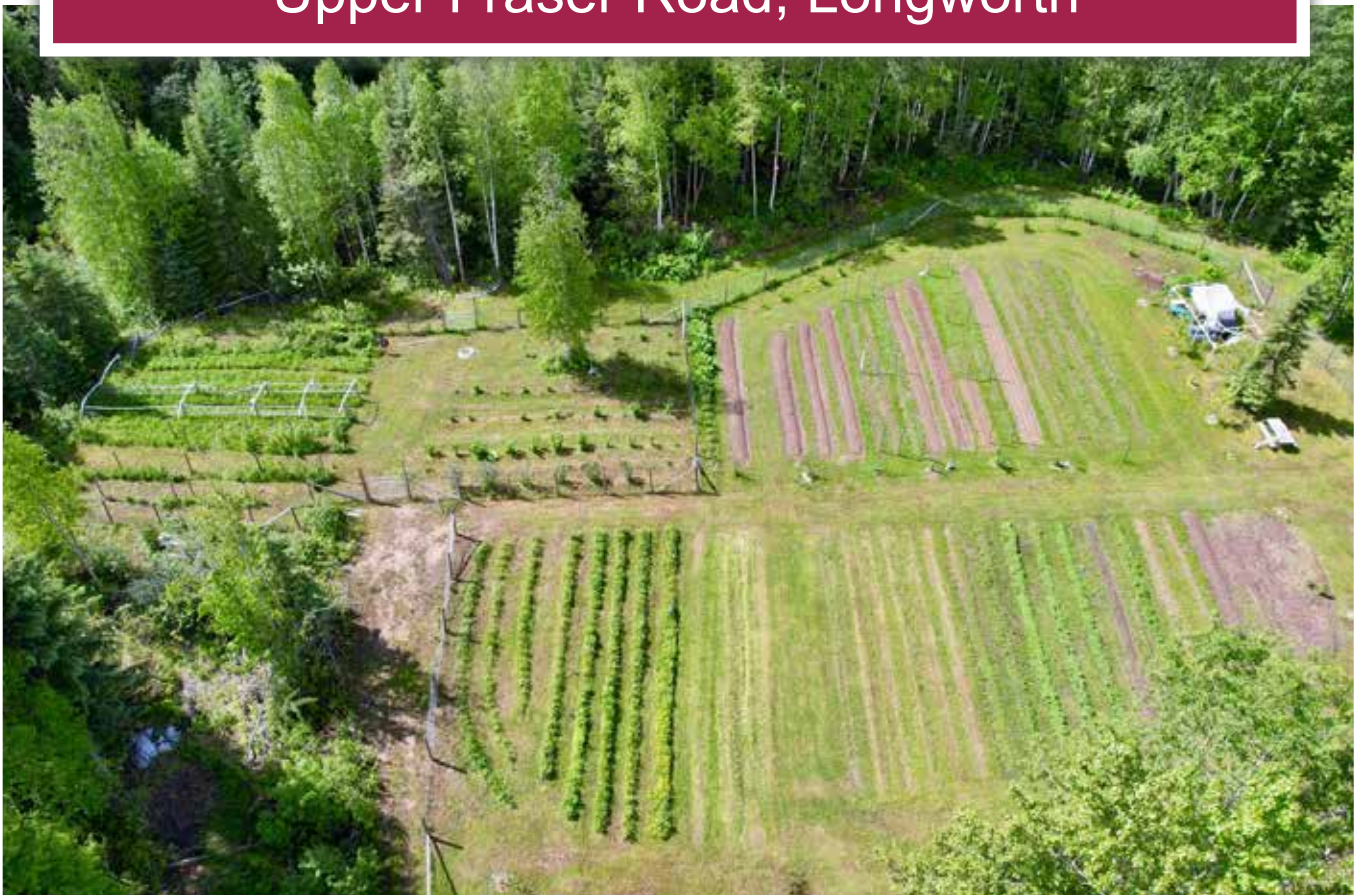




Homestead on Large Acreage
Upper Fraser Road, Longworth



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Peaceful Homestead on Large Acreage

Upper Fraser Road, Longworth

PROPERTY DETAILS

Listing Number:	24143
Price:	\$485,000
Taxes (2024):	\$573.15
Size:	168 acres
Zoning:	RU3

DESCRIPTION

Discover your perfect homestead or hobby farm on this sprawling 168-acre remote property with Crown land on 3 sides, offering good road access and stunning mountain views. This unique property features three creeks, providing endless water for irrigation, ensuring lush and productive land throughout the year. It includes three large fenced garden areas with 25 assorted fruit trees (apple, cherry, plum, pear, saskatoon, sea buckthorn, and more), and bountiful berry patches (blackberries, strawberries, raspberries, haskaps, red and black currants, gooseberries, and rhubarb). The area is also rich with wild blueberries and highbush cranberries. With multiple building sites available, you have the flexibility to construct a larger home to suit your needs.

The property also boasts a cozy 22' x 26' 2-bedroom cabin with a living room, kitchen, and a wood cookstove, offering a true off-the-land living experience with an outhouse for a bathroom and no running water.

Outbuildings include a 2-bay garage, a woodshed stocked with firewood for the next year or more, a

chicken coop, and a storage room/cold room. The property offers the opportunity to live off the land, with abundant hunting and wildlife, making it a perfect retreat for nature lovers and those seeking self-sufficiency. Don't miss the chance to own this extraordinary piece of land. Whether you dream of starting a homestead, running a hobby farm, or simply enjoying the abundance of fresh food, this property has everything you need.

This cabin comes fully furnished and the property comes with everything including:

- Wood splitter
- Yamaha 4-wheeler
- Riding lawn mower
- Rototiller
- Tractor with post drilling attachments
- Tree stand for hunting
- 45 pieces of 14' roofing tin with ridge cap and screws
- 1,200 ft of fencing and over 100 fence posts not yet installed

LOCATION

40095 Upper Fraser Road - Longworth. Between Prince George and McBride off of Highway 16.

DIRECTIONS

Contact Listing REALTOR® for directions.

AREA DATA

Longworth

This area is comprised of scattered homes and properties between Sinclair Mills and Penny on the northeast side of the Fraser River in central BC.

The area contains approximately 20 permanent residents, a community hall and former school, now post office. Longworth was an original train station in 1914 on the Grand Trunk Pacific Railway.

Prince George: The Hub of Northern British Columbia

Situated at the confluence of the Fraser and Nechako Rivers, Prince George is the largest city in northern British Columbia, often referred to as the “Northern Capital.” Founded in the early 20th century as a fur trading post, the city has grown significantly, driven primarily by the boom in the forestry industry. The city’s history is closely tied to the railroad, as the Grand Trunk Pacific Railway played an integral role in its establishment. Today, visitors can delve into the rich past of the city at the Exploration Place Museum and Science Centre or by strolling through the heritage sites scattered throughout the city.

Over the years, Prince George has diversified its economy beyond forestry. While the lumber and pulp sectors remain strong pillars, there’s been a notable shift towards sectors like mining, education, and healthcare. The University of Northern British Columbia (UNBC), located in Prince George, has been a significant catalyst for growth, drawing students from all over Canada and fostering an environment of innovation and research. The city is also a vital transportation hub, given its strategic location connecting the Pacific coast to the rest of Canada, making it a focal point for commerce and trade.

For nature enthusiasts, Prince George is a haven. Surrounded by vast forests, lakes, and rivers, the city offers a plethora of recreational activities, allowing residents and tourists alike to immerse themselves in the great outdoors. Popular activities include hiking, fishing, skiing, and snowboarding in the winter. The city’s park system, notably Forests for the World and Connaught Hill Park, provides easy access to nature trails and panoramic views of the city and the surrounding landscape.

Prince George seamlessly blends the amenities of a modern urban center with the charm of a close-knit community. The city’s rich history, diverse industry, and abundant recreational opportunities make it a unique destination, offering both cultural depth and nature’s bounty. Whether you’re drawn by its economic potential or the allure of its natural surroundings, Prince George stands as a testament to the vibrant spirit of Northern British Columbia.

McBride

McBride is 210 km southeast of Prince George and 166 km west of Jasper. McBride has a population of just over 600 people and is surrounded by the Rocky Mountains and the Cariboo Mountain Range. The village offers all of the services that you need, all within walking distance and is a short 35-minute drive from the property.

The Robson Valley Region is a collection of communities nestled on the edge of the Rocky Mountains in northern British Columbia, between Prince George, Jasper, and Kamloops. The Robson Valley Region includes: Dome Creek, Loos, Crescent Spur, McBride, Dunster, Tête Jaune Cache, and Valemout. These communities and lifestyle offer a great opportunity to step back and enjoy life—the outdoors, nature, fresh air, wildlife, and close neighbours.

Living in the Robson Valley is your chance to step away from the busy pace of city life, and embrace space, serenity, scenic views, community, outdoor adventures, and a life that anyone can afford.

VEGETATION

The fertile ground, excellent sun exposure, and abundant fresh water contribute to its productivity offering over 25 assorted fruit trees, including apple, cherry, plum, pear, saskatoon, sea buckthorn, and more. There is plenty of blackberries, strawberries, raspberries, haskaps, red and black currants, gooseberries and rhubarb. The area is also abundant with wild blueberries and highbush cranberries.

Other than the creeks and 3 large cleared garden/homestead areas, the remainder of this property is treed.

RECREATION

The Longworth/Prince George/McBride area, nestled in the scenic heart of British Columbia, offers a diverse range of outdoor recreational activities. Outdoor enthusiasts can explore the vast wilderness through hiking, mountain biking, and wildlife watching in the lush forests and mountainous terrains. Winter transforms the landscape into a haven for snowmobiling, cross-country skiing, and snowshoeing. Local parks and campgrounds cater to families and nature lovers, and the region's rich cultural heritage can be appreciated through visits to historic sites and community events. This area is a paradise for those seeking adventure, tranquility, and a deep connection with nature.

This property is situated in 7-17 which will give you the opportunity to hunt a variety of different species such as:

- Elk
- Mule deer
- White-tailed deer
- Moose
- Mountain goat
- Black bear

Longworth Peak Trail, located in the picturesque landscape of British Columbia, offers a thrilling and rewarding experience for hikers and outdoor enthusiasts. The trail goes through dense forests, offering glimpses of diverse wildlife and vibrant flora. As hikers ascend, they encounter a mix of terrain, from gentle slopes to more challenging rocky paths, all the while being surrounded by stunning panoramic views of the surrounding mountains and valleys. At the peak, adventurers are rewarded with breathtaking vistas of the Fraser River and the vast wilderness.

MAP REFERENCE

53°55'31.25"N and 121°29'22.33"W

SERVICES

- Power - BC Hydro
- Satellite Internet
- Wood heat

LEGAL

THE NORTH EAST 1/4 OF DISTRICT LOT 5521
CARIBOO DISTRICT EXCEPT PLAN 34307

PID 013-806-351













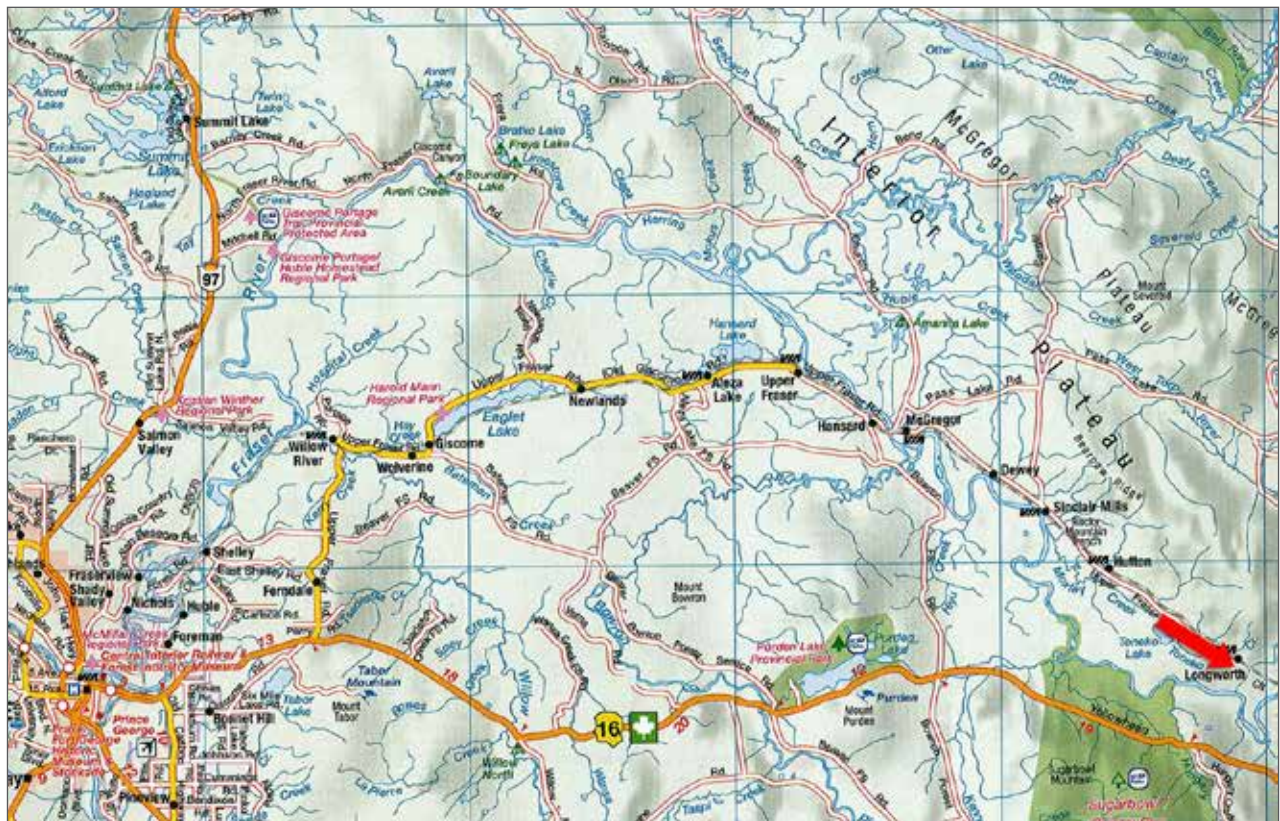
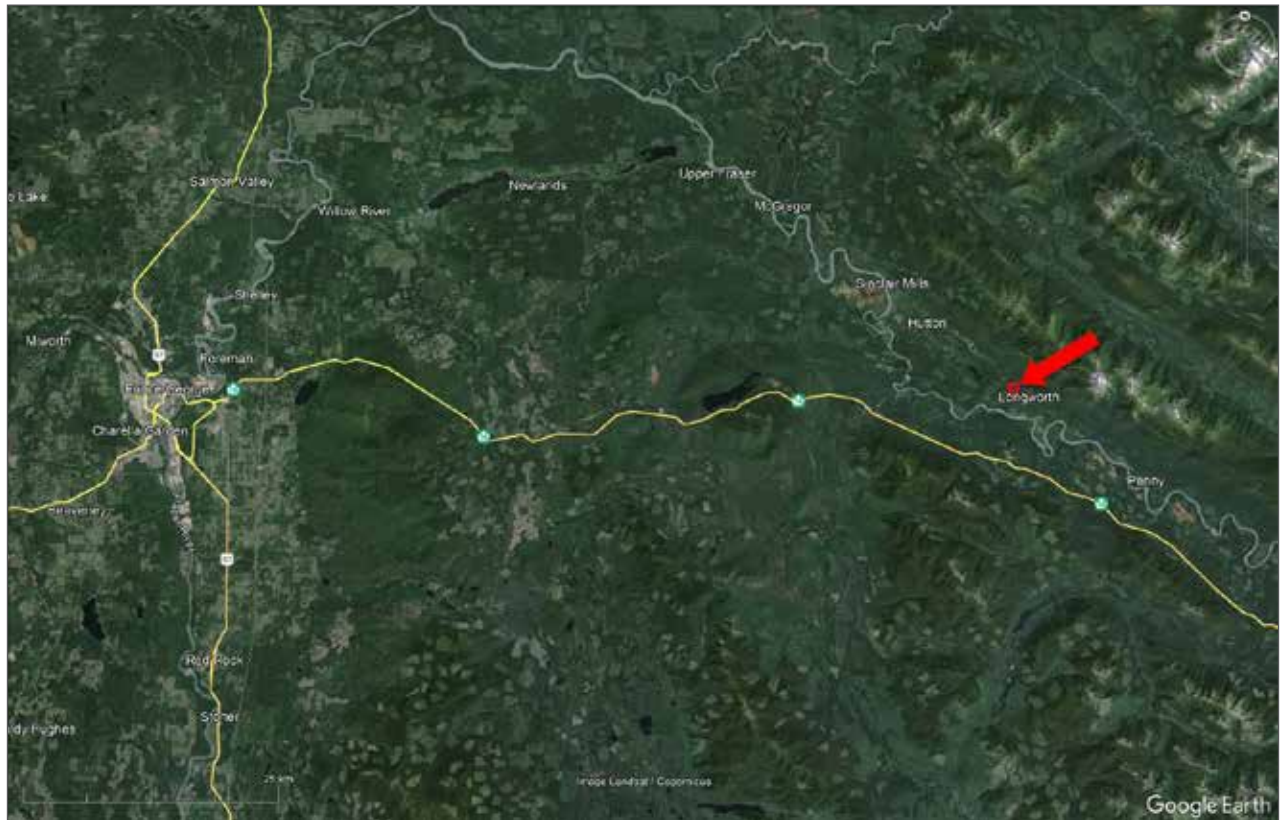




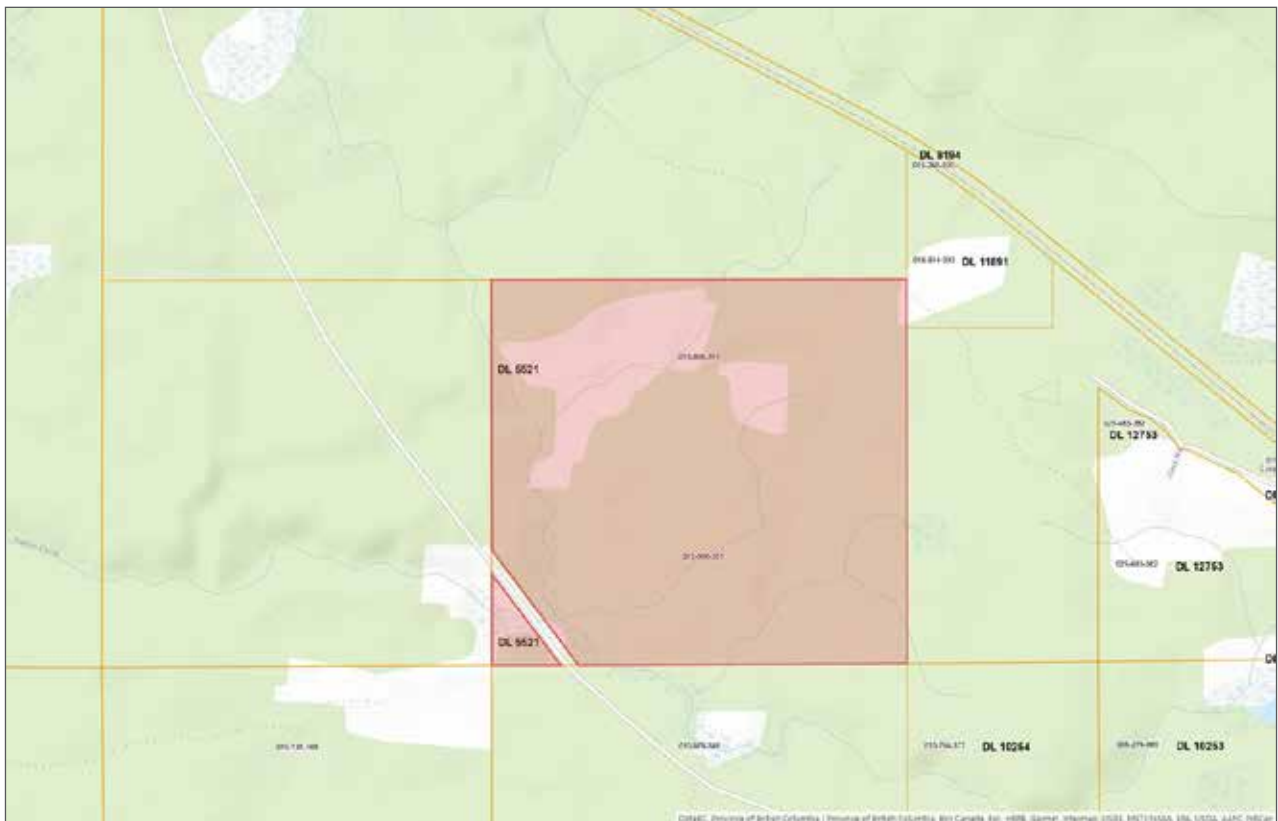
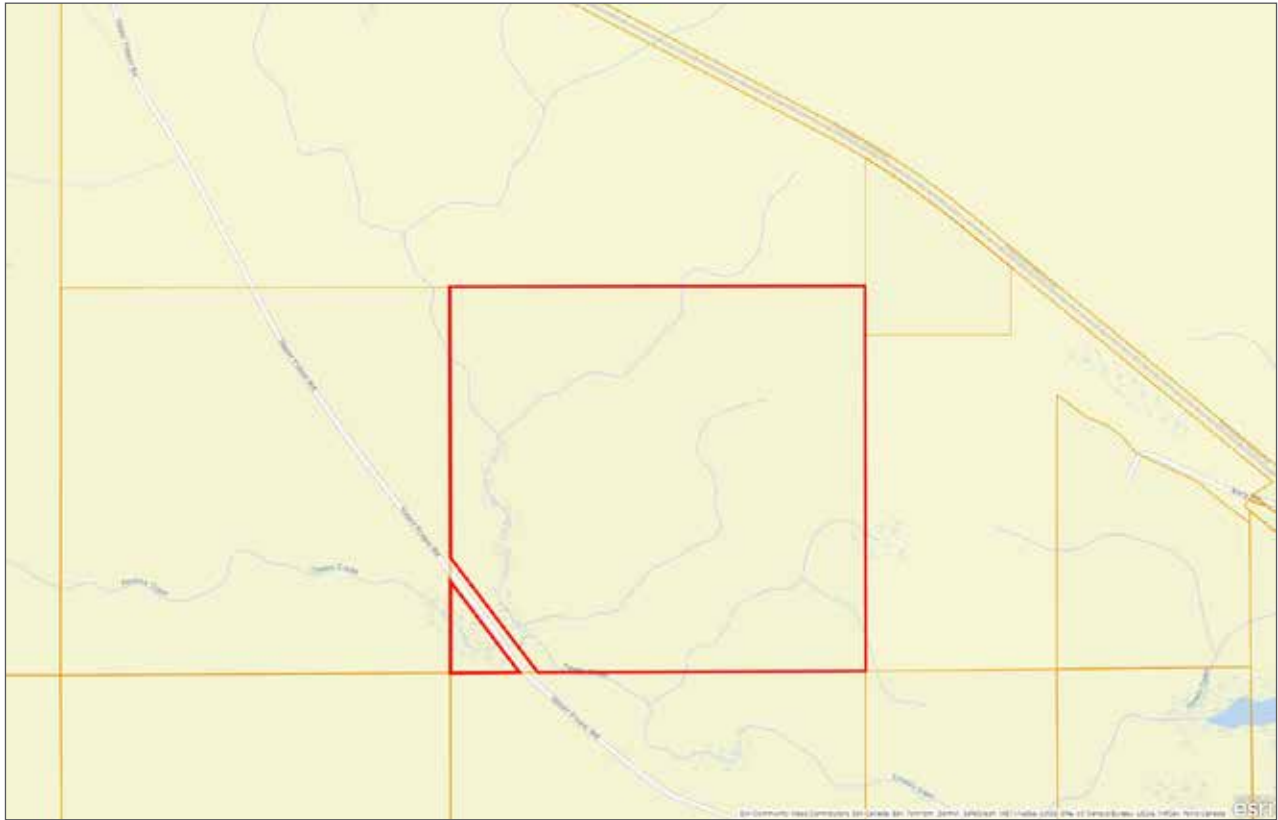














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