



**Cariboo Ranch Land with Private
Lake - 100 Mile House, BC**



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Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



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Cariboo Ranch Land with Private Lake

100 Mile House, BC

PROPERTY DETAILS

Listing Number:	24213
Price:	\$1,895,000
Taxes (2024):	\$302.50
Size:	1,226.61 acres ~ 2 titles

DESCRIPTION

Now offered for sale, one of the largest land holdings in close proximity to 100 Mile House. Sprawling ranch land covering 1,226 acres in two separate titles the acreage is fully fenced and just 5 minutes from 100 Mile House, completely surrounds a small lake known as Davy Lake. The current owner is running a 150 head of cattle on the property, with a significant amount of high-quality grazing land. Selectively logged about 15 years ago with a good stand of second growth timber and some pockets of merchantable timber. This is classic Cariboo ranch land, with several high spots that have a commanding view of the surrounding area. There is tons of wildlife and great horseback riding through this acreage.

The current owner uses the land for grazing cattle. New gated entrance with trails meandering thru lightly treed acreage and pastures. Comes with transferable irrigation water rights. This acreage has power and is accessible year-round.

This is an excellent location for a small ranch or gentleman ranch with numerous fantastic view building sites for your new home or it would make a great addition to an existing cattle operation. Enjoy all the wildlife and privacy on this great acreage

with its own private valley yet only minutes to all services in town.

There is legal access by way of an easement from Canim Hendrix Lake Road to the southwest corner of the property.

Also we also have an additional 280 acre property which is lakefront on 103 Mile Lake, Listing 24056, which is immediately adjacent on the west side of the 1,226 acres. They could be purchased together as a package to make the ultimate lakefront ranch in the beautiful rolling hills of the Cariboo.

Contact the listing agent for details or to arrange a time to go by for a look.

LOCATION

200 Canim-Hendrix Lake Road - 100 Mile House, BC

AREA DATA

The South Cariboo is situated in the Central Interior of British Columbia. The District of 100 Mile House is situated on Highway 97, BC's main arterial north-south route. It lies northeast of Vancouver and south of Prince George. The region is covered by hundreds of lakes of various sizes and wetlands, all of which are part of the Fraser Basin drainage system.

100 Mile House sits at an elevation of 579 m (1,900 ft). At present 100 Mile House is the primary service centre for the South Cariboo and has a population of approximately 2,000. The service area has a population roughly ten times the size of the town. It includes the communities of Lac La Hache, Forest Grove, Lone Butte, Bridge Lake,



70 Mile House, Canim Lake and 108 Mile Ranch—the largest residential centre between Kamloops and Williams Lake. The primary industries of 100 Mile House are forestry and ranching. Log home building and tourism are also an important part of the community.

100 Mile House is a centre for outdoor activities and is becoming increasingly known for its richness of bird life. The surrounding area features many lakes for boating and fishing including Exeter Lake, Lac La Hache, Canim Lake, Horse Lake, Green Lake and Bridge Lake. The Cariboo ski marathon attracts a large and international field of cross-country skiers.

RECREATION

Numerous lakes pepper the region and create an outdoor playground excellent for swimming, fishing and bird watching.

100 Mile House in British Columbia is a hub for outdoor recreation, drawing visitors with its abundance of lakes, forests, and trails. The area is particularly well-known for its fishing opportunities, with numerous lakes like Horse Lake and Green

Lake offering prime spots for catching trout and kokanee. These lakes also support boating, kayaking, and swimming in the warmer months. The surrounding Cariboo region is a haven for hiking and mountain biking, with trails such as the 99 Mile Hill Trails providing scenic routes through the forested landscape.

In winter, 100 Mile House transforms into a destination for snow sports. The area is home to some of the finest cross-country skiing in the province, with the 99 Mile Ski Trails being a popular spot for both beginners and seasoned skiers. The South Cariboo region also offers snowmobiling, with extensive trails catering to all levels of experience. For a more relaxed winter activity, ice fishing on the local lakes is a cherished pastime.

In the surrounding areas, particularly in the nearby community of Lone Butte, visitors can enjoy horseback riding and ATVing, with various ranches offering guided tours. The region's rich history is also reflected in the many heritage sites and ranches that offer a glimpse into the Cariboo's past, making it a well-rounded destination for outdoor enthusiasts and history buffs.

Hundreds of miles of groomed, maintained trails lace the vast landscape, making 100 Mile perfect for horseback riding, ATVing and snowmobiling. Cross-country skiing is a very popular activity here, and downhill skiing and snowboarding is available less than 50 km (31 mi) from town. There are two golf courses, one in 100 Mile House and one in 108 Mile Ranch, a 10-minute drive north of town.

HISTORY

100 Mile House was originally known as Bridge Creek House, named after the creek running through the area. Its origins as a settlement go back to the time when Thomas Miller owned a collection of ramshackle buildings serving the traffic of the gold rush as a resting point for travellers moving between Kamloops and Fort Alexandria, which was 158 km (98 miles) north of 100 Mile House farther along the HBC Brigade Trail. It acquired its current name during the Cariboo Gold Rush where a roadhouse was constructed in 1862 at the 100 mile mark up the Old Cariboo Road from Lillooet.

In 1930 Lord Martin Cecil left England to come to 100 Mile House and manage the estate owned by his father, the 5th Marquess of Exeter. The estate's train stop on the Pacific Great Eastern (now CNR) railway is to the west of town and called Exeter. The town, which at the time consisted of the roadhouse, a general store, a post office, telegraph office and a power plant, had a population of 12. The original road house burned down in 1937.

100 Mile House residents often go by the demonym BX'ers, in relation to Barnard's Express.

100 Mile House is on Secwepemc unceded territory. The nearest Secwepemc band is the Tsq'escen, for whom a geographic reference point is the Canim Lake Reserve.

MAP REFERENCE

51°40'59.08"N and 121°16'9.13"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Irrigation water licence

ZONING

Resource /Agricultural (RA 1)

LEGAL

DISTRICT LOT 4178 LILLOOET DISTRICT

PID 013-366-068

DISTRICT LOT 4186 LILLOOET DISTRICT
EXCEPT PLAN EPP33950

PID 013-366-645



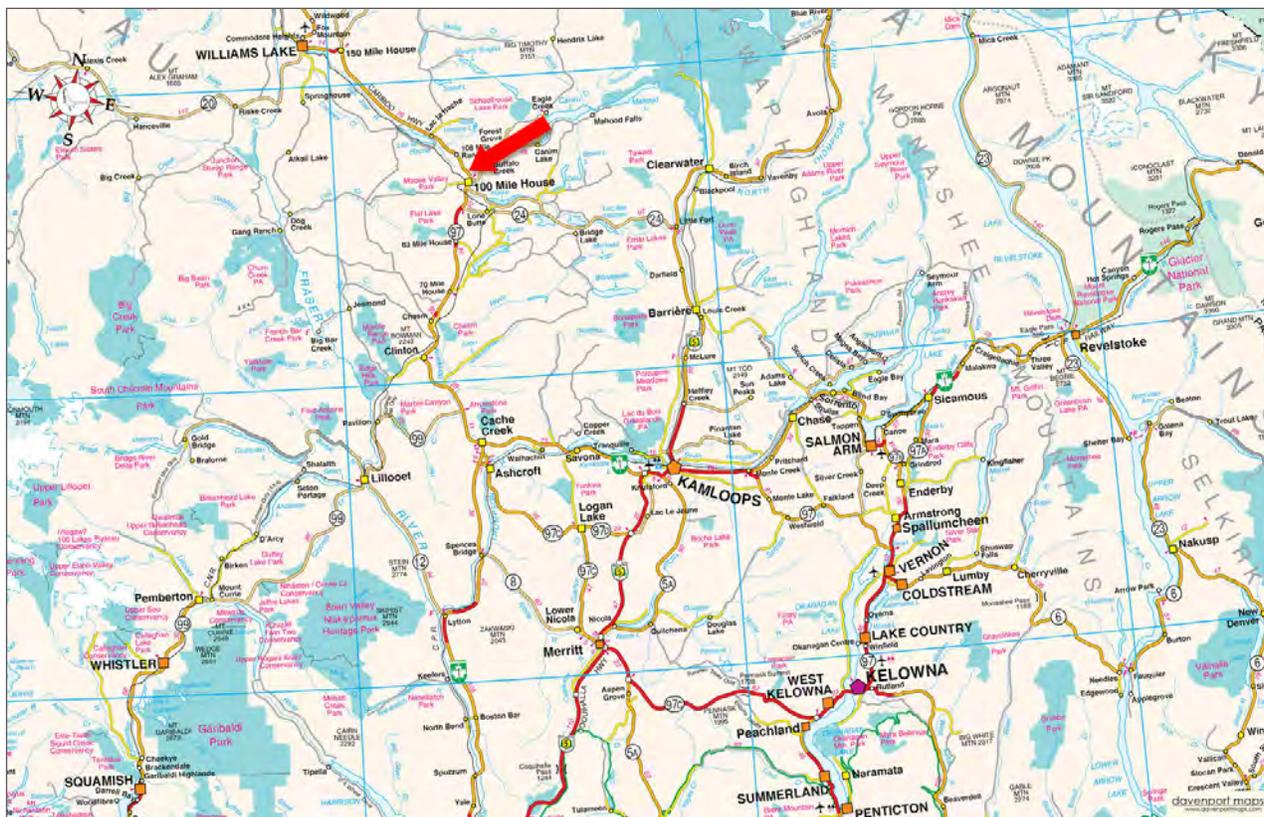
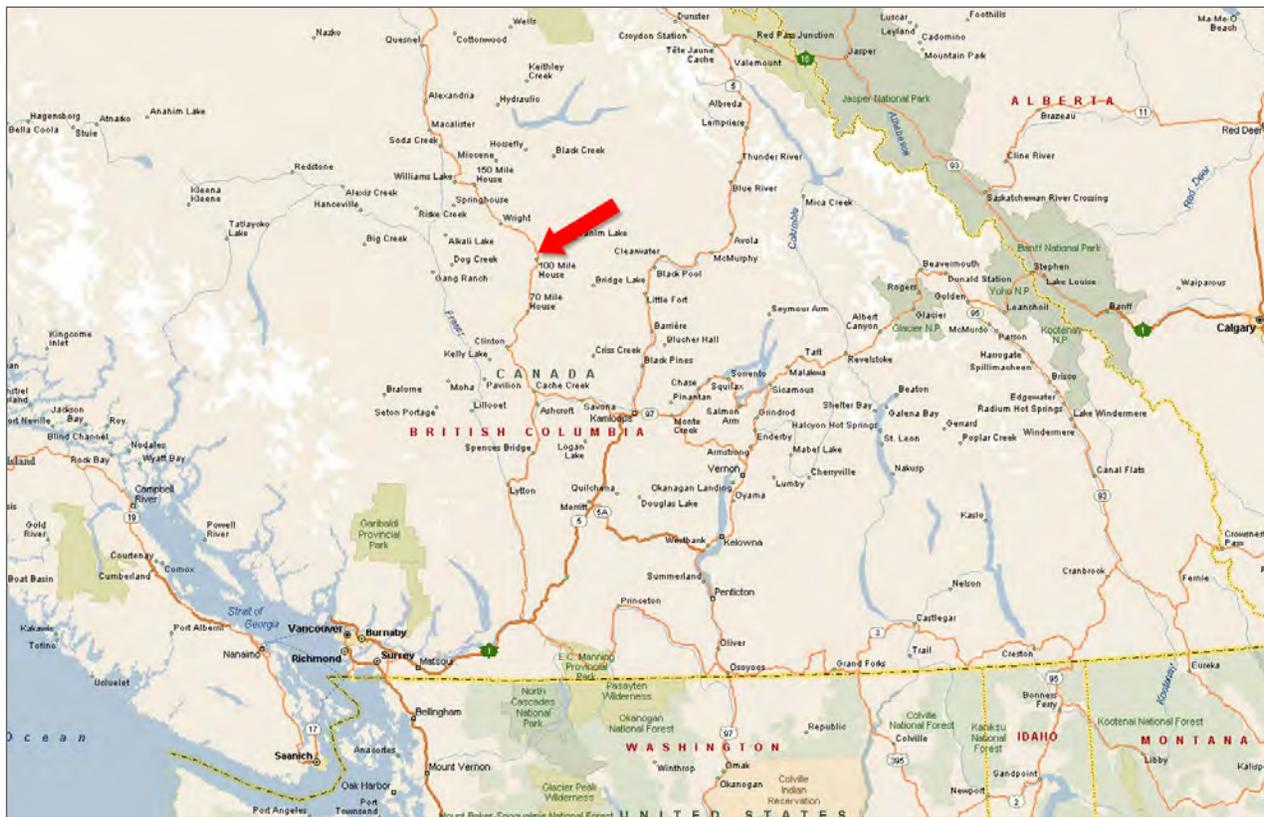


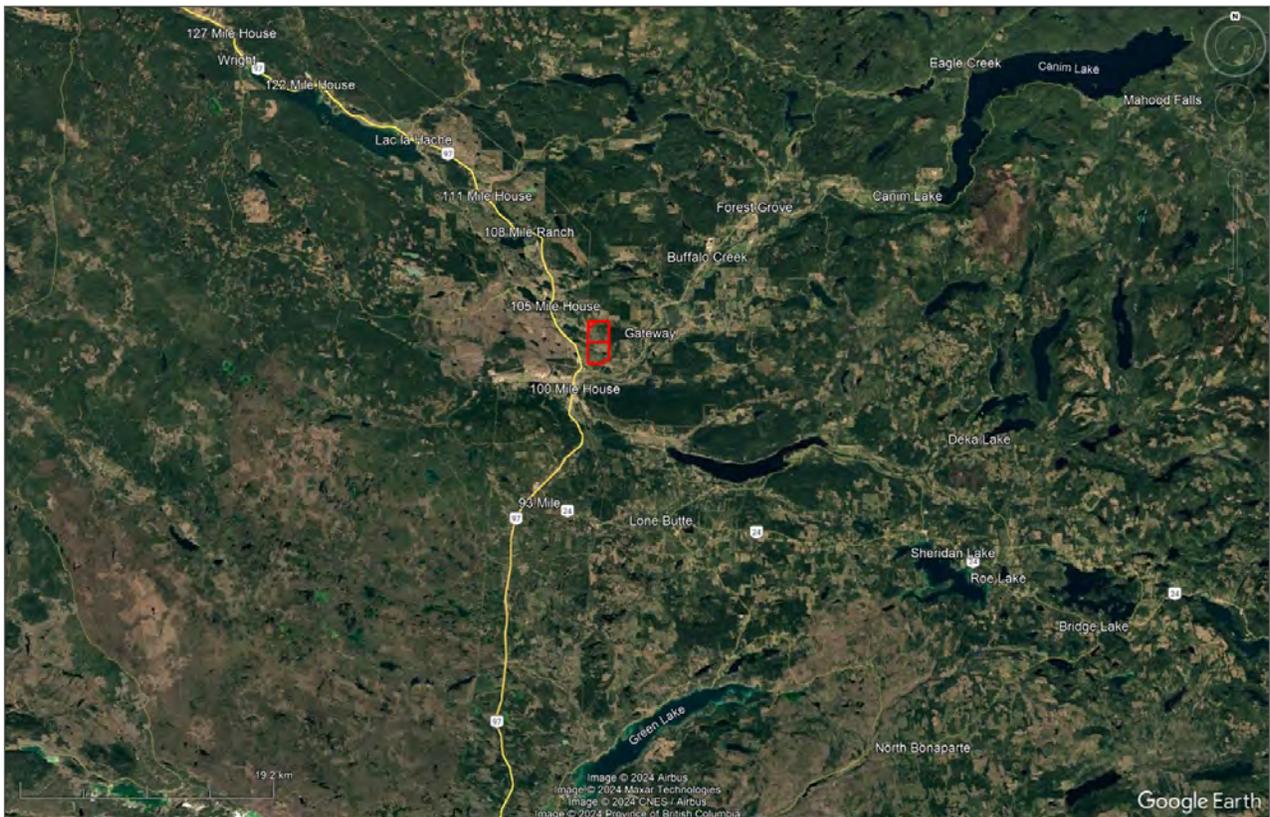


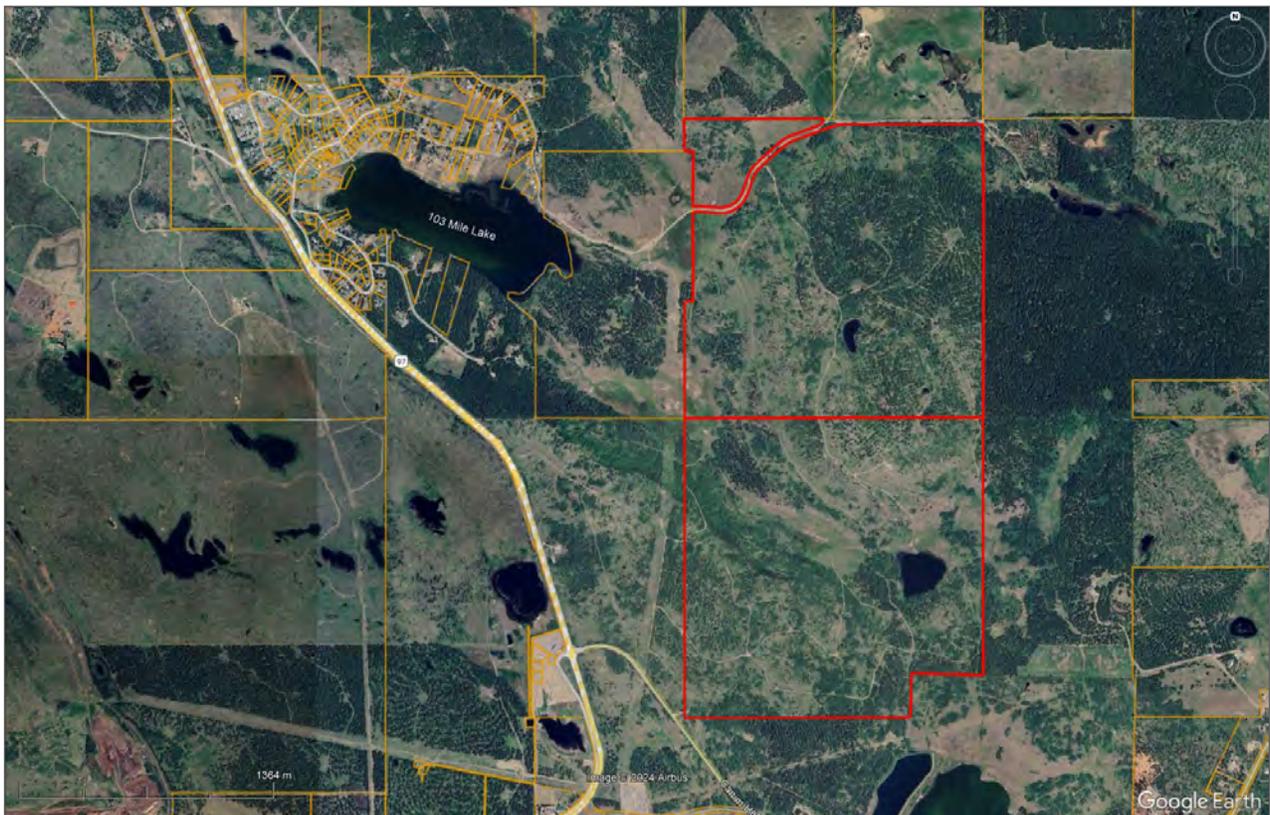


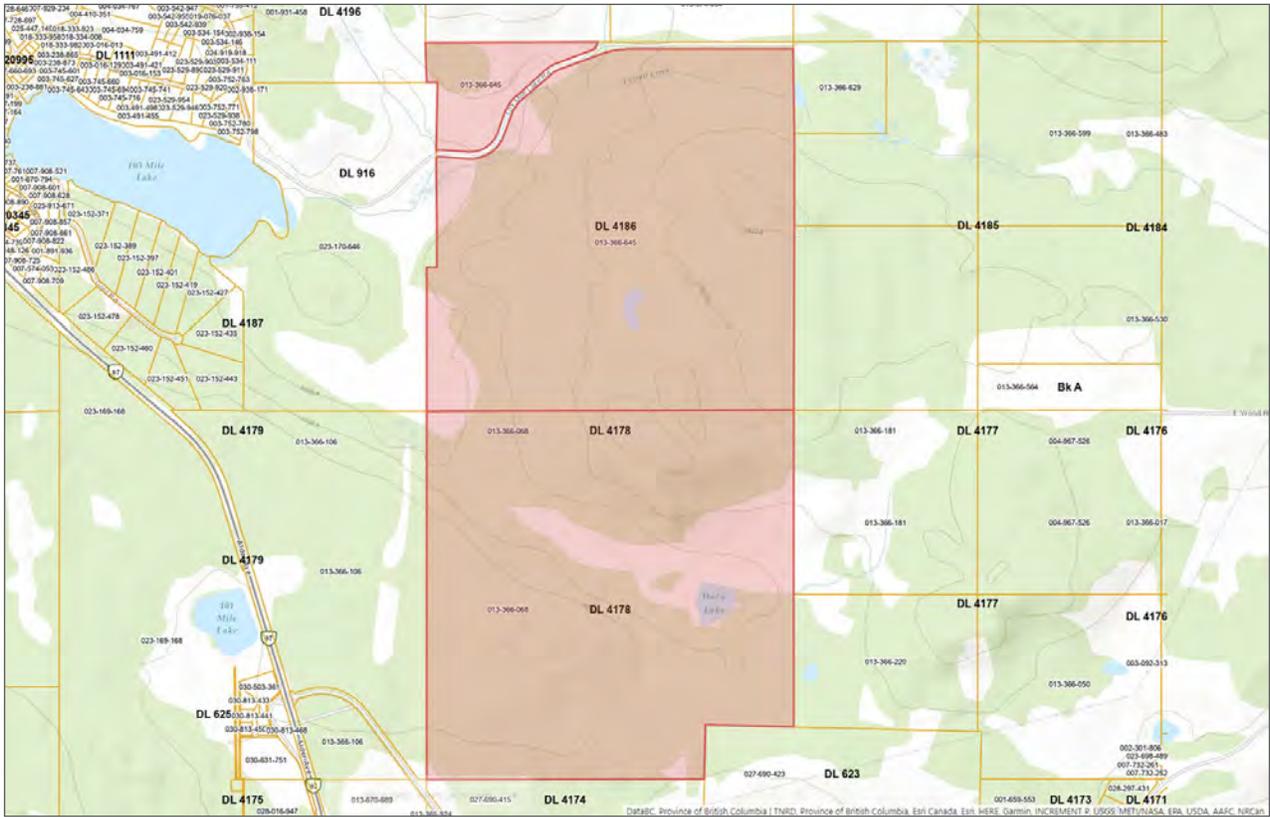
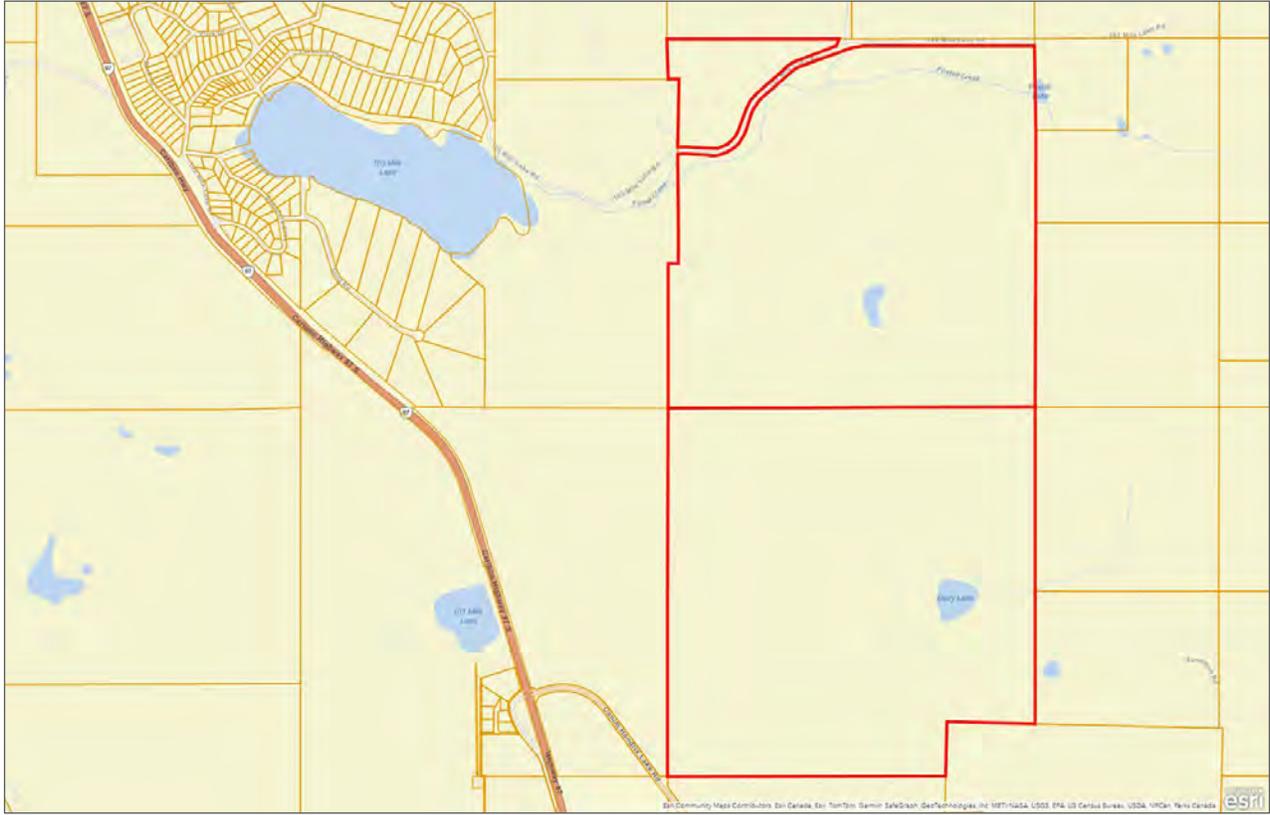














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Sam Hodson
Personal Real Estate Corporation
President
sam@landquest.com
(604) 809-2616

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)