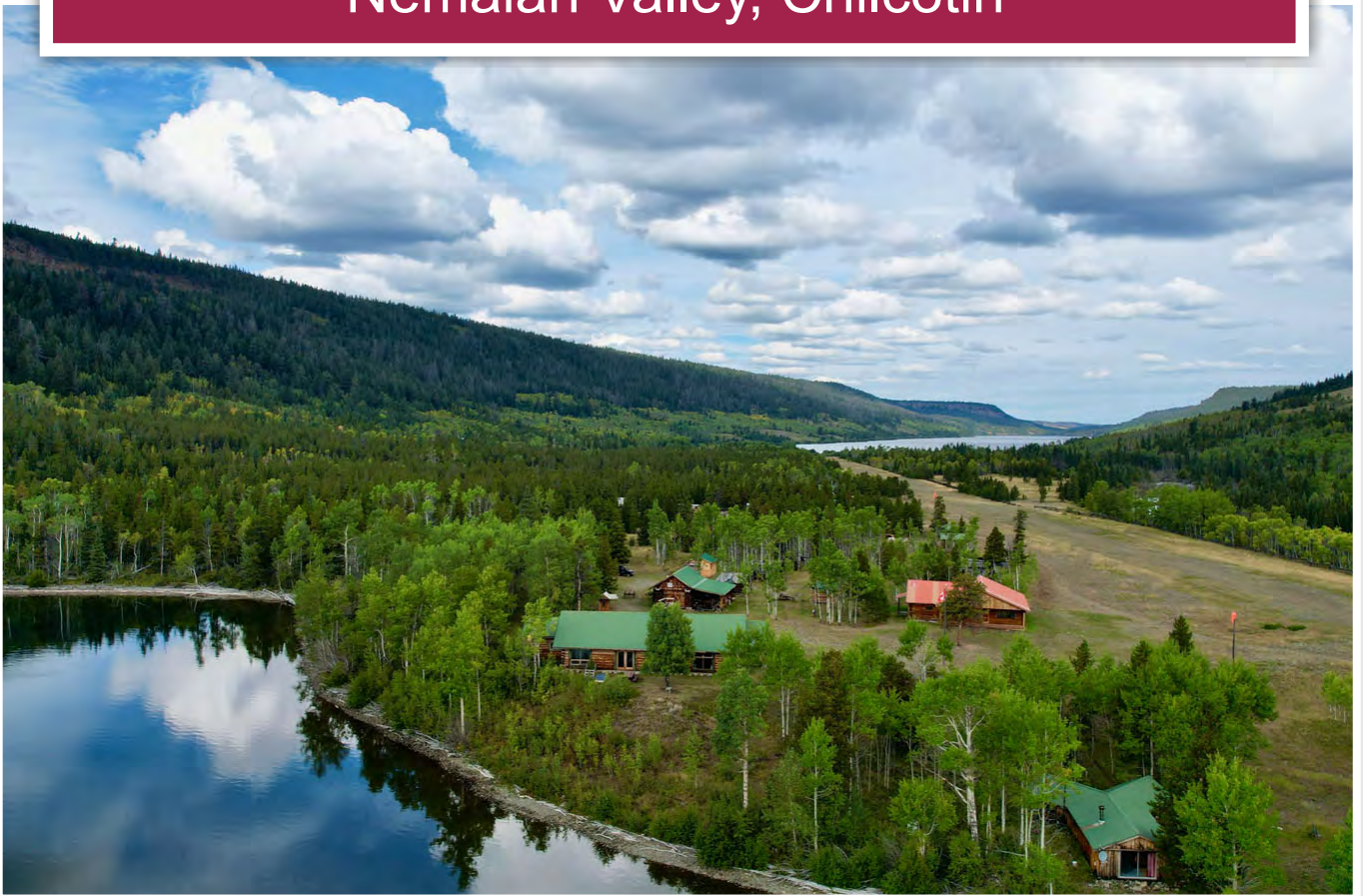




Lakefront Homestead
Nemaiah Valley, Chilcotin



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PROPERTY DETAILS

Listing Number:	24220
Price:	\$1,350,000
Taxes:	\$5,285.05
Size:	79.52 acres

DESCRIPTION

Nestled within the breathtaking Nemaiah Valley, this expansive 79-acre off-grid property is a rare gem for those seeking a private multi-family retreat or wilderness haven. Bordering two pristine lakes, the land boasts awe-inspiring views, providing a picturesque backdrop for family gatherings or quiet moments of solitude. The property's centerpiece is a well-maintained 3,600 ft gravel airstrip complete with a hangar, ensuring easy access for you and your guests. Whether you fly in, or drive the well-kept roads, you'll find yourself immersed in natural beauty at every turn.

The property features a large historic lodge, perfect for hosting grand family events or enjoying quiet fireside evenings. Centered around an impressive wood-burning fireplace, this lodge offers a cozy atmosphere, complete with a fully equipped kitchen, laundry room, and entertainment areas featuring a pool table and games—all furnished and ready for use. Attached to the lodge is a separate living quarters with a bedroom, en suite bath, kitchen, and a cozy living room—ideal for extended family or guests looking for privacy and comfort.

In addition to the lodge, the property boasts two other homes. The first is a beautifully preserved 2-storey log home built in 1911, featuring original logs that exude historical charm. This home includes 2 bedrooms, a loft, a full kitchen, a living room, and a charming closed-in porch, perfect for soaking in the views. It also has covered parking on both sides of the house. The third home, a log structure currently under renovation, is set to become a stunning 1,800-square-foot rancher, offering equally impressive lake and valley views.

Supporting the property's off-grid lifestyle, all buildings are wired for solar and generator power and have access to reliable spring-fed water and septic systems. A large shop with a one-bedroom apartment above offers additional living or working space.

In addition to the main residences, the property also includes a rustic 2 bedroom, 1-bathroom waterfront cabin. This cabin is fully equipped with a full kitchen, a comfortable living room, and a cozy wood stove, making it the ideal spot to unwind while enjoying the serene lakeside views. Further enhancing the property's appeal are three smaller cabins located along the airstrip, all built on solid cement foundations. Two of these cabins are fully completed, while the third awaits only a roof to be finished. These additional cabins provide ample space for extended family and friends.

Whether you're seeking privacy, self-sufficiency, or the adventure of living surrounded by untouched wilderness, this well-cared-for property provides a unique opportunity just three hours from Williams Lake.



LOCATION

This property is 3 hours west of Williams Lake on Highway 20.

7650 Vedan-Elkin FSR - Nemaiah Valley - Cariboo/Chilcotin, BC

DIRECTIONS

Contact listing agent

AREA DATA

Chilcotin

The jagged mountain peaks of the Chilcotin are covered in vast ice fields and wide alpine meadows, gradually softening into large valleys, gently rolling foothills, pine covered forests, lakes and rivers and the grasslands of the Chilcotin Plateau.

This is essentially backcountry at its best complete with some of the best fishing lakes and rivers to be found in North America. The expansive Chilcotin lies between the Fraser River and Coast Mountains, a 5,000 square kilometre plateau of rangeland, where thousands of cattle roam unfenced land. The

Chilcotin is a very special place, it is wild, remote, and fairly isolated. It is a land peopled by those with a strong sense of independence, strength of character, good humour and determination. It is a land of log cabins and wood smoke, snake fences, dirt roads and pickup trucks.

Elkin and Vedan Lakes

Access to these lakes is by way of the Taseko Lake road branching south from Highway 20 at Lee's Corner. It's about 87 km on this good gravel road. The wild stock lakes have both rainbows and Dolly Varden and trolling is the preferred way of taking them, although spinning lures will also work. The rainbows will go to two pounds or better and the Dollies to 15 pounds.

VEGETATION

This stunning valley is composed of a gently sloping, hilly terrain and vast fields. It is mixed with coniferous and deciduous forests and lush meadows all surrounded by a spectacular mountain backdrop.

RECREATION

Outdoor recreation and activities are endless in the Chilcotin. You can enjoy fishing the rivers or lakes for Dolly Varden and trout, or come and view one of the largest annual runs of sockeye salmon in British Columbia. Every year, from mid-August to mid-October, hundreds of thousands of salmon return to their spawning grounds. During this time, you can always enjoy viewing the massive grizzly bears and their families as they come out to feast on the spawning salmon.

You can also experience the Chilcotin on horseback, the way it was meant to be seen. There are endless areas to trail ride and explore. River kayaking, rafting, windsurfing in the clean waters are also very popular activities.

Hunting, hiking, biking, snowshoeing, cross-country skiing, snow machining or canoeing are also great recreational activities in this area.

HISTORY

The Tsilhqot'in First Nations in the Nemaiah Valley, located in British Columbia's remote Chilcotin region, have a rich history deeply tied to the land. The Nemaiah Valley is home to the Xení Gwet'in, one of the six Tsilhqot'in communities, who have lived in the area for generations, maintaining a traditional lifestyle centred around hunting, fishing, and stewardship of the land. The valley is renowned for its stunning landscapes, including rugged mountains, pristine lakes, and vast grasslands. It is also a culturally significant area, where the Xení Gwet'in assert their rights and sovereignty, particularly following the landmark 2014 Supreme Court decision affirming Tsilhqot'in title to over 1,700 square kilometres of land.

The Nehemiah Valley remains a vital stronghold of Tsilhqot'in culture, where the community actively works to preserve its language, traditions, and way of life while protecting the natural environment from outside development. The Tsilhqot'in Nation holds

title to more than 1,700 square kilometres of land in British Columbia's Interior, a historic recognition that resulted from a 2014 Supreme Court of Canada decision. This landmark ruling was the first time in Canadian history that Indigenous land title had been affirmed, acknowledging the Tsilhqot'in people's exclusive rights to control, manage, and use their traditional territory.

The Tsilhqot'in Declared Title area, located within the caretaker area of the Xení Gwet'in, does not include deeded/private owned land within the area. The property listed falls within the larger Tsilhqot'in land claim title area. This means that while the Tsilhqot'in Nation has legal authority over much of the surrounding land, including rights to approve developments or resource extraction, privately owned parcels remain outside this direct control.

MAP REFERENCE

51°33'52.69"N and 123°49'30.95"W

SERVICES

- Water - gravity fed.
- 5 septic tanks with drain fields all certified and inspected through Interior Health.
- Heat - propane heat (4 tanks) to each home professionally installed and permitted.
- Wood fireplace backup heat in all homes.
- Satellite Internet.
- Electricity - all buildings are wire and currently run off of generators or solar. Generators include: 7kW Honda, 80kW John Deer Diesel, Kabota Diesel.

ZONING

This property is zoned both C2 - Tourism Commercial and RR1 Rural 1

LEGAL

DISTRICT LOT 8194 LILLOOET DISTRICT
PID 013-510-631

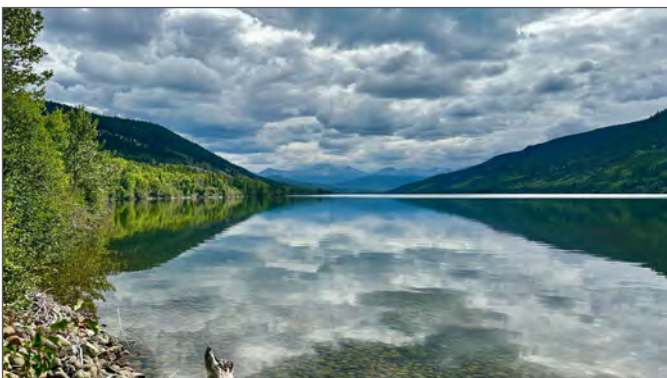






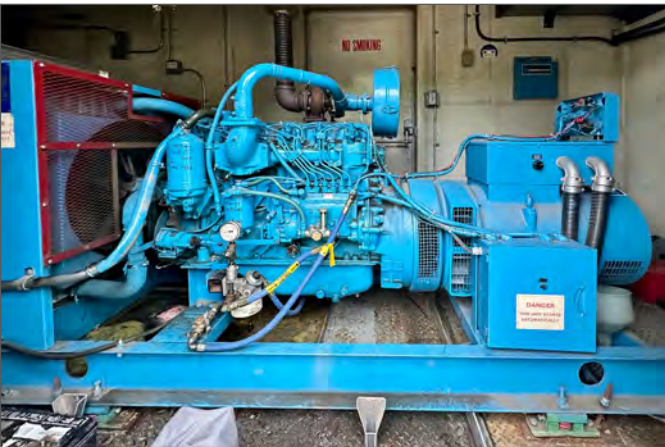


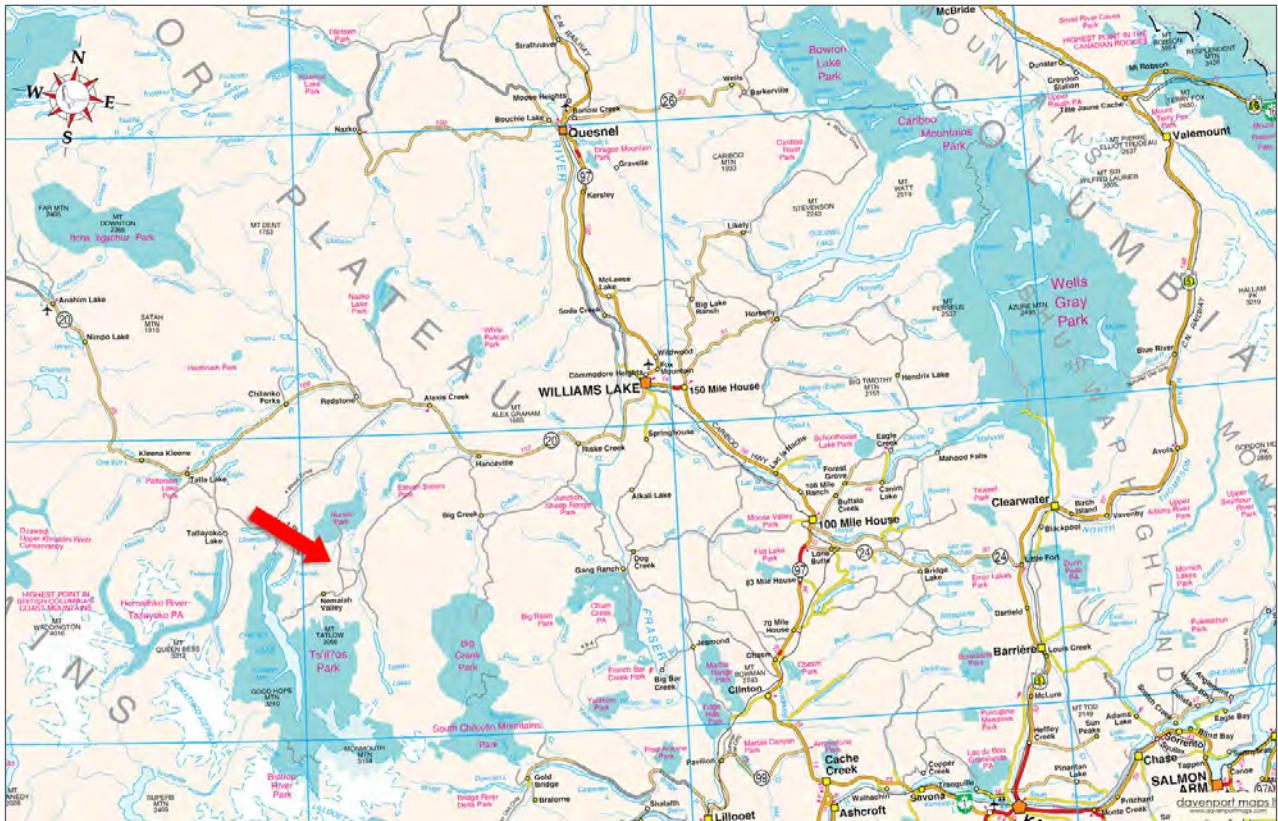


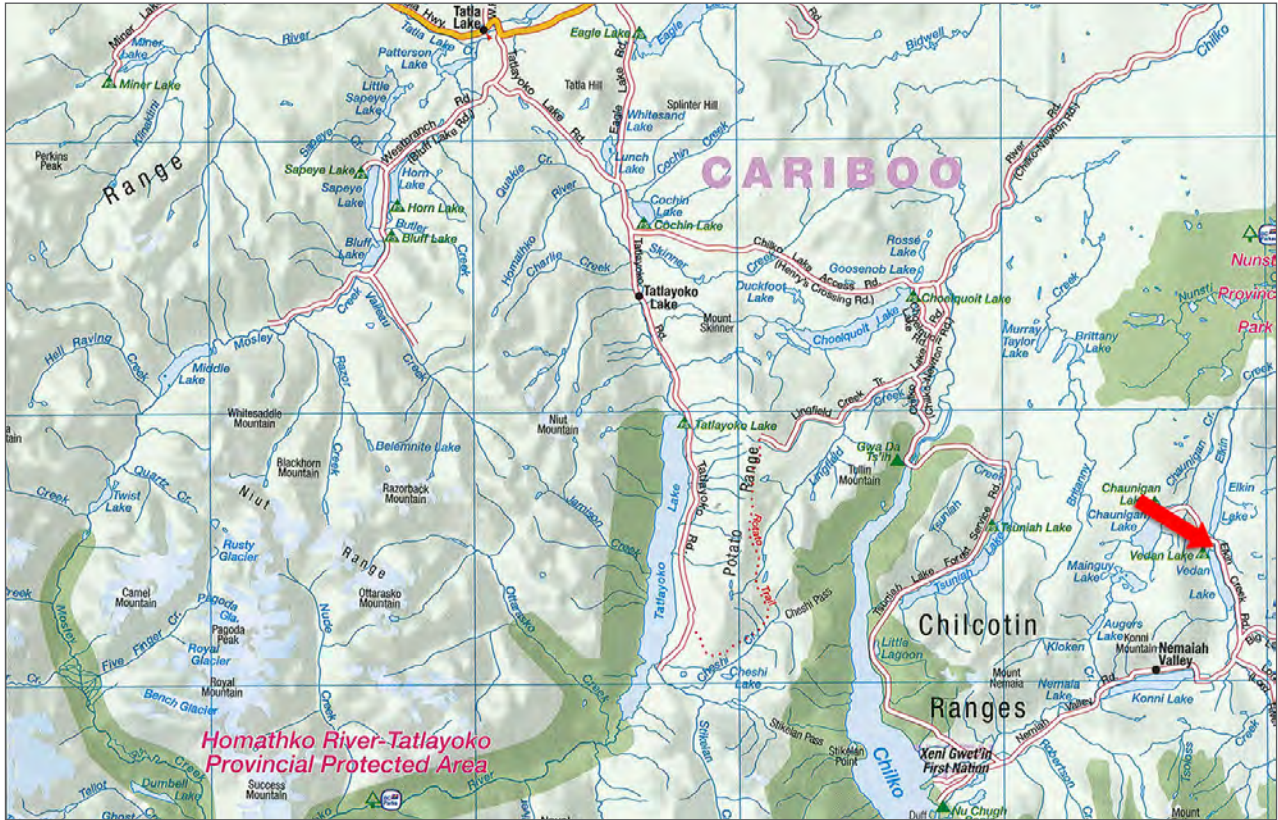




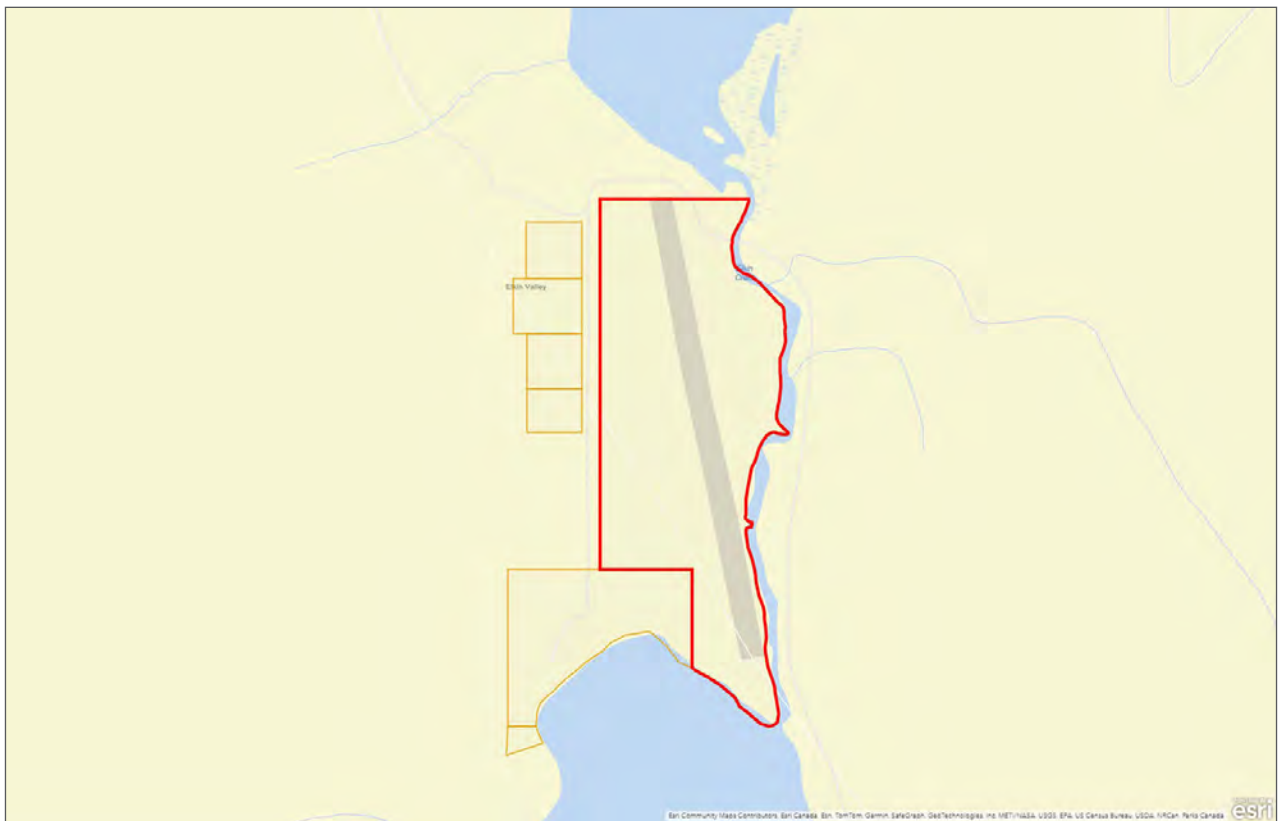
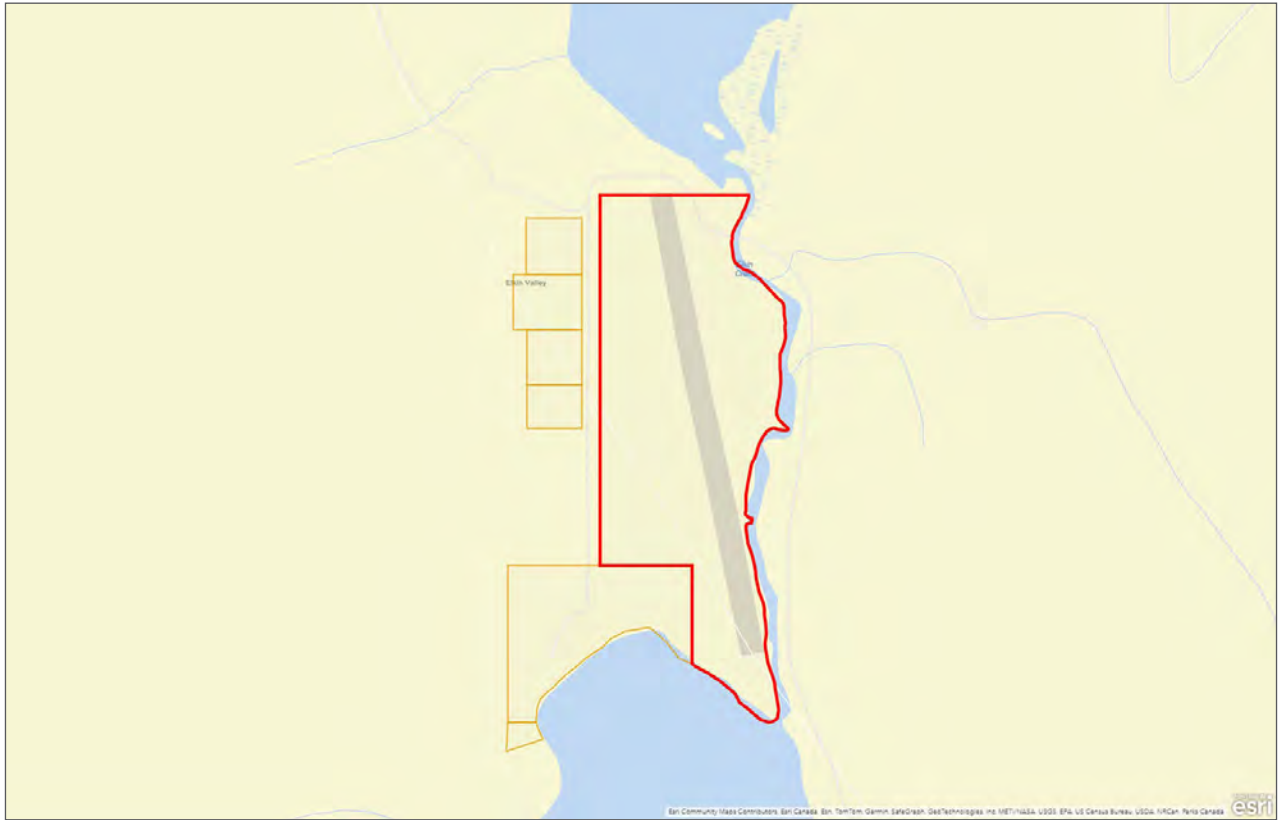




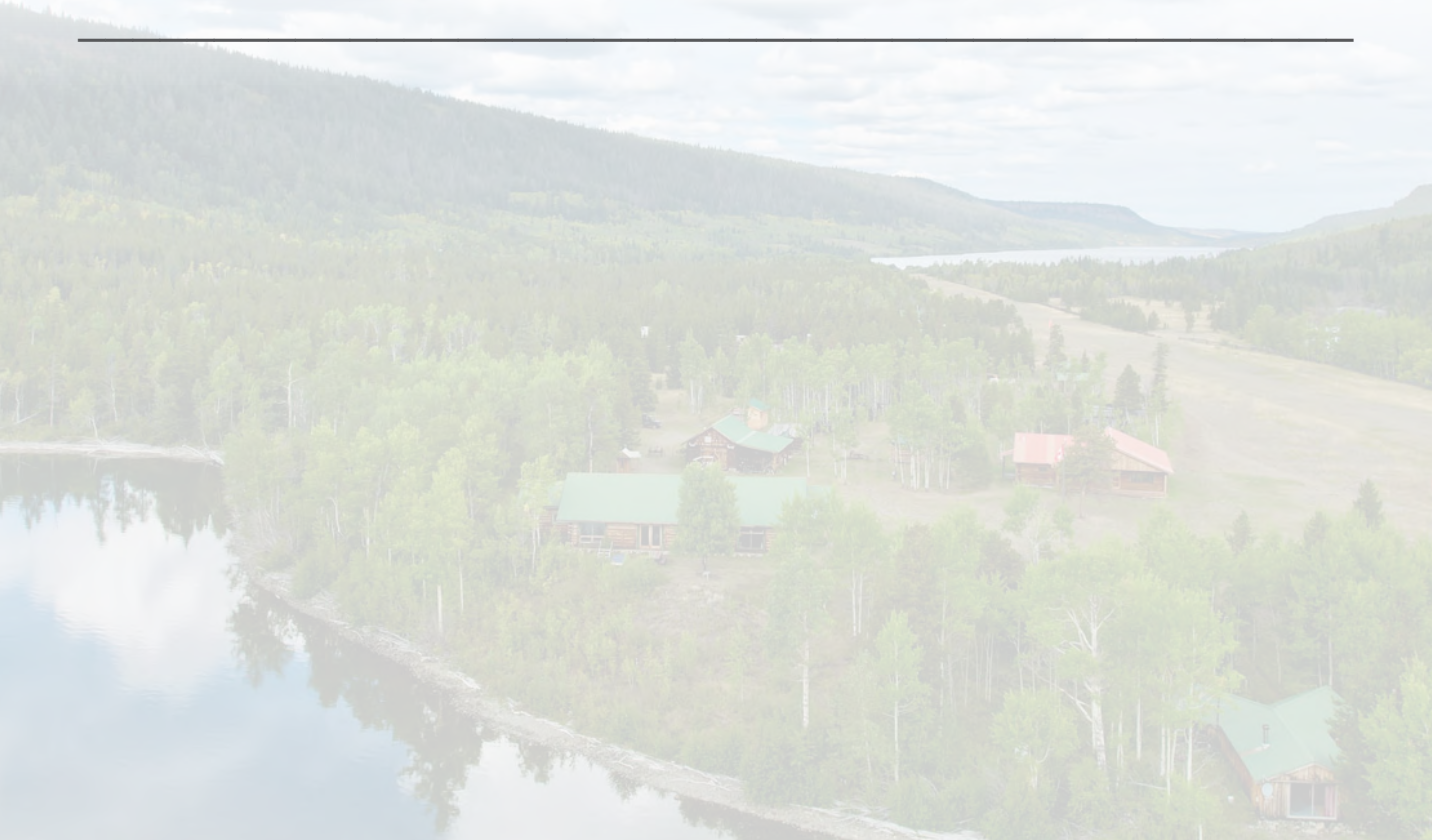








Notes





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