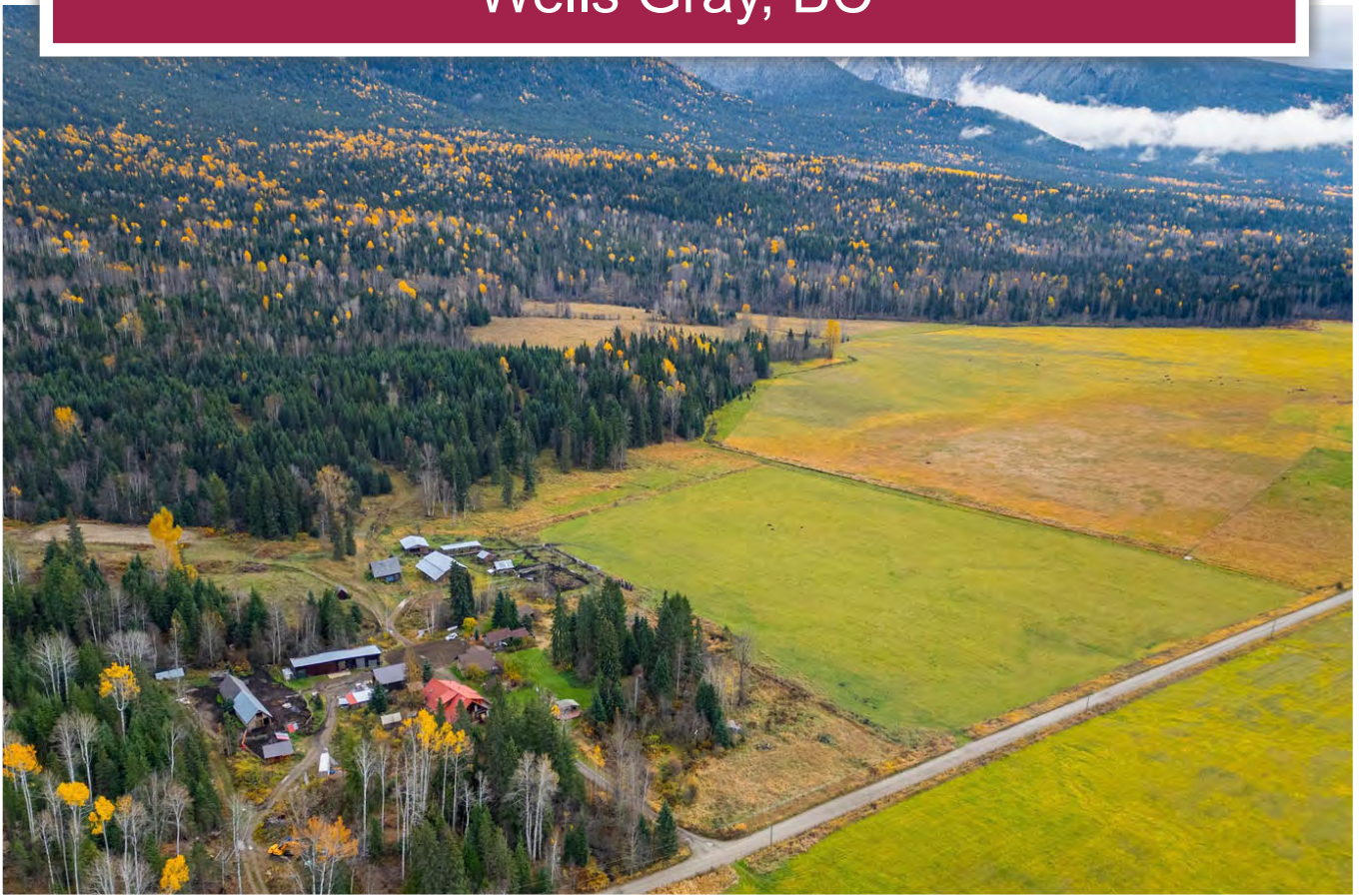




**Live the Dream at Nakiska Ranch**  
Wells Gray, BC



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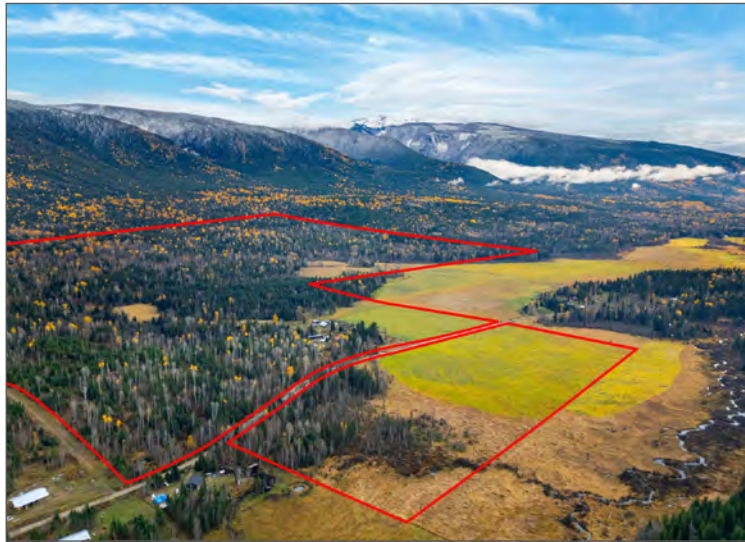


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# Live the Dream at Nakiska Ranch

Wells Gray, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24297
<b>Price:</b>	\$2,880,000
<b>Taxes (2024):</b>	\$3,402
<b>Size:</b>	472 acres
<b>Zoning:</b>	TNRD RL-1

## DESCRIPTION

Nestled within the heart of Wells Gray Provincial Park—known as the “Land of Hidden Waters”—Nakiska Ranch offers an unparalleled lifestyle of natural beauty, adventure, and opportunity. This 472-acre guest ranch, located just 29 km from downtown Clearwater, BC, combines the serenity of a private retreat with the excitement of ongoing tourism and ranching opportunities.

Imagine waking up to the sound of nature, surrounded by forests, pastures, and the gentle whisper of a nearby creek. At Nakiska Ranch, the possibilities for exploration and relaxation are endless, with trails winding through the property and direct access to adjacent crown land for hiking, horseback riding, and wildlife viewing.

This extraordinary property features a spacious 4,770 sq. ft. main lodge with multiple guest rooms, perfect for welcoming visitors from around the world. Additionally, seven charming cabins—complete with beds, bathrooms, and kitchenettes—provide guests with the comfort and convenience of home while immersing them in the stunning wilderness.

Modern infrastructure, including a new water line (2022) and septic system (2019), ensures seamless operations for both personal and commercial use.

The ranch itself is a hub of productivity, designed to support approximately 50 cow-calf pairs with well-maintained fencing, a seven-stall stable, a barn, and a fully equipped shop. Previous hay operations yielded approximately 600 round bales annually, while the property’s 300 forested acres offer not only recreational trails but also timber previously estimated at a value of \$500,000 (to be independently confirmed through a timber cruise).

For equestrian enthusiasts, the facilities are ideal for horseback riding and training, while the expansive pastures and hayfields provide ample grazing and feed for livestock. The ongoing tourism business thrives thanks to Nakiska’s strategic location between Jasper and Kamloops, attracting guests eager to experience the park’s waterfalls, rivers, and untouched wilderness.

A popular destination for European travelers, Nakiska Ranch benefits from a strong, well-known brand that consistently attracts international visitors seeking unique and memorable experiences. The property also features a commercial-style kitchen, offering the potential to provide food and dining services, further expanding revenue opportunities and enhancing the guest experience.

Owning Nakiska Ranch is not just a financial investment—it’s an invitation to live a life of balance, blending business opportunities with the joys of rural living. Whether you envision running a guest ranch, expanding agricultural operations,





or simply escaping to your own private paradise, Nakiska Ranch offers the perfect setting.

Don't just dream of a life surrounded by beauty and possibility—live it. Nakiska Ranch is more than a property; it's a lifestyle waiting to be embraced.

### LOCATION

5944 Trout Creek Road - Clearwater, BC (Wells Gray Provincial Park)

### DIRECTIONS

To reach Nakiska Ranch, take Highway 5 from either the north or south to the Clearwater roundabout. From there, head north on Clearwater Valley Road for approximately 28 km. Turn right onto Trout Creek Road, and you'll find Nakiska Ranch on your right after about 1 km.

### AREA DATA

Clearwater is a picturesque town nestled in the heart of the North Thompson Valley, serving as the gateway to one of Canada's most spectacular

wilderness destinations: Wells Gray Provincial Park. Surrounded by dramatic mountain ranges, sparkling rivers, and vast forests, Clearwater offers a lifestyle that seamlessly blends modern convenience with the tranquility of nature.

Life in Clearwater is refreshingly easy, thanks to its well-developed infrastructure and community services. The town boasts a range of amenities, from grocery stores and specialty shops to ensure daily necessities are always within reach, to cozy cafes and local restaurants like the beloved Strawberry Moose, where residents gather for coffee and conversation. Healthcare needs are met by the Dr. Helmcken Memorial Hospital, a reliable facility offering emergency care and general medical services, complemented by local pharmacies and clinics. Education is a cornerstone of the community, with schools like Clearwater Secondary School providing high-quality learning environments for children and teens.

Recreation thrives in Clearwater, with a public swimming pool, sports fields, and parks offering families and individuals plenty of opportunities

to stay active and enjoy the outdoors. Local businesses provide everything from banking to automotive services, and the town's strong sense of community is reflected in its welcoming residents and bustling farmers' markets. Though surrounded by nature, Clearwater is well-connected to larger urban centers like Kamloops, just a 90-minute drive away, making it a practical and peaceful place to call home.

Just beyond Clearwater lies Wells Gray Provincial Park, a vast and unspoiled wilderness spanning over 5,000 square kilometers. Known as the "Land of Hidden Waters," the park is a treasure trove of natural wonders and outdoor adventures, drawing visitors from across the globe. Its crown jewel, Helmcken Falls, is one of Canada's most iconic waterfalls, plunging an awe-inspiring 141 meters into the canyon below. The park is dotted with dozens of other waterfalls, including Dawson Falls, where the Clearwater River cascades in a thundering display, and Spahats Creek Falls, with its dramatic drop into a volcanic gorge.

The park's rivers and lakes, such as the serene Murtle Lake and the Clearwater River, offer endless opportunities for kayaking, canoeing, and fishing, while the surrounding trails wind through dense forests and alpine meadows, perfect for hiking, horseback riding, and wildlife viewing. Wells Gray's untouched beauty provides sanctuary to diverse wildlife, including bears, moose, wolves, and countless bird species, making every visit an opportunity for discovery.

For winter enthusiasts, the park transforms into a snowy wonderland, offering cross-country skiing, snowshoeing, and backcountry adventures. The endless trails and terrain invite exploration year-round, creating a bond between those who visit and the wild beauty of this remarkable place.

Clearwater and Wells Gray Provincial Park together offer a lifestyle few places can match—a

harmonious balance of convenience, community, and unspoiled nature. Whether you're seeking a peaceful place to settle or a base for outdoor adventures, this corner of British Columbia welcomes you to experience its charm, beauty, and possibilities.

## VEGETATION

Wells Gray Provincial Park boasts a diverse range of vegetation that reflects its varied landscapes and ecosystems. The park is home to the planet's only inland old-growth temperate rainforest, where ancient western red cedars and Douglas firs tower over the lush forest floor. Lower elevations are dominated by mixed forests of aspen, birch, and lodgepole pine, while subalpine zones feature Engelmann spruce, subalpine fir, and vibrant meadows filled with wildflowers during the summer months. The park's riparian zones along rivers and streams are rich with mosses, ferns, and shrubs, providing crucial habitats for wildlife. This remarkable vegetation not only adds to the park's scenic beauty but also plays a vital role in supporting its biodiversity and ecological health.

## HISTORY

Clearwater's name originates from the Clearwater River, whose pristine, fast-flowing waters captivated early settlers. By the late 1800s, the region began attracting homesteaders who were drawn to the fertile lands, abundant water, and natural beauty. Farming, ranching, and logging became the primary industries, laying the foundation for a community that would grow steadily in the decades to come.

The creation of Wells Gray Provincial Park can be traced back to the early 20th century when the provincial government began identifying significant natural areas for preservation. Named after Arthur Wellesley Gray, a prominent BC politician and advocate for environmental conservation, the park was officially established in 1939. Its purpose was

to protect the extraordinary landscapes, wildlife, and geological features of the area, including its famous waterfalls and volcanic formations.

The discovery of Helmcken Falls by Robert Lee in 1913 was a turning point for the region, as the awe-inspiring 141-metre waterfall quickly became a symbol of the park's incredible natural beauty. Subsequent exploration and surveying revealed a treasure trove of geological features, including ancient lava flows, deep river canyons, and more than 40 waterfalls scattered throughout the park's boundaries.

The mid-20<sup>th</sup> century saw further growth in the Clearwater area with the expansion of infrastructure, including roads, schools, and community facilities. Tourism became a key industry as word spread of Wells Gray Provincial Park's unspoiled wilderness, attracting adventurers, naturalists, and vacationers from around the world.

Today, Clearwater serves as the primary access point to Wells Gray Provincial Park and a hub for travelers seeking to experience its breathtaking landscapes. While the park remains a protected wilderness area, the town of Clearwater continues to thrive as a vibrant community with deep roots in the ranching, forestry, and tourism industries. The park's rich history, combined with its natural wonders, ensures that it remains one of British Columbia's most cherished destinations.

## MAP REFERENCE

51°54'3.26"N and 120° 0'41.81"W

## SERVICES

- Water Licences: Two creeks with licensed water access running through the property.
- Septic Systems: Two separate septic fields—one servicing the main house and the other servicing the cabins.
- Power Supply: Hydro-electric power available on-site.



- Internet Connectivity: High-speed internet provided via Starlink.
- Television Service: Bell satellite service installed for TV access.

## IMPROVEMENTS

- Main House/Lodge: 4,770 sq. ft. with two guest suites and three additional guest bedrooms.
- Guest Cabins: Seven standalone cabins, each accommodating 2–4 guests.
- Garage: Large detached two-bay garage.
- Horse Stable: Seven-stall stable for equestrian use.
- Workshop: Shop for equipment and storage.
- Hay Barn: Dedicated structure for hay storage and management.
- Cow Barn: Functional barn designed for cattle operations.

## LEGAL

DISTRICIT LOT 2890 KAMLOOPS DIVISION YALE DISTRICT EXCEPT PLANS 42844 AND KAP63246 - PID 013-141-864

THE EAST ½ OF DISTRICT LOT 2889 KAMLOOPS DIVISION YALE DISTRICT - PID 013-141-821













































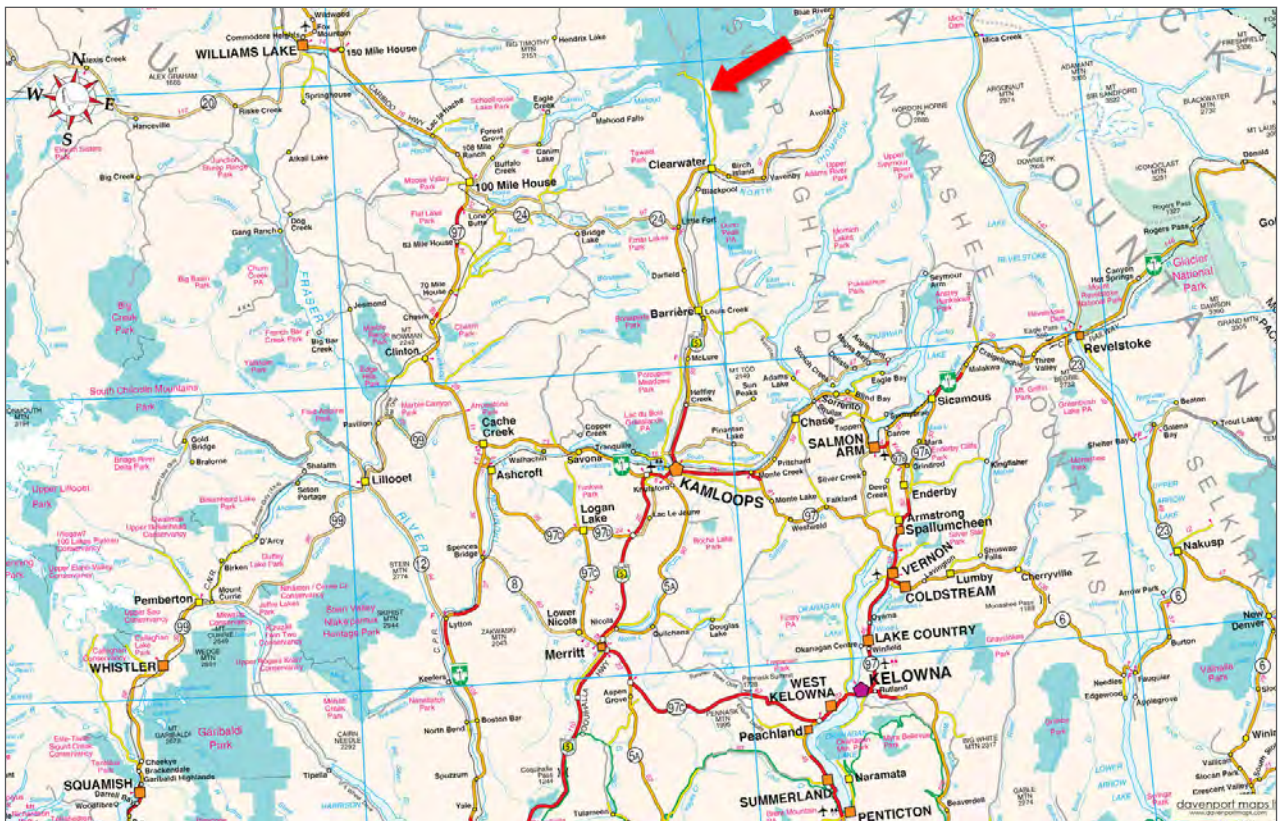
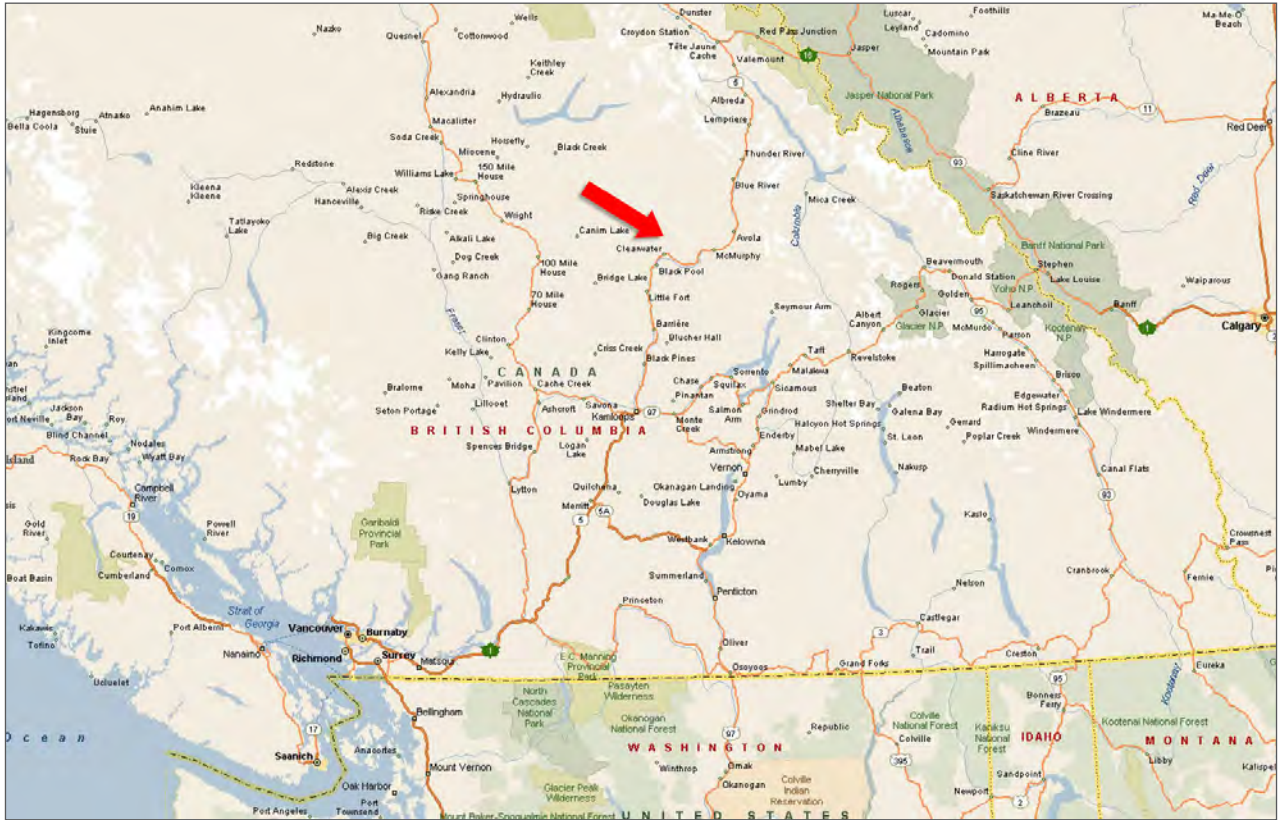




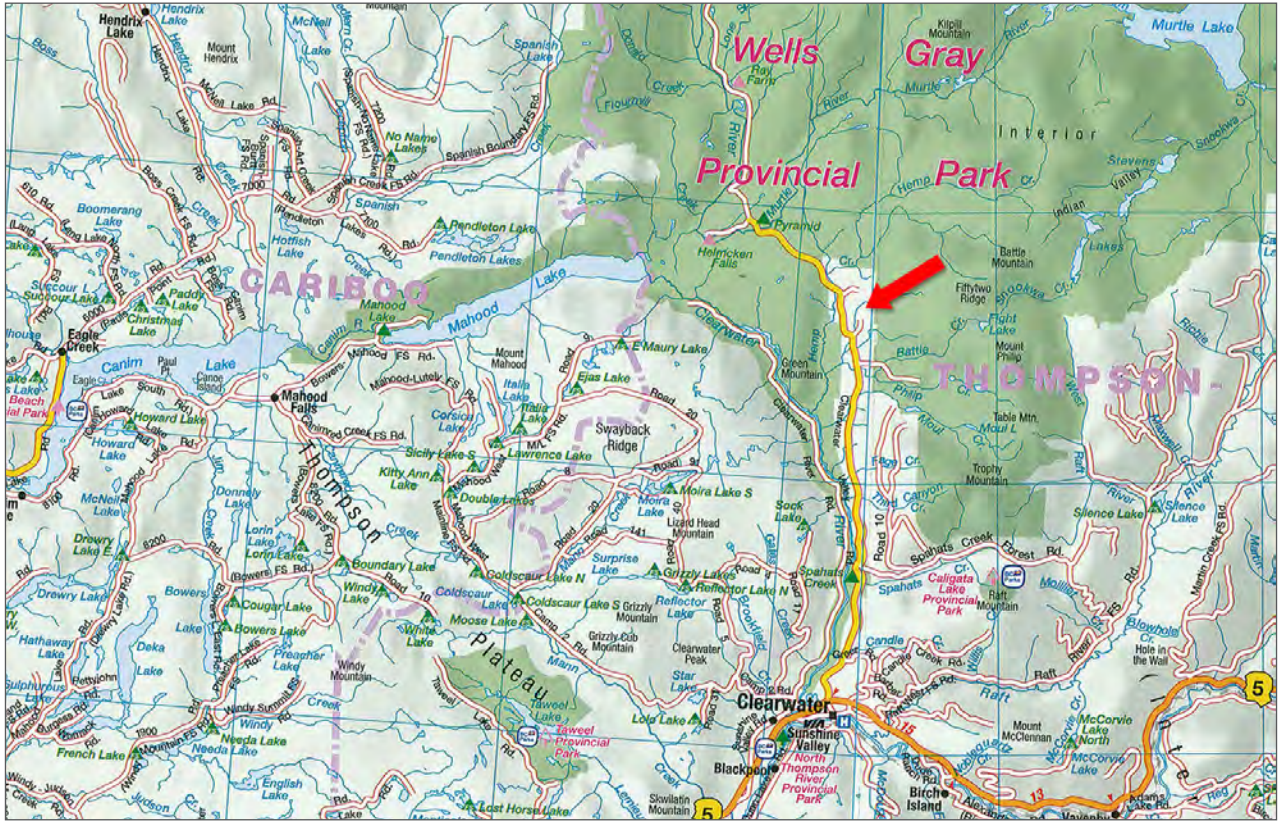




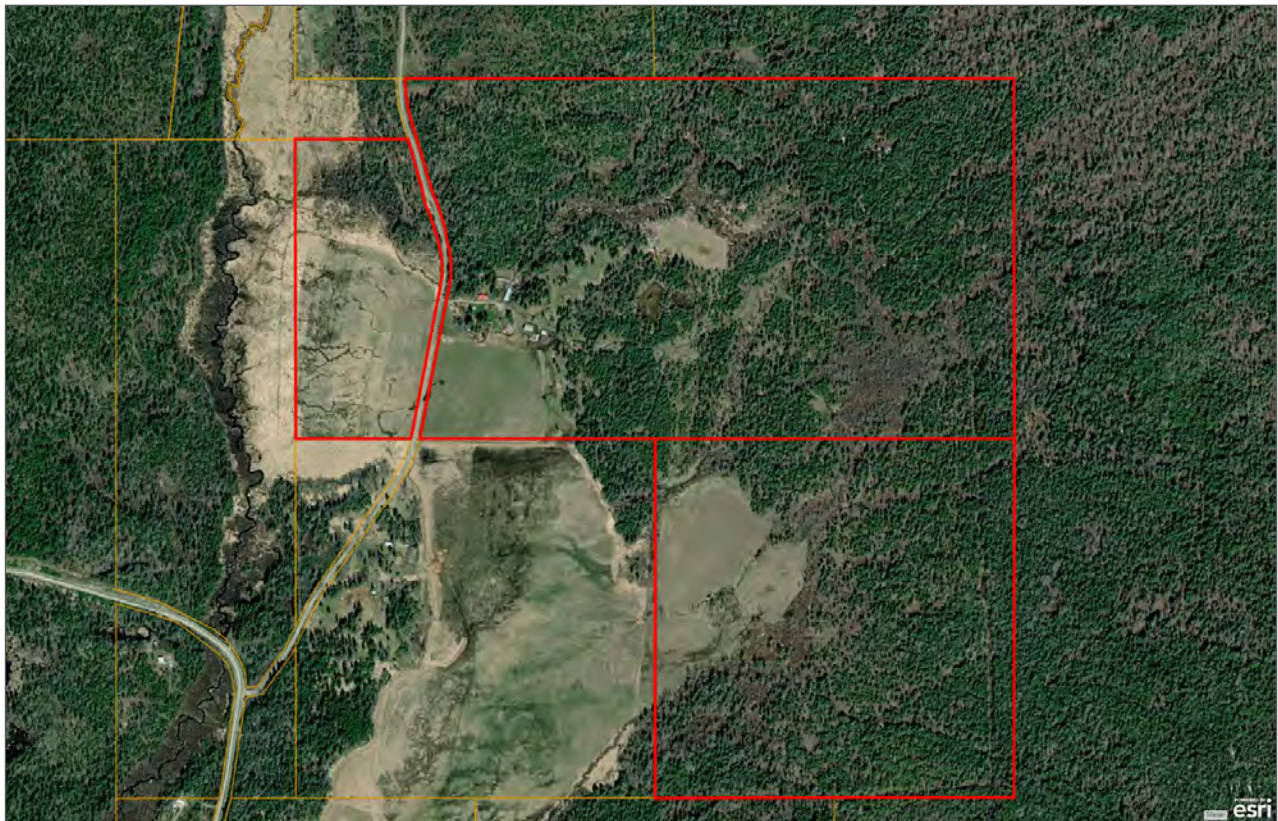




















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