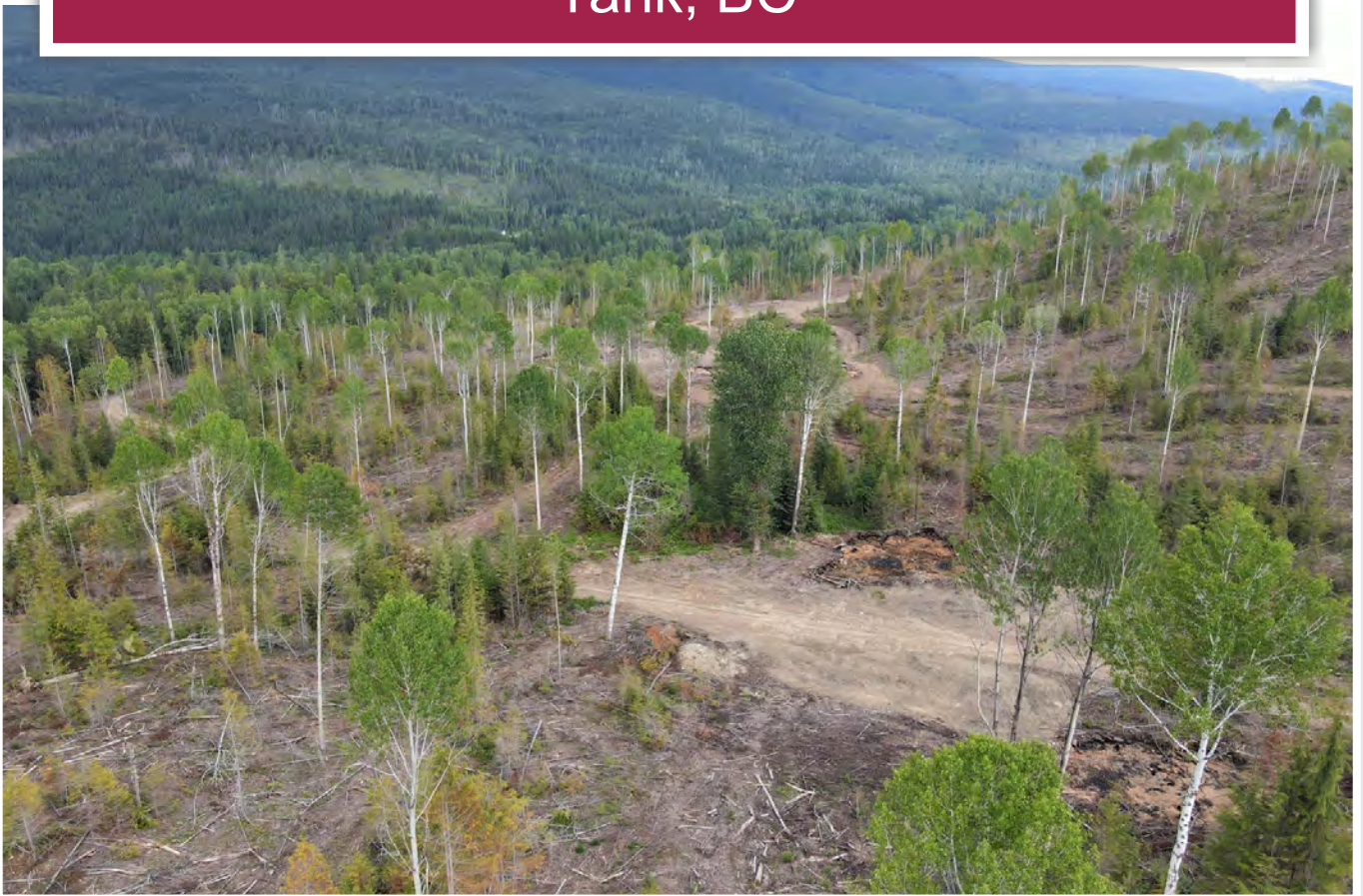




Trophy Wilderness Property
Yahk, BC



www.landquest.com

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



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Trophy Wilderness Property

Yahk, BC

PROPERTY DETAILS

Listing Number:	24190
Price:	\$1,999,000
Taxes (2024):	\$3,758.07
Size:	316.15 acres
Zoning:	R4

DESCRIPTION

A true wilderness property located less than 300 m off Highway 3. Just 20 minutes from Creston, 40 minutes from Cranbrook, and 10 minutes from the USA border.

This sprawling 316-acre property has it all. The 8-acre private lake is certainly a centerpiece to the acreage and is home to a variety of waterfowl. Perfect for canoeing or kayaking. A network of logging roads and ATV snowmobile trails run throughout the parcel. A true sportsman's paradise the property has direct access out the back door to hundreds of kilometres of Crown land teeming with wildlife. The property itself is surrounded by Crown land on three sides and located within the Carroll Creek watershed which is an active wildlife corridor and has a healthy population of elk, whitetail deer, moose, mule deer, bears and grouse. This trophy piece of BC backcountry is completely private and ready for your ideas.

The property is entirely outside the ALR and zoned for 5-acre parcels. Zoning allows for residential uses, agricultural uses, cannabis production,

horse riding stables/boarding stables and more. The property is currently being logged and all merchantable timber is being removed. The property will be sold after the logging has been completed.

There are literally dozens of possible building sites, the hard part will be choosing which view you want to enjoy. The property slopes from south to north with the higher sections on the south end having fantastic views of the valley and mountains to the north. For anyone interested in self-sufficient living this property could be the one for you, with water, and excellent climate for gardening and total privacy. Shut the gate behind you and enjoyed the absolute privacy of this backcountry retreat. If you are thinking about living off-grid, there is also excellent potential for solar, wind, or water power generation. There are numerous cleared building sites, plus a secondary holding pond, and a private water system.

This is a true legacy property, the type of property that you develop into the family compound and keep in the family for generations. As you enjoy it over the years it increases exponentially in value. It has the features that everyone's looking for, good climate, good access, privacy, water and a location that you cannot duplicate. The animals the call this area home have been moving through this area for thousands of years, and there's no way to reproduce this on another property the only way to get it is to buy a property where the animals already call home.

Call the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

9468 Highway 3, Arrow Creek - Goatfell, BC

AREA DATA

Creston is a town in the Kootenay region of southeastern British Columbia. A harmonious cluster of small communities each with their own distinct character, it is a perfect location for lifestyle-oriented entrepreneurs. The wide-open valley, fabulous climate, mountains, rivers, lakes, friendly and down-to-earth people, and relaxed pace contribute to our unparalleled quality of life.

The Creston Valley begins at the US border (Rykerts, BC), 11 km south of the town of Creston and parallels the East Shore of Kootenay Lake to Riondel. The area encompasses the Lake communities of Sirdar, Kuskonook, Sanca, Boswell, Gray Creek, Crawford Bay, Kootenay Bay and Riondel. The Valley stretches to include the Town of Creston and all of its neighboring communities—Erickson, Canyon, Lister, West Creston, Arrow Creek, Kitchener, Wynndel and Yahk.

The Creston Valley has a temperate climate which plays a vital role in its economic well-being. The agriculture industry is a major player, with more than 20,000 acres of reclaimed land—some of the most fertile land in British Columbia. Other major industries include: forestry, manufacturing, mining and tourism. The Creston Area makes up the southern third of the Kootenay Lake Timber Supply Area, as well as a great deal of private forest land.

Creston offers a quiet, rural setting within reasonable distance of larger, urban centres in British Columbia, Alberta and the US. Nestled between the Purcell and Selkirk Mountains, the Town of Creston comprises 911 hectares and includes about 4,800 residents.

Creston routinely experiences ideal weather and is usually spared the sudden high and low extremes of many other regions. With such ideal weather and increasing economic development, Creston has long been favoured by retiree's as "A Great Place to Retire." Whether visiting or seeking to relocate, Creston has a complete range of services and facilities which provide for a comfortable and satisfying lifestyle.

RECREATION

Creston offers a wide range of recreational opportunities. Included are: a professional 18-hole golf course, a par 3 golf course, a 5-pin bowling alley with 8 lanes and automatic scoring, 2 fitness centres, several tennis courts, baseball diamonds, soccer fields, a four hundred seat auditorium, a modern, air-conditioned Recreational Complex equipped with an ice rink which doubles as a rollerblading rink (spring/summer), a 6-sheet curling rink, and a 25 metre outdoor swimming pool and a wading pool. The Complex is situated on 17 acres in the heart of Creston and offers many active-living programs as well as a Spring Trade Show and Fall Fair. Creston is also the home of the (junior 'A') Thunder hockey team.

Outdoor enthusiasts will enjoy Creston's scenic hiking, biking and naturalist trails or paths. Near Summit Creek Campground and Recreation Area, hikers can explore part of the original Dewdney Trail.

Directly from Creston, excellent fishing and boating adventures await you on Duck Lake, or within 1.5-hour drive on Kootenay Lake. You can also "jump" at the chance for some exhilarating hang-gliding, from nearby Goat Mountain. Several municipal parks in Creston provide for perfect picnic fun and playgrounds for families with children.

During the winter, popular sports include cross-country skiing, snowshoeing and snowmobiling. In the Valley, you can enjoy plenty of “offtrack” winter adventure. The Summit Creek Park and the Wildlife Management Centre Area offer flat and gentle slopes suitable to beginner and intermediate abilities. Other challenges are available at any one of the choice spots within a 2-hour radius of Creston.

HISTORY

The history of Creston had its beginnings with the Native nation, known as the Ktunaxa Kinbasket. They fished and hunted in the marshes created by the annual flooding of the Kootenay and Goat Rivers. The famous sturgeon-nosed canoe is indigenous to this Nation.

The great explorer David Thompson came through this area in 1808 and was the non-indigenous person to see Kootenay Lake. The Dewdney Trail, named for Edgar Dewdney who oversaw its construction in the early 1860s, opened the country to prospectors and miners who came to seek their fortunes in the surrounding mountains.

The Canadian Pacific and Great Northern Railways raced to complete branches of their lines to Kootenay Lake; the CPR reached Kootenay Landing in 1898. With the railways came farmers and business people. Small sternwheelers connected with the trains to transport the settlers and their supplies.

Logging and lumbering were a prime industry in the early days, and continue to be today. The mills in the area provide employment for many residents. In 1893, Mrs. Ella Rykert was instrumental in the planting of the first apple trees in the valley. Fruit farming became another of Creston’s important industries, and the valley still boasts of the very best fruits.

Also in 1883, the inventive and boldly entrepreneurial William Adolf Baillie-Grohman conceived of a scheme that would change the face of the valley by draining the Creston Flats to create huge tracts of fertile farmland.

His ambitious three-pronged plan involved lowering the level of Kootenay Lake by dynamiting the bed of the Kootenay River west of Nelson, diverting water from the Kootenay River into the Columbia at Canal Flats, and building dykes to contain the Kootenay River at Creston.

He negotiated a deal with the Government of British Columbia, which was to grant him title to a huge amount of land in return for the proposed land reclamation. The blasting effort was a complete failure, the canal water diversion was not permitted by the Federal Government, and his early dyking system was swept away by the first freshet. Today, dykes protect more than 10,000 ha/25,000 ac of reclaimed farmland. No doubt Baillie-Grohman, the determined dreamer, would feel vindicated.

MAP REFERENCE

49° 6'49.34"N and 116°11'40.95"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Off-grid.

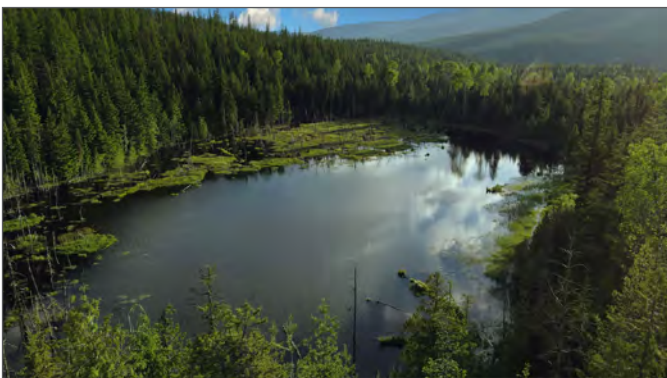
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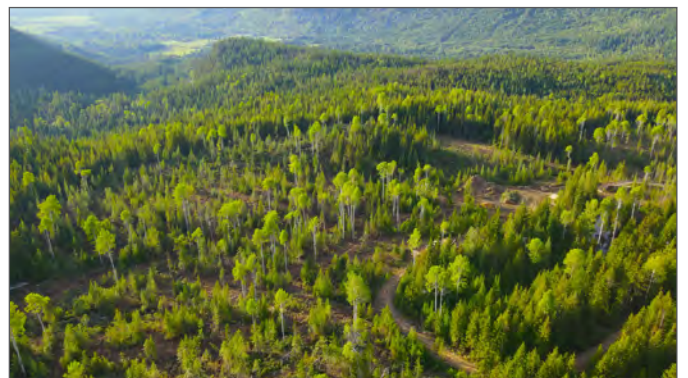
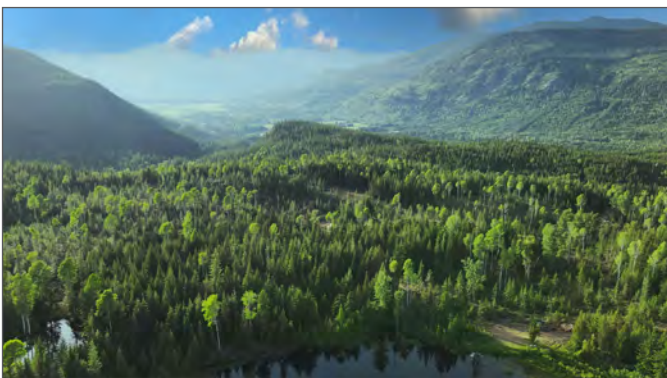
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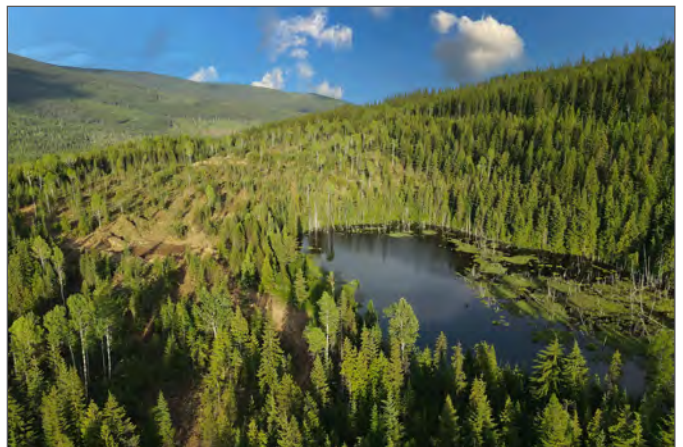
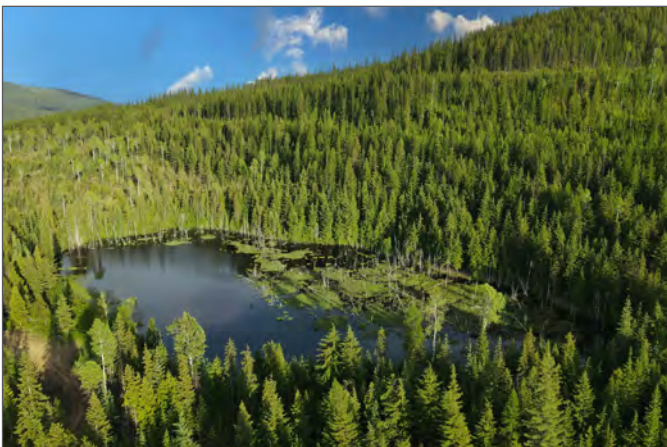


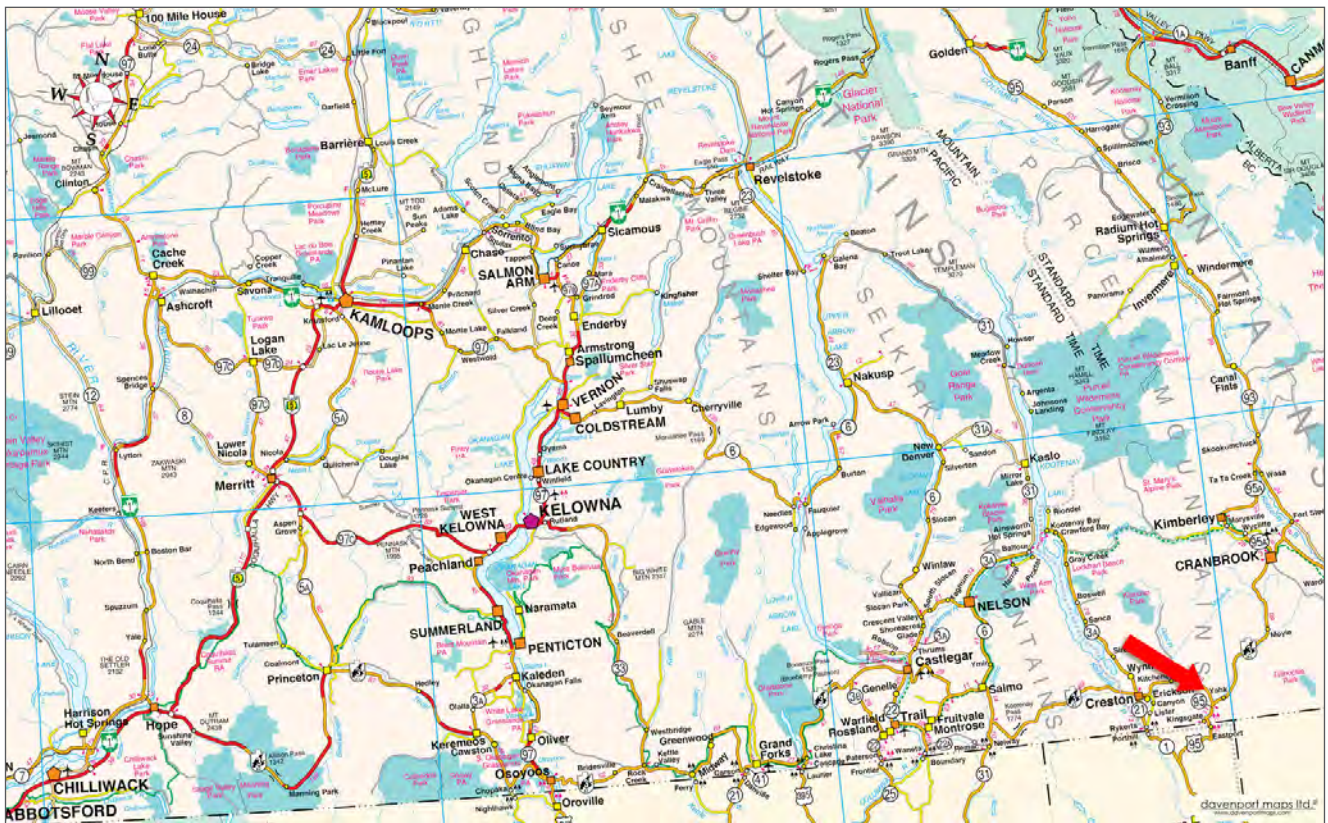


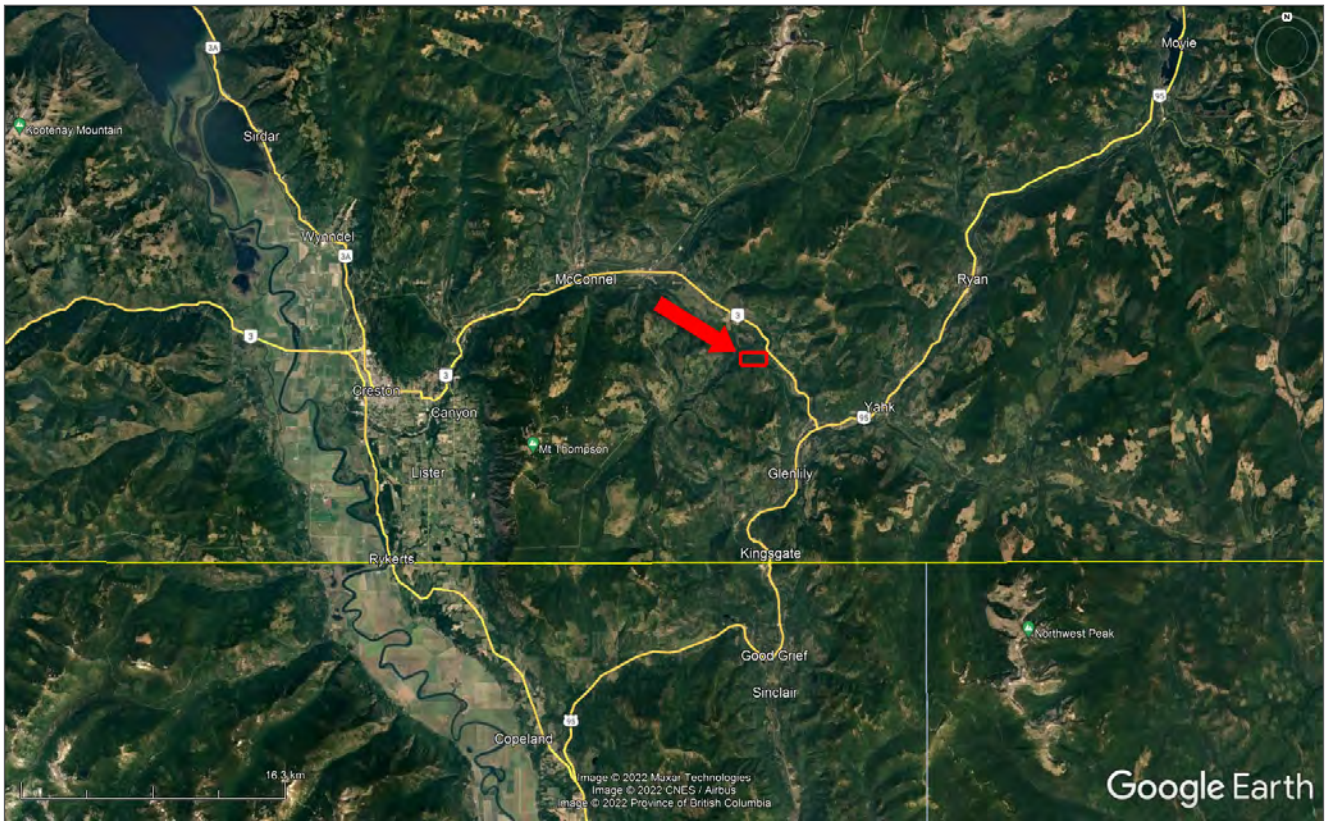
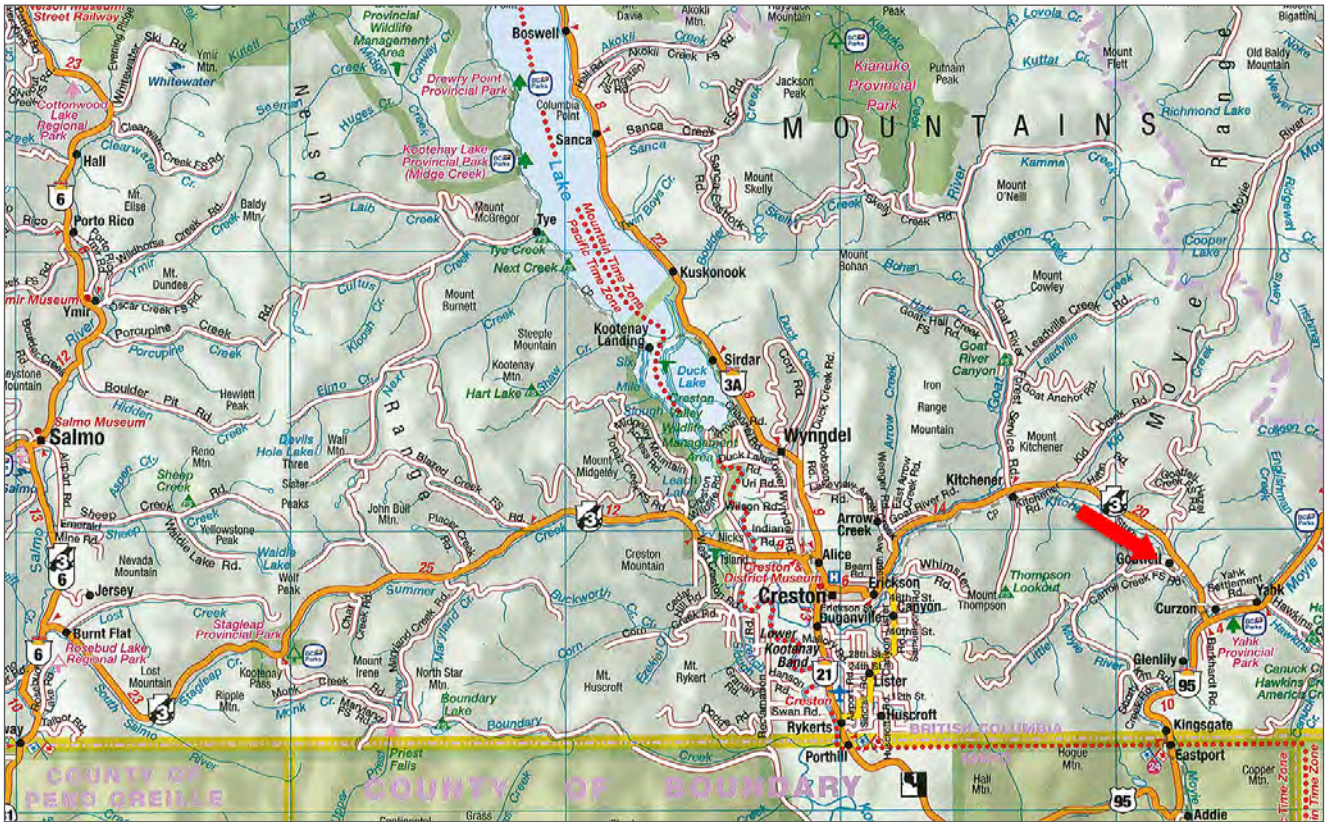


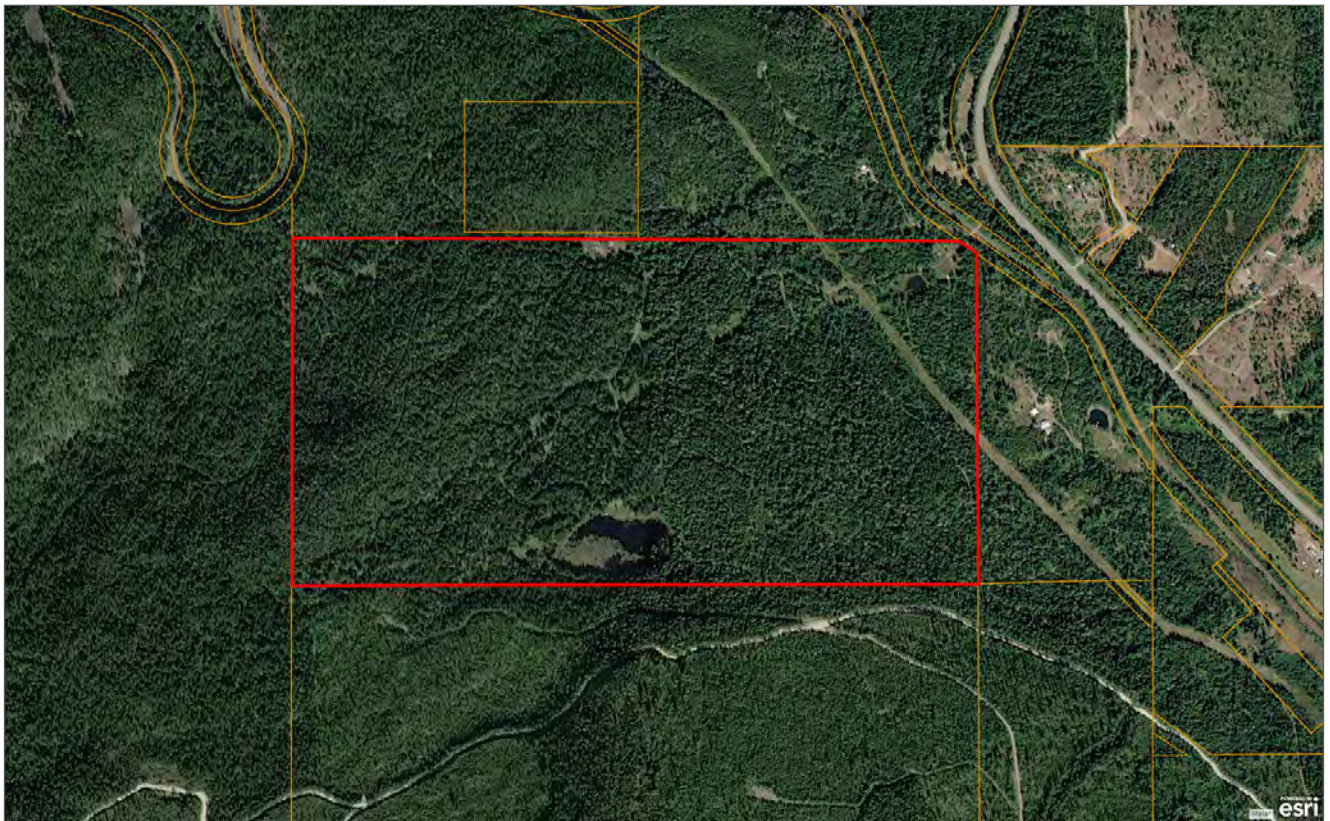
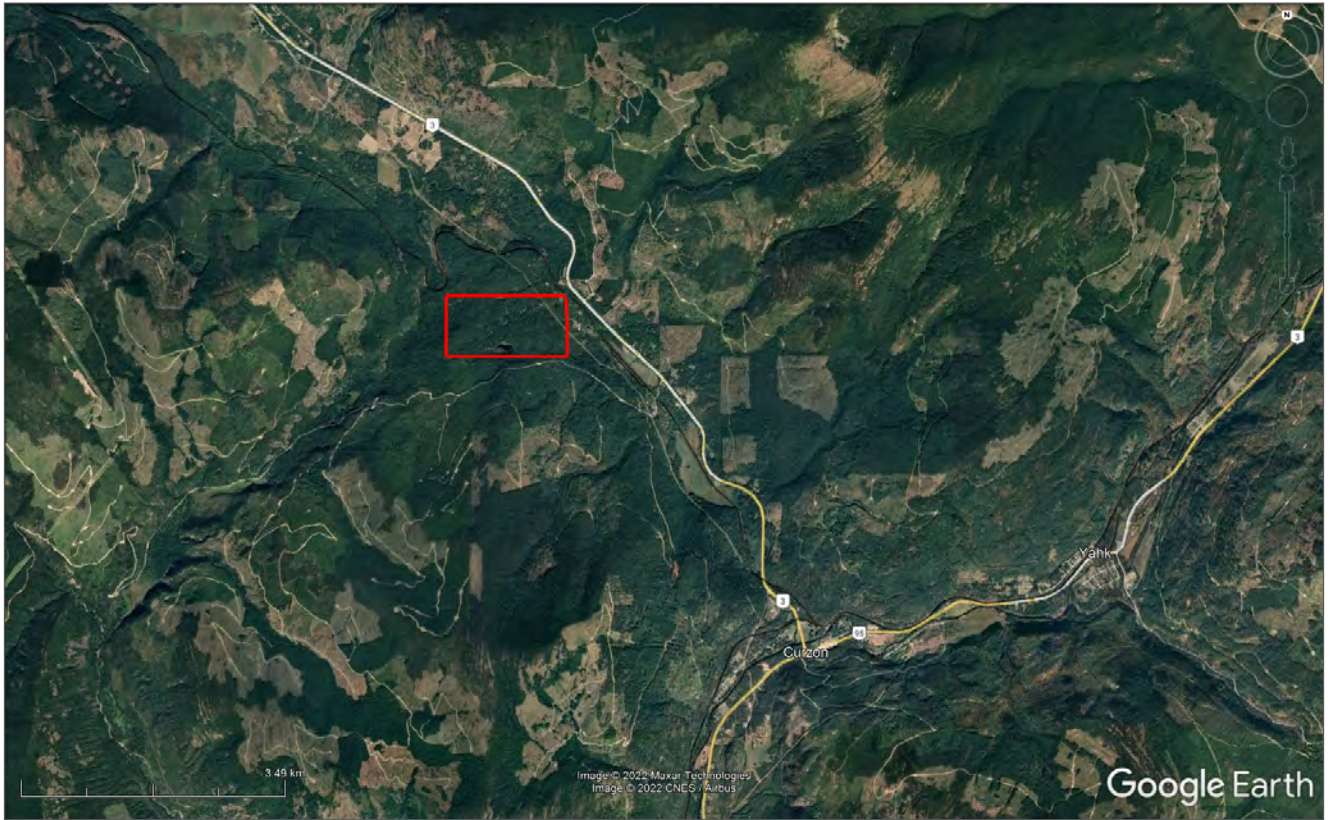


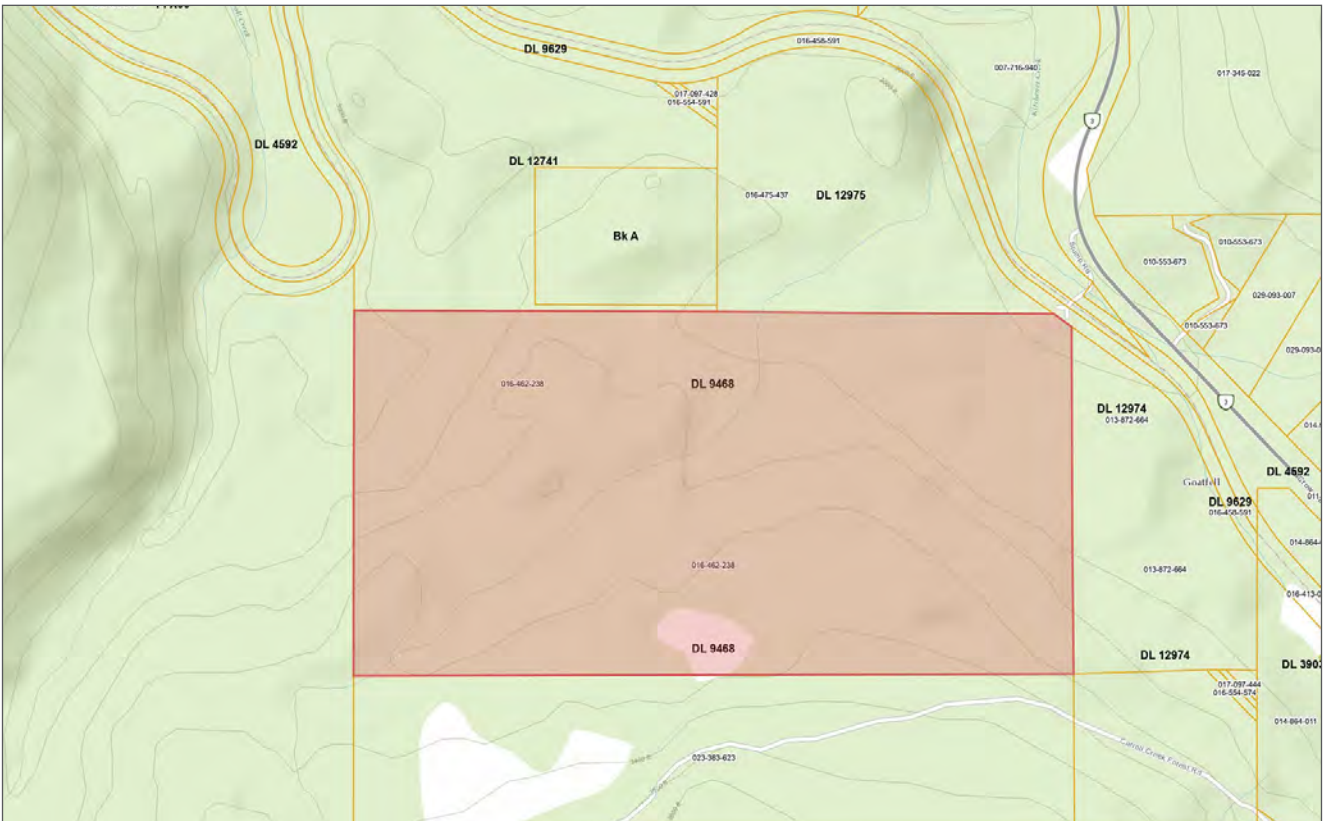
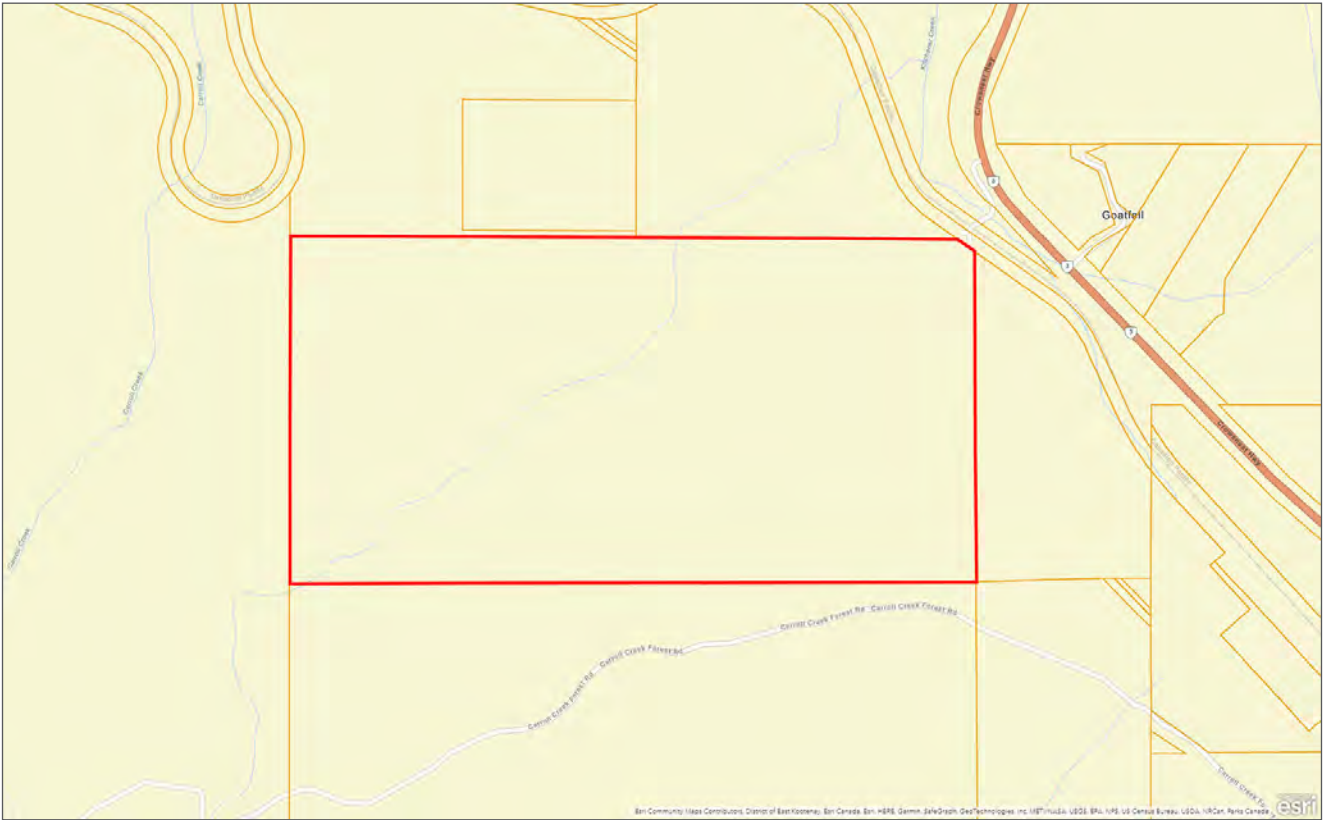














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www.landquest.com



Sam Hodson

Personal Real Estate Corporation

Representative

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)