



**Productive Lakefront Agricultural
Land - Vanderhoof, BC**



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Productive Lakefront Agricultural Land

Vanderhoof, BC

PROPERTY DETAILS

| | |
|------------------------|-------------------------|
| Listing Number: | 24284 |
| Price: | \$2,490,000 |
| Taxes (2024): | \$465.43 |
| Size: | 717.74 acres ~ 2 titles |
| Zoning: | Agricultural (Ag1) |

DESCRIPTION

Some of the best farmland in Vanderhoof. Situated 10 km straight south of the community of Vanderhoof, BC sits 717 acres with 1.7 km of lakefront on Sinkut Lake. This first-class agricultural property consists of two separate titles each title allows for a maximum of two residential homes. The property has an agricultural zoning that will allow for agricultural uses, rural retreats, primitive campgrounds, guest ranches or farmers markets.

This offering has approximately 510 acres of production land producing one excellent crop per year. Agricultural land in this area is a terrific investment and if you're simply looking to put some money into the land, the current owner will lease back the land and continue to cultivate the property for you.

The property would also be suitable to build your dream ranch house along the lakefront anywhere along the sprawling south facing shoreline. This property checks all the boxes, waterfront, prime agricultural land, close to town with power to the lot line.

Agricultural properties of this quality in this area do not come up for sale often, so please call the listing agent today for more information or to book a time to go by for a look.

LOCATION

8997 Sinkut Road - Vanderhoof, BC

AREA DATA

Vanderhoof is a historic ranching and farming community located at the geographic center of British Columbia, at the intersection of Highway 16 and Highway 27, and along the CN Railway line to Prince Rupert. This central position has made it an essential hub for the surrounding rural areas, which often rely on Vanderhoof for services, effectively making it a support center for nearly 10,000 people.

Forestry remains the region's leading industry, with ranching and farming close behind. Vanderhoof is nestled in a fertile valley known for its cattle ranches, hay, and dairy farms. It's also one of the top regions in the province for forage crop production, making agriculture the second-largest industry here. For years, local hay farms have been exporting hay through CN Rail to the Port of Prince Rupert, expanding their reach beyond British Columbia.

Vanderhoof's location along Highway 16 and the CN Railway's northern main line makes it a critical transportation, supply, and service center. It also has transportation options by rail and air, with both land and floatplane access.

The Vanderhoof Airport features a 5,018-foot-long, 100-foot-wide asphalt runway, capable of accommodating most types of aircraft.

Known as the “Heart of it All,” Vanderhoof offers affordable housing, low tax rates, quality education, excellent healthcare, government services, and a thriving retail and service sector. Rich in culture, history, and natural resources, the town provides endless recreational opportunities for residents and visitors alike.

VEGETATION

Hayland, grassland, forested grazing, timber is predominantly aspen and lodgepole pine.

RECREATION

This area is popular with residents and tourists alike, due to the rare combination of natural, unspoiled beauty and the many varied year-round recreational activities available. Fishing and hunting attract sportsmen from all over North America. Within a 60-mile radius of Vanderhoof, there are numerous lakes and rivers and many of these lakes offer rainbow trout fishing where you can catch your limit in less than an hour by fly fishing or casting. Moose deer and elk are prevalent throughout this area. Activities vary from hiking, camping, boating, canoeing, golfing, horseback riding and water-skiing in the summer to cross-country skiing, curling, skating and snowmobiling in the winter.

The town of Vanderhoof is known for hosting major year-round events, such as Wild West Week, Rich Hobson Frontier Cattle Drive, slow-pitch tournaments, and the Central Interior Rodeo and Horse Show. Hockey, curling, figure skating, and ringette competitions and tournaments are held all winter. Community badminton, volleyball, basketball and indoor soccer take place throughout the winter season. Murray Ridge Ski Hill is located 60 km away and Vanderhoof residents can enjoy downhill skiing throughout the winter.

Fishing

Many lakes and rivers too numerous to mention make it one of the best trout fishing areas in BC for rainbow trout and Dolly Varden including the Nechako River itself. Being 60 km southwest of Vanderhoof, the ranch is close to Cheslatta Lake, Knewstubb Lake, the lake systems created by the Kenny Dam, and numerous smaller lakes and rivers with excellent fishing.

HISTORY

Early settlers came in from the south, over the western end of the Telegraph Trail. They traveled up the west coast to Prince Rupert where they boarded river steamers to take them to Hazelton; then they trekked along the Trail to Fort Fraser. Those bound for Fort St. James branched off and followed the pack trail between the two Hudson’s Bay Forts; other continued along the focal point of the Nechako Valley. The telegraph line was erected in the early days with the object of forming an overland connection between America and Europe. The Telegraph Trail followed the line from one end of British Columbia to the other and since it was the only trail into the country, it was also the main artery of travel. Many of the men who had been employed on the telegraph line remained in the north, trading, trapping, and prospecting for gold.

In 1906, the Village of Vanderhoof was only a survey line in the wilderness to mark the location of the planned railway. When the last spike was driven on April 7, 1914, a race for the land started. The Grand Trunk Pacific Development Company offered cheap land and had one of their employees, Mr. Herbert Vanderhoof, lay out the town site. Vanderhoof is Dutch for “of the farm” which was very appropriate, since it was the first agricultural settlement in the province. The town grew and in 1926 the Village of Vanderhoof was born. With the arrival of World War II, many young men left and Vanderhoof came to a standstill. With the rise of lumber prices and the arrival of new people in the



late 1940s, it started to grow again. The next boost to the population and the economy came with the construction of Kenny Dam in the early 1950s. At the peak of construction, it employed 1,500 men, and a number of them stayed in the area after the dam was built. The next expansion period came with a large influx of American immigrants in the 1960s, and since that time Vanderhoof has enjoyed steady growth.

MAP REFERENCE

53°55'7.44"N and 123°59'2.19"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Cell service

LEGAL

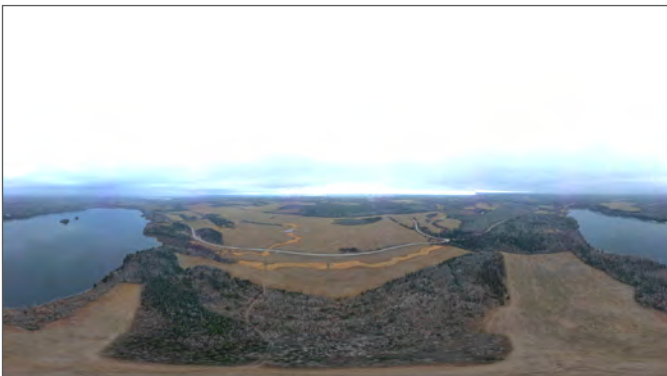
FRACTIONAL SECTION 3 TOWNSHIP 2 RANGE
4 COAST DISTRICT EXCEPT PLAN
PRP42202 - PID 015-660-885

THE NORTHWEST 1/4 OF SECTION 2 TOWNSHIP
2 RANGE 4 COAST DISTRICT EXCEPT
PLAN 8882 - PID 008-449-791

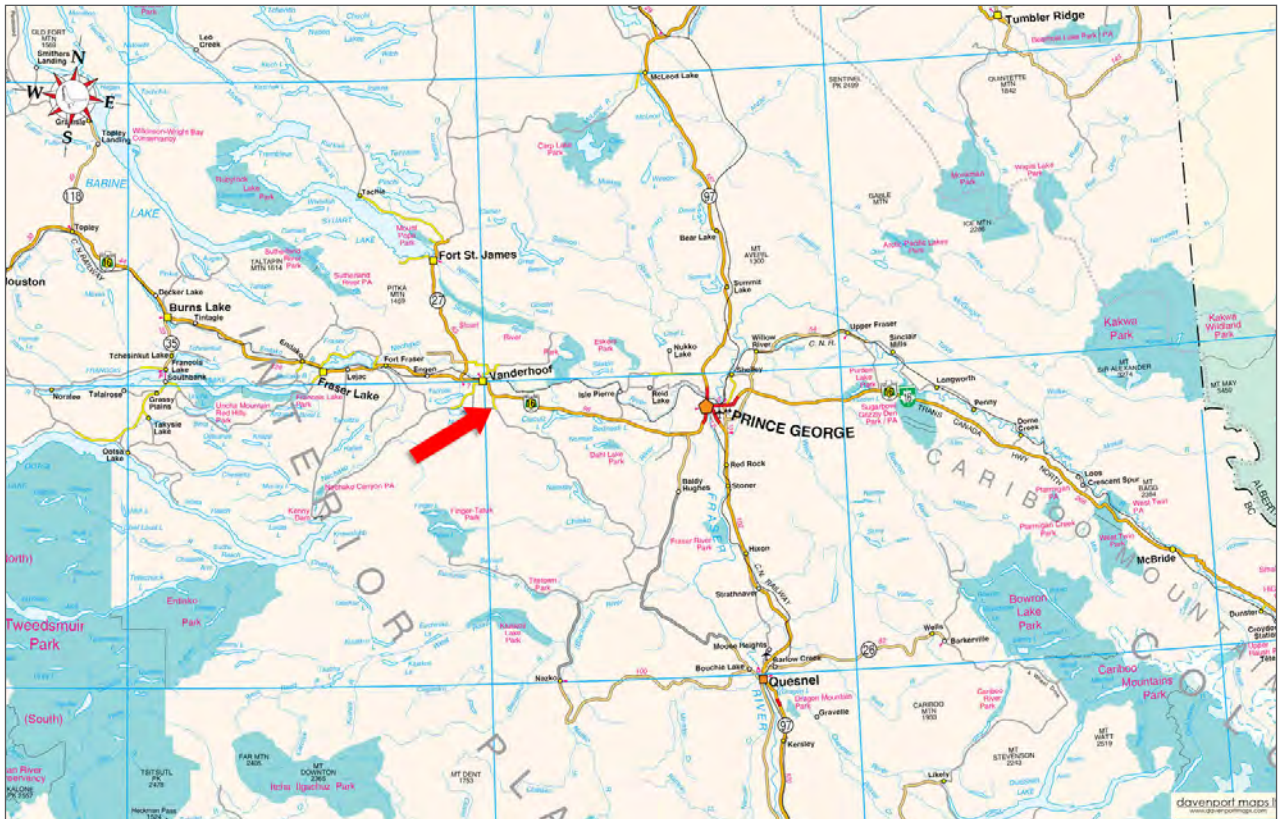
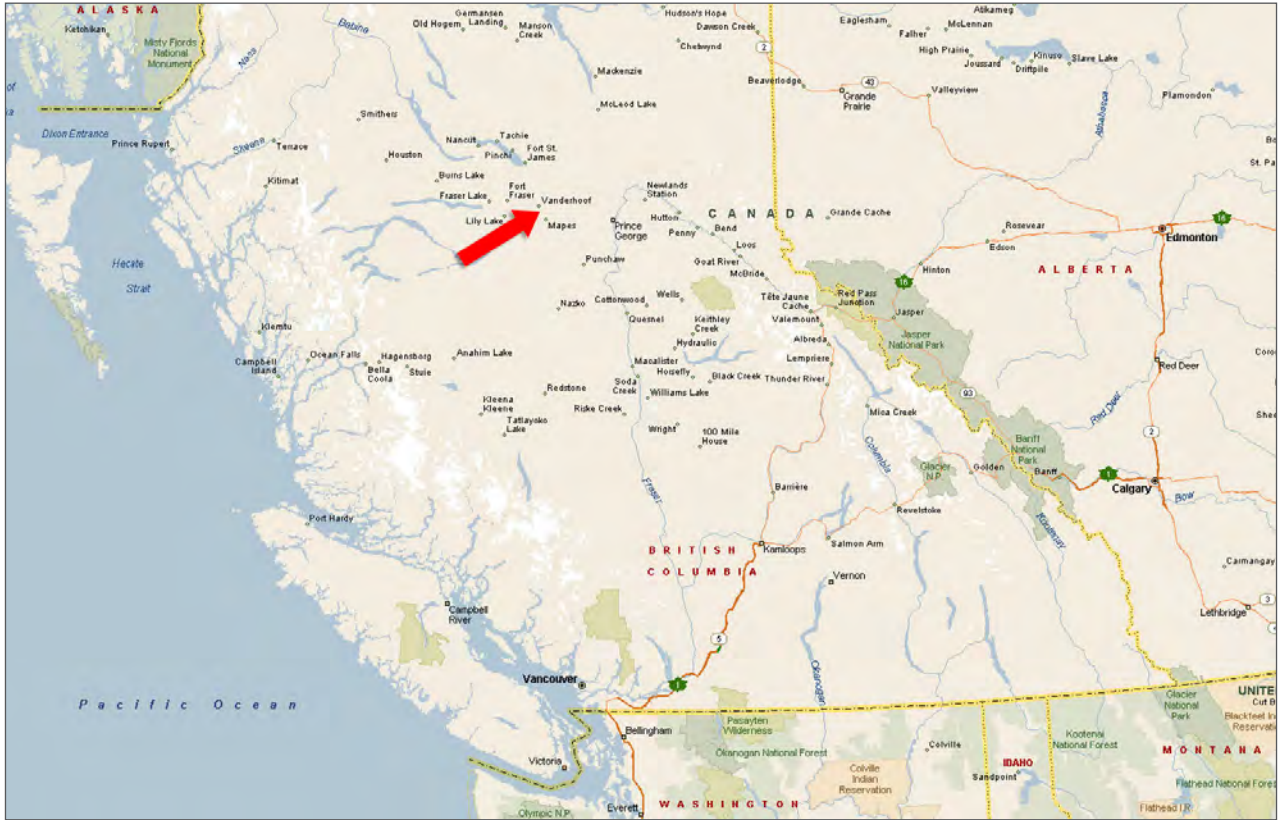


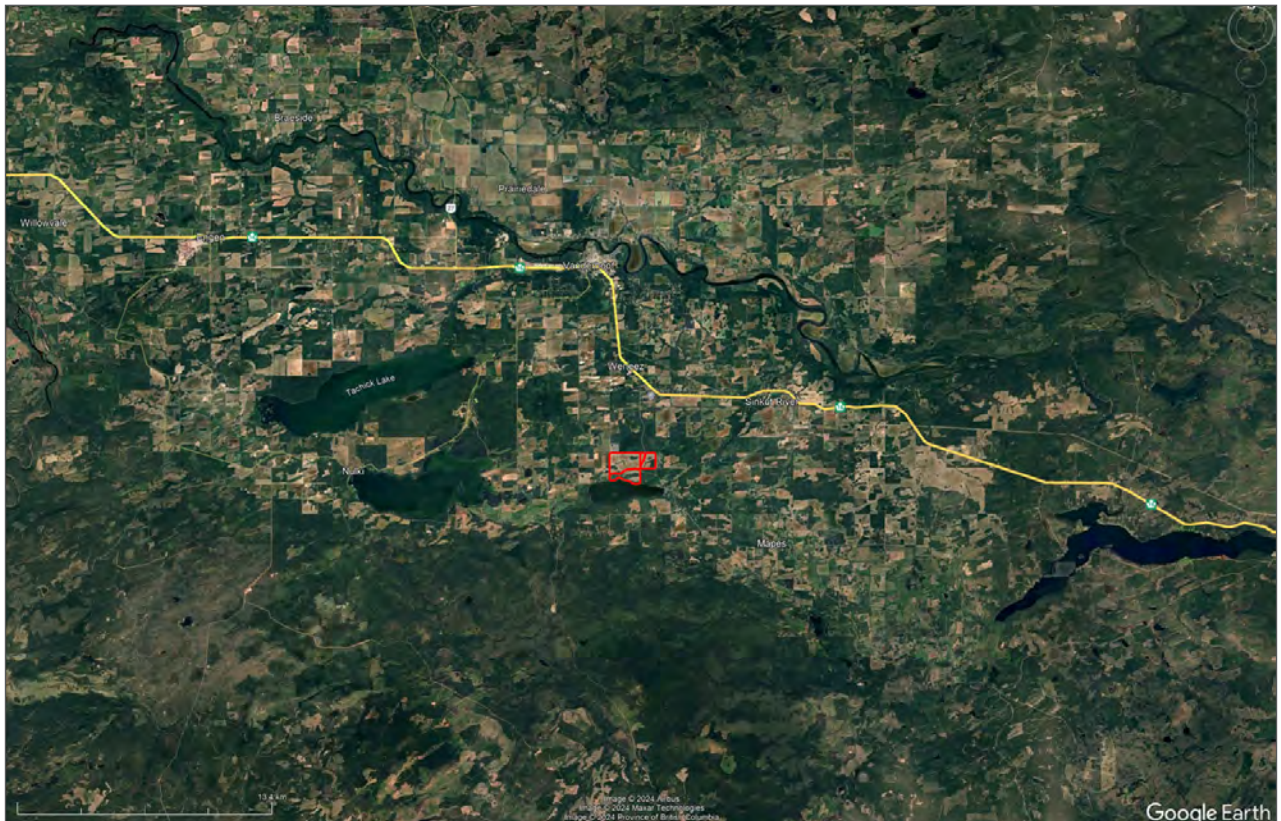
















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