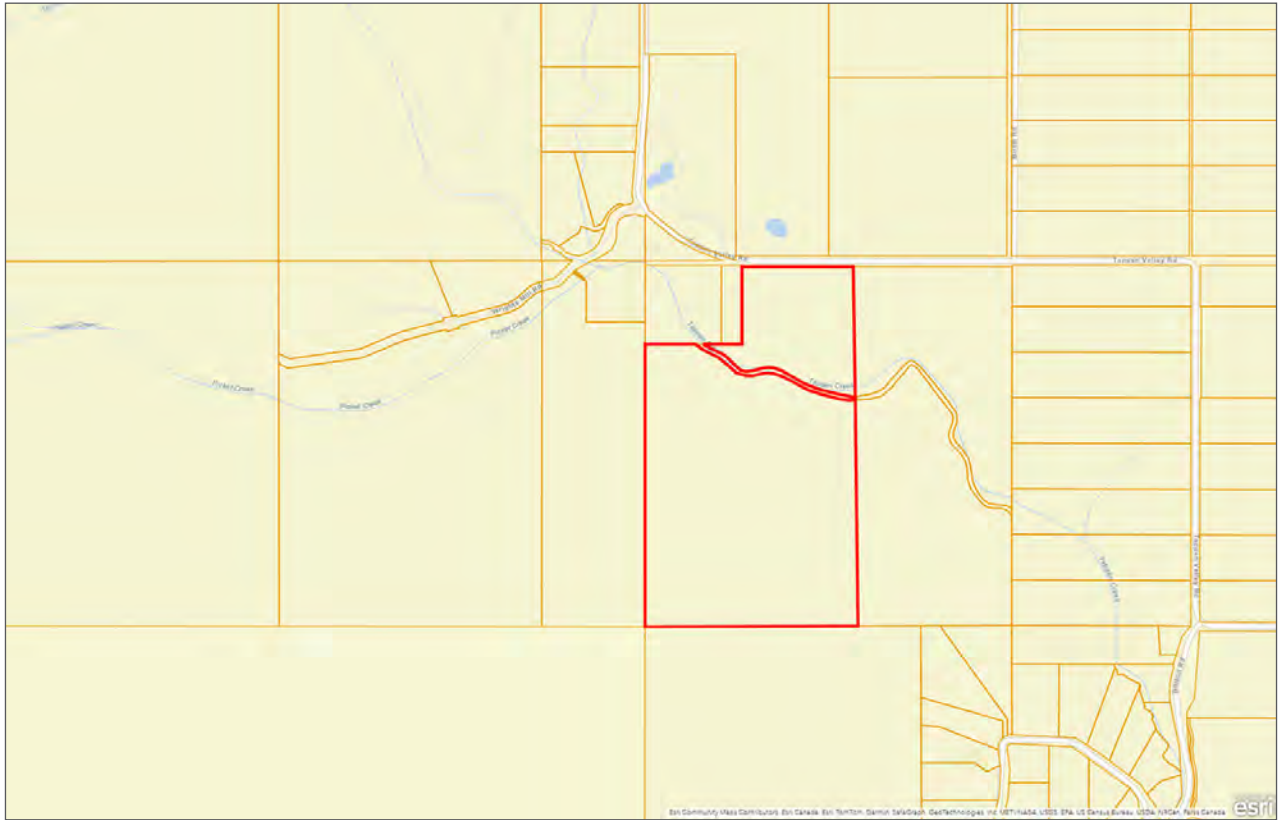


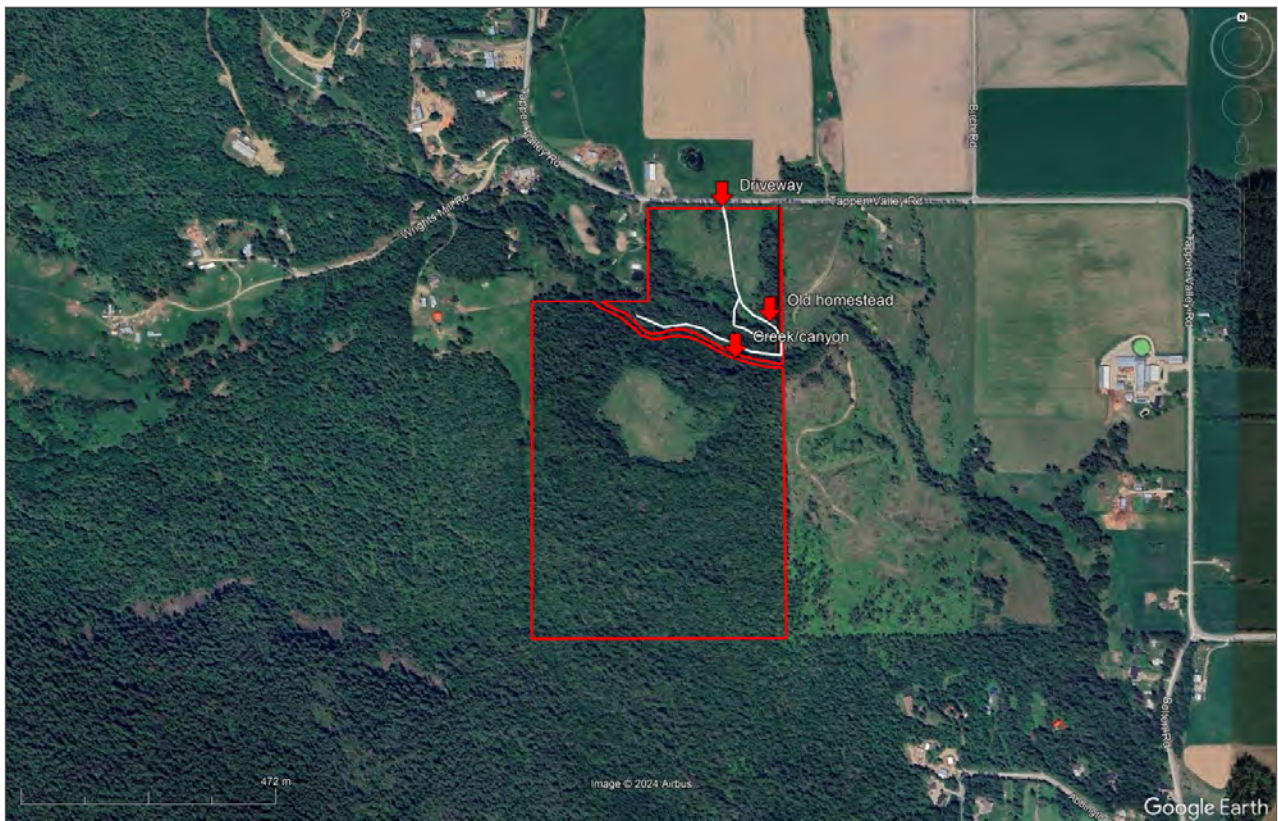
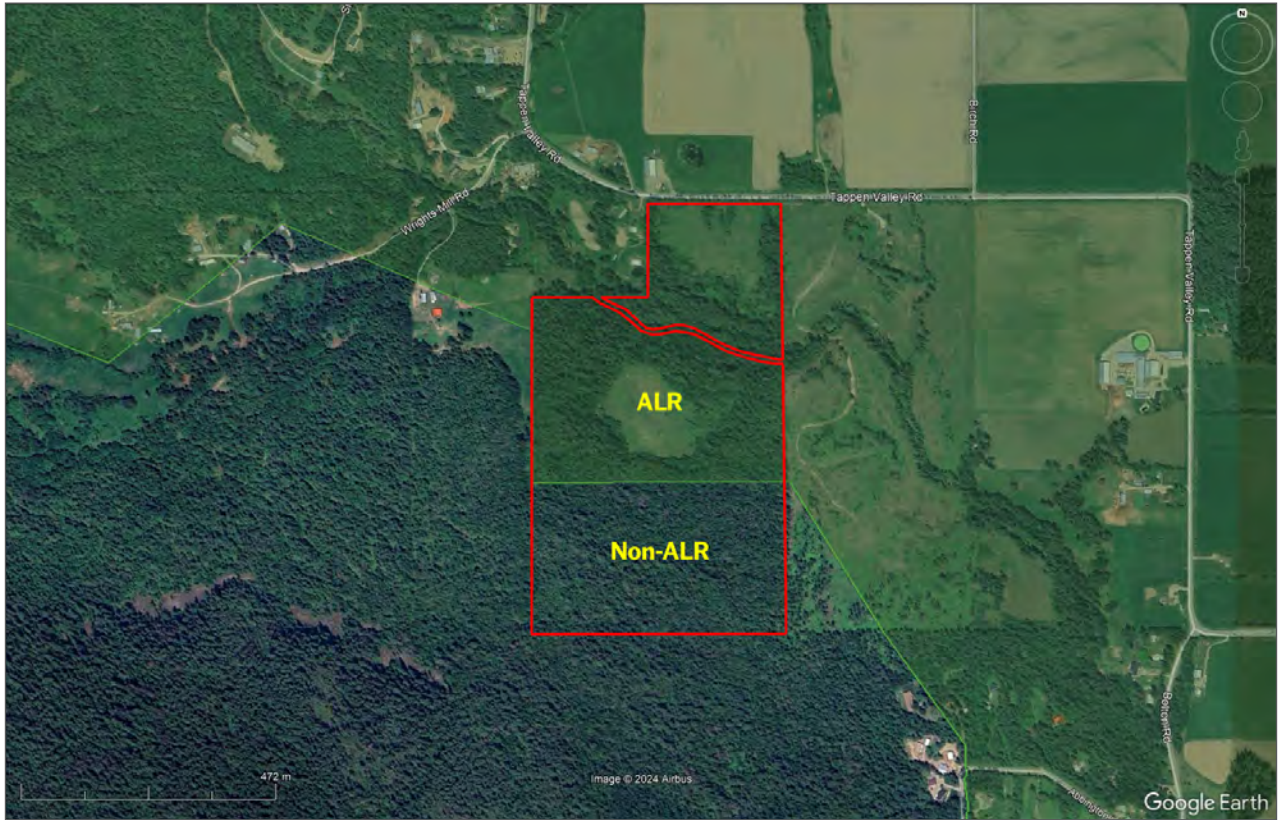














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