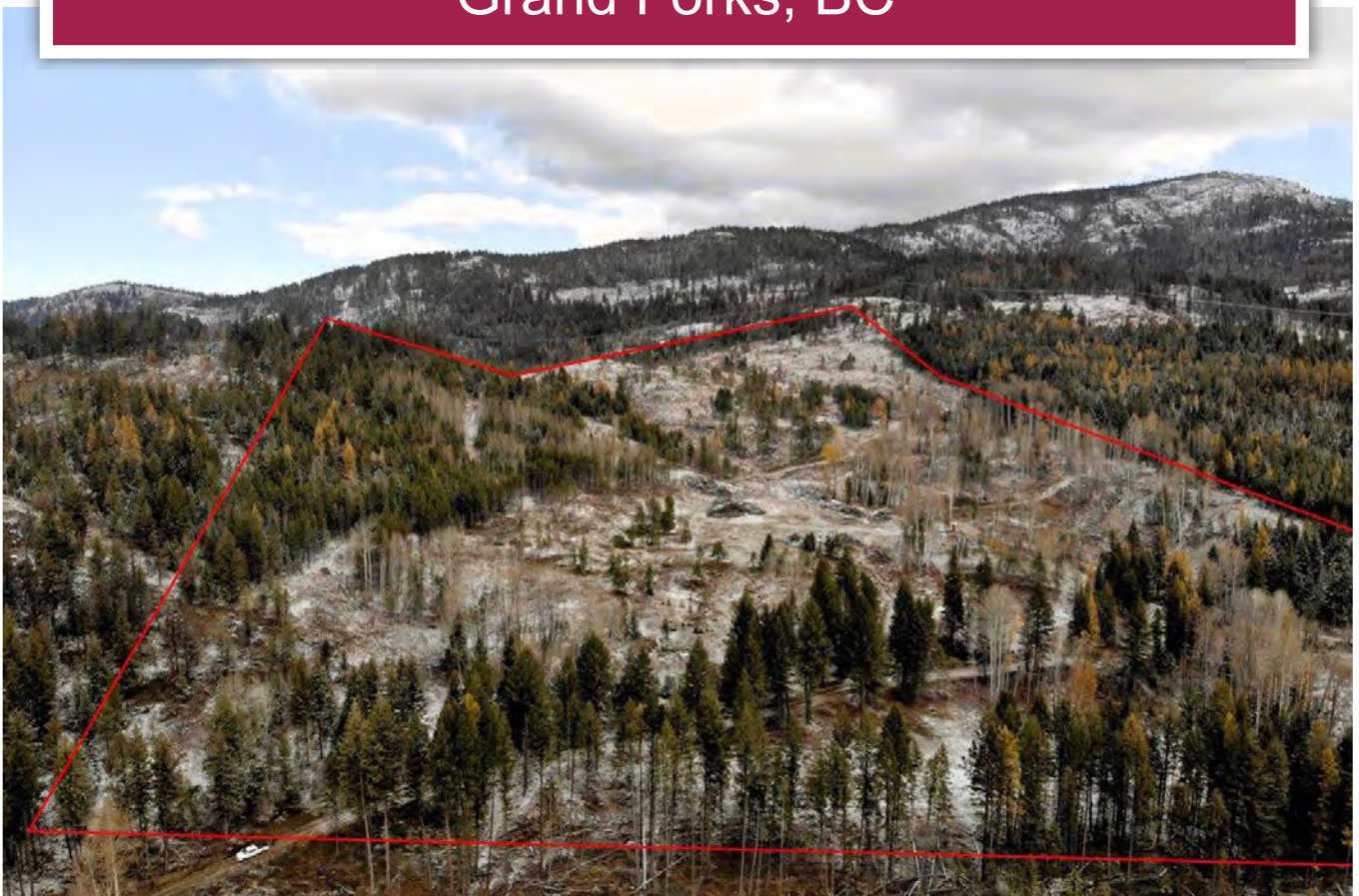




Off-Grid Acreage
Grand Forks, BC



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Off-Grid Acreage

Grand Forks, BC

PROPERTY DETAILS

Listing Number:	23156
Price:	\$239,990
Taxes (2023):	\$866.80
Size:	78.08 acres

DESCRIPTION

Escape to your own private paradise on 78 acres, surrounded by Crown land on 3 sides. Nestled amidst the breathtaking landscape, this remarkable property offers a haven of tranquility and adventure for outdoor enthusiasts and or those seeking the homestead lifestyle.

As you explore this property you will discover undulating land with plenty of flat ground and scenic benches; perfect spots to envision your dream cabin. On the land is a recently constructed 12' x 16' building, thoughtfully erected by the owner and originally intended for a tack shed, feed shed, or tool shed or with a touch of creativity it could easily be transformed into a cozy cabin, providing a haven of comfort amidst the wilderness.

Also, on the land is a old homestead, well setup outhouse and an off-grid shower structure.

The property boasts an abundance of shade trees providing a refreshing respite during hot summer days. Look ahead and you'll find yourself imagining the future potential of these medium-sized trees as they grow into valuable timber (the land has been

partially logged by a former owner). Just below the old homestead is a spring-fed dug out/pond.

Wildlife enthusiasts will be delighted by the diverse range of big game species that call this area home: moose, whitetail, mule deer, black bear and a substantial number of magnificent elk frequent the property.

Beyond its natural wonders, the property has good access to maintained quad and snowmobiles trails nearby.

The zoning speaks to allowing a campground, a rare allowance in and around BC. Contact the Regional District of the Kootenay Boundary for full details. The land would also make an ideal homestead site . . . the current owner recently seeded around the old barn site, slash piles and other open areas of the land in hay and it caught on well.

The property for sure holds potential for running your own herd of cattle during the summer months, offering a taste of the agricultural lifestyle. You will also find wild strawberries, wild blueberries and huckleberries. Add a side business of taking in some campers and you have a few potential income streams.

Finally, and not to be understated, the property boasts awe-inspiring views that will take your breath away. Gaze upon the majesty of nature, bask in the serenity of the landscape, and feel a profound sense of connection to the world around you.



LOCATION

Notable Travel Times

- Barkerville: 30 minutes
- Wells: 30 minutes
- Quesnel: 1.5 hours
- Prince George: 2 hours 45 minutes
- Williams Lake: 2 hours 50 minutes
- Kamloops: 5 hours 45 minutes

DIRECTIONS

Follow Google Maps/your GPS to Grand Forks, BC.

When you are leaving Grand Forks heading east on Highway 3 you will cross over the Granby River, from here travel for 7.5 km along the highway and look for Morrissey Creek Road on the north side of highway. The land is approx. 10 km up Morrissey Creek Road.

Agent can also send a file you download to your phone as long as you have Google Earth on your phone, and you can then follow the route out to the property. Ask Agent for details.

AREA

Grand Forks (15 minutes away)

Grand Forks is a city located in the Boundary Country region of British Columbia, on the edge of the Okanagan and Kootenays. It is situated near the confluence of the Granby and Kettle Rivers and very close to the border with the United States. The city is approximately 500 kilometres east of Vancouver and about 200 kilometres southeast of Kelowna. The population of Grand Forks was around 4,000 to 5,000 people. Grand Forks has been known for its mining and forestry industries. However, the economy has diversified over the years, and tourism has become an important aspect due to the area's natural beauty and recreational opportunities. The region around Grand Forks offers numerous outdoor activities, such as hiking, fishing, camping, and skiing. The nearby rivers provide opportunities for kayaking and rafting.

RECREATION

Lots of maintained snowmobile and quad trails for motorized recreation. These same trails and the FSR roads are also excellent mountain biking

routes. The abundance of wildlife on the land and throughout the Crown land immediately adjacent makes it a hunter and or wildlife photographer's paradise. A local rancher holds a grazing lease on the adjacent Crown land, the herd here has made some great single-track riding and hiking trails throughout the Crown land.

MAP REFERENCE

49° 2'56.69"N and 118°21'10.03"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

IMPROVEMENTS

The building is 12' x 16' and is intended to be used for a tack shed/feed shed/tool shed, but could be used as a cabin. The building wall sheeting is 3/4" plywood, with 1/2" roof sheeting, and is on a planked deck and can easily be moved to another location (buyer will have to move it if they want to put it somewhere else). The roof is 12/12 pitch with a small roll up overhead door to easily move larger items in and out of the shed. Could store an ATV in it if desired as well.

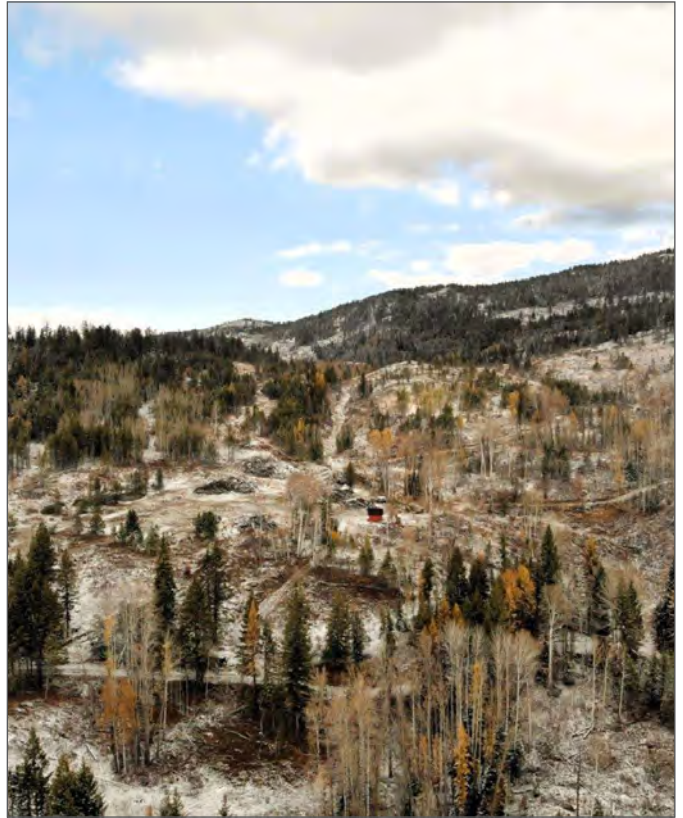
Additional improvements include an outhouse and separate shower structure.

SERVICES

- Outhouse
- Shower structure with propane hot water
- Spring-fed dug out
- Hand dug wood-cased well

ZONING

Rural Resource 1 (RUR1)



Permitted Uses

Agriculture, campground, conservation area, single family home, resource use, portable saw mill, kennel/vet clinic.

Secondary Uses

B&B, Secondary suite, Guest ranch, accessory uses and structures.

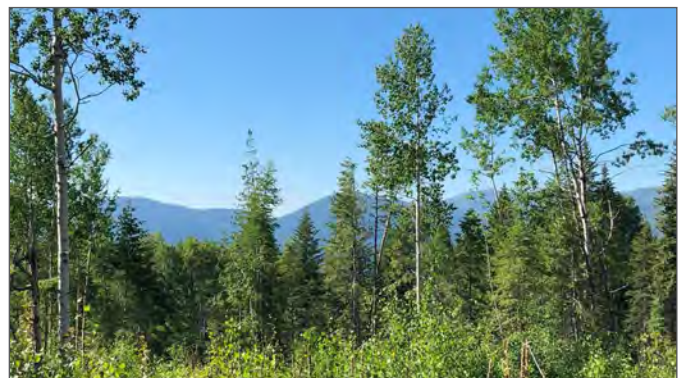
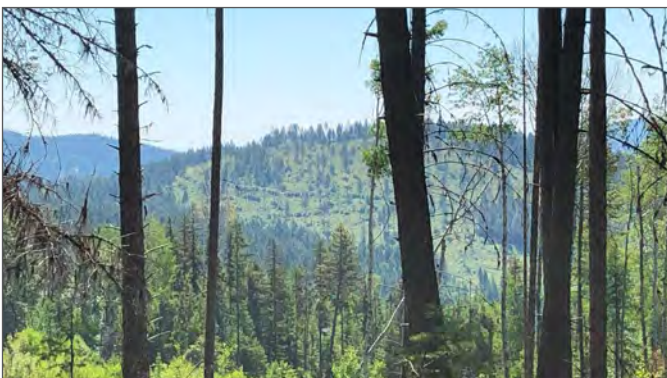
Please refer to the Regional District of the Kootenay Boundary for the full bylaws and allowances.

LEGAL

DISTRICT LOT 1827S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, EXCEPT PLAN E15554

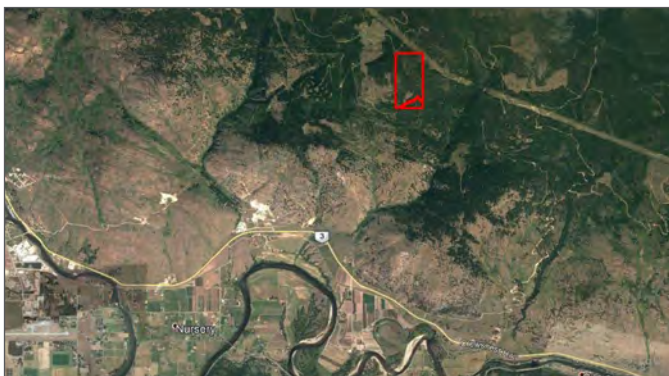
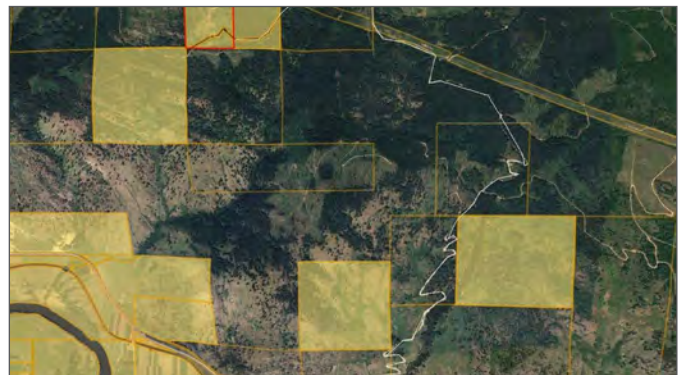
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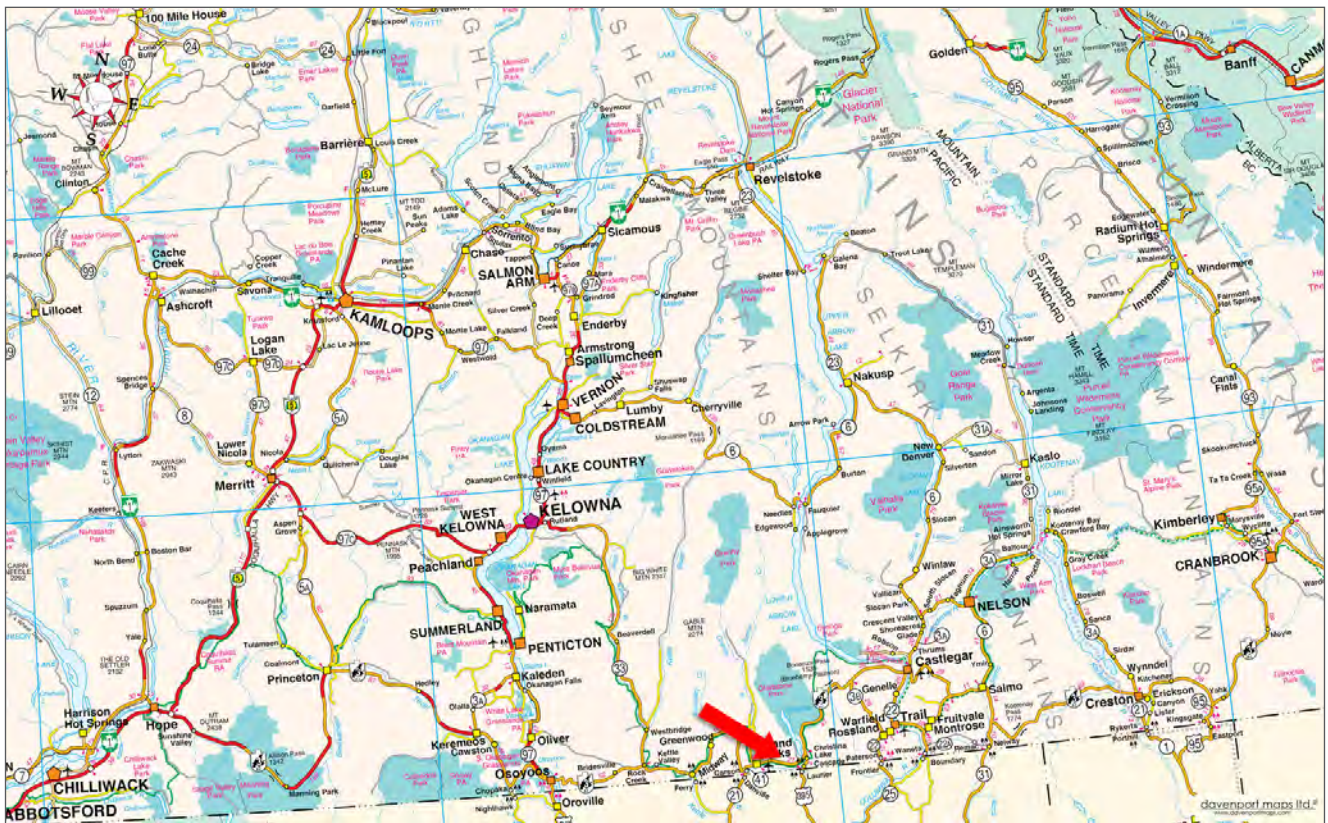


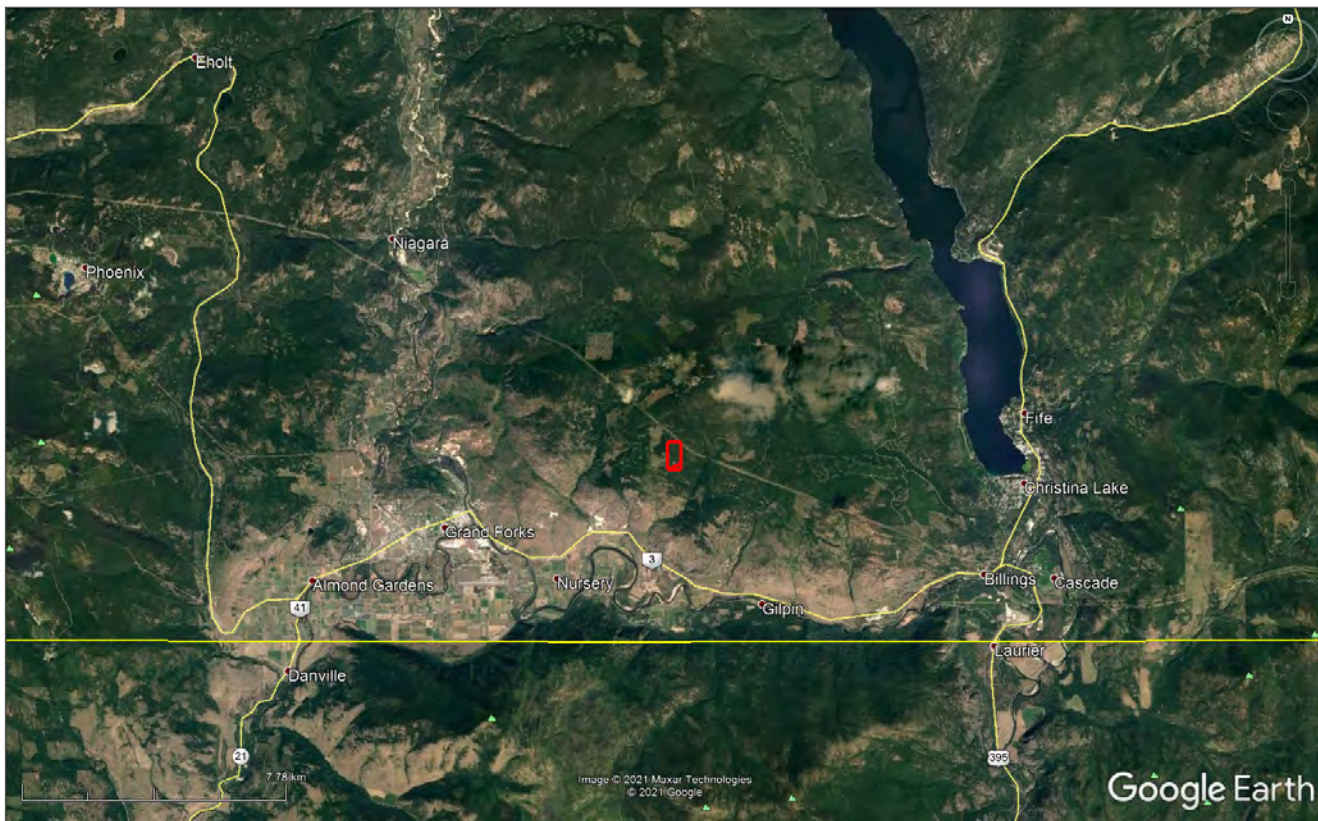
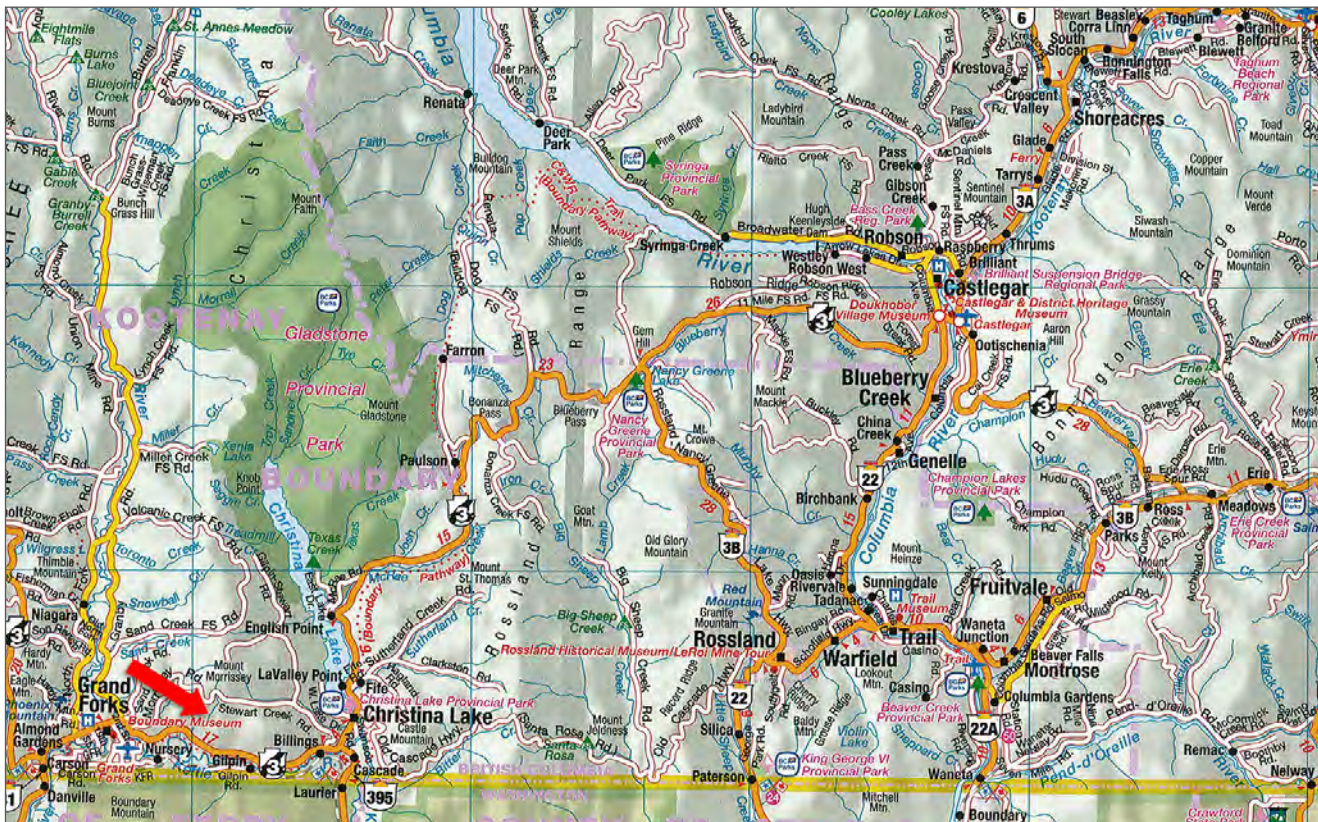


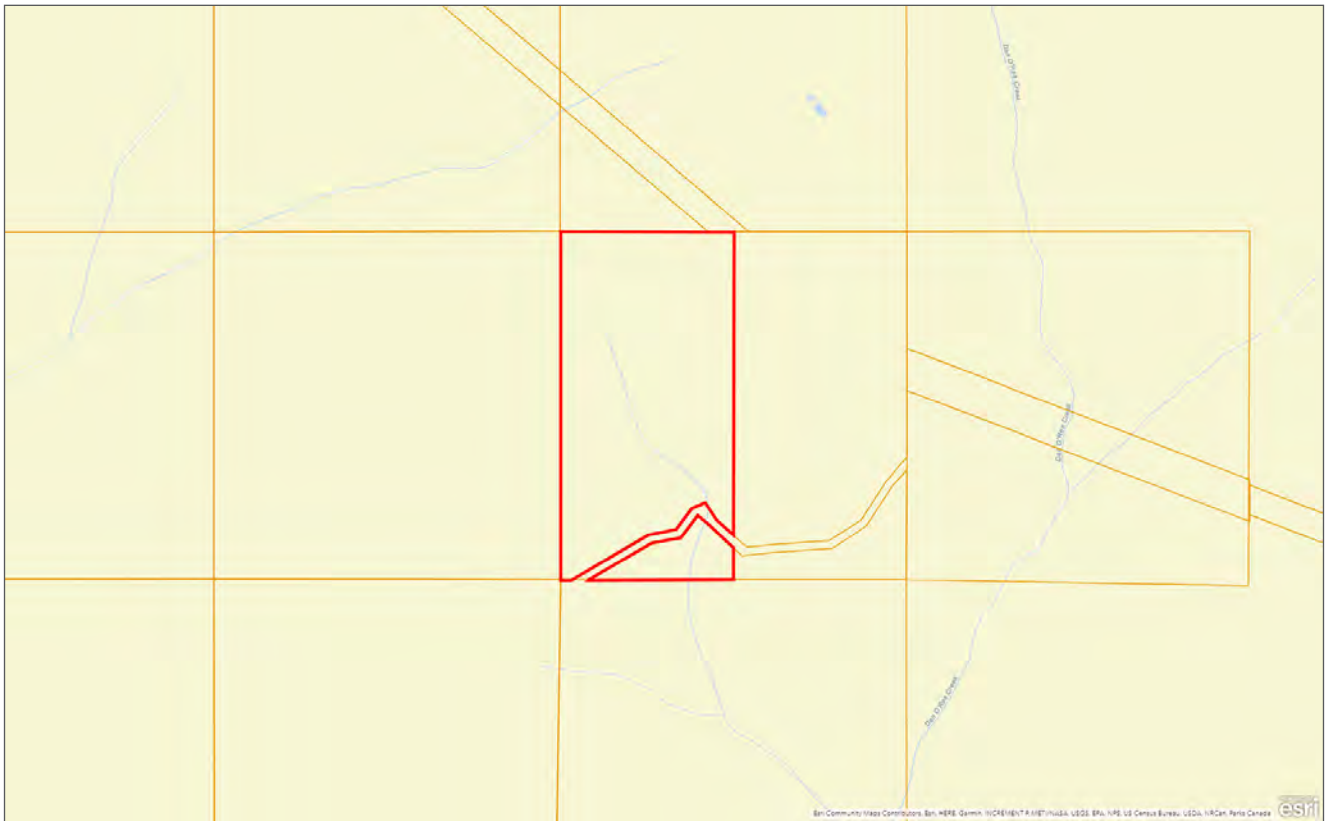


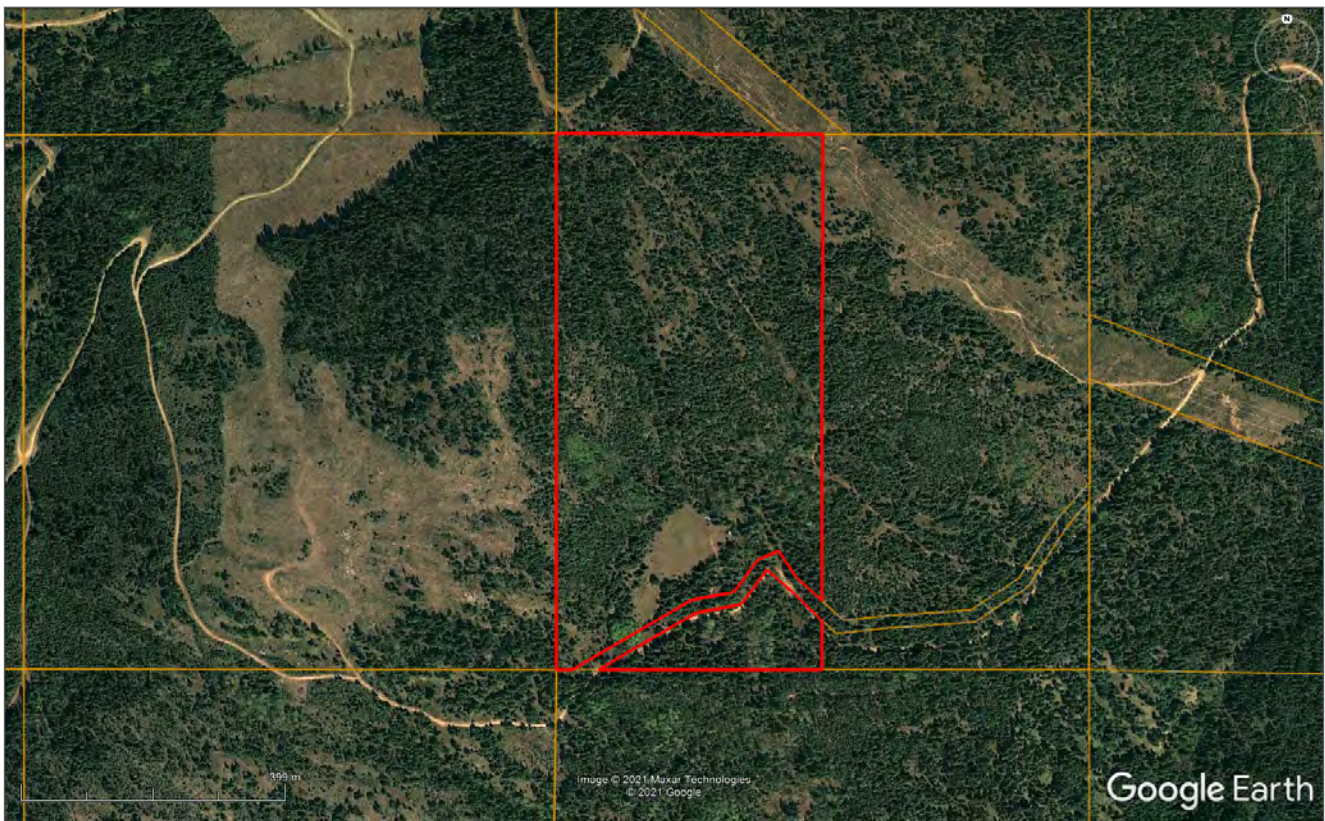
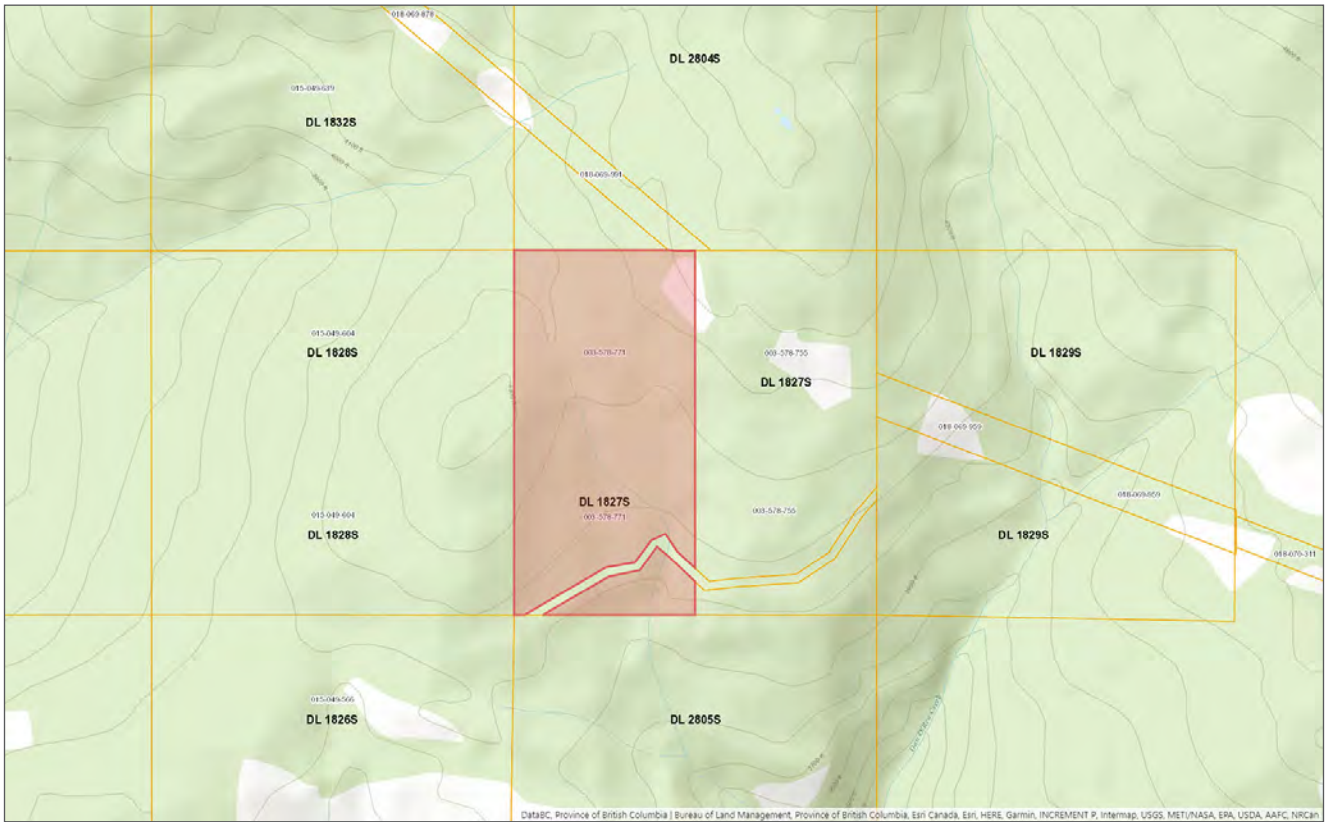












Notes





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