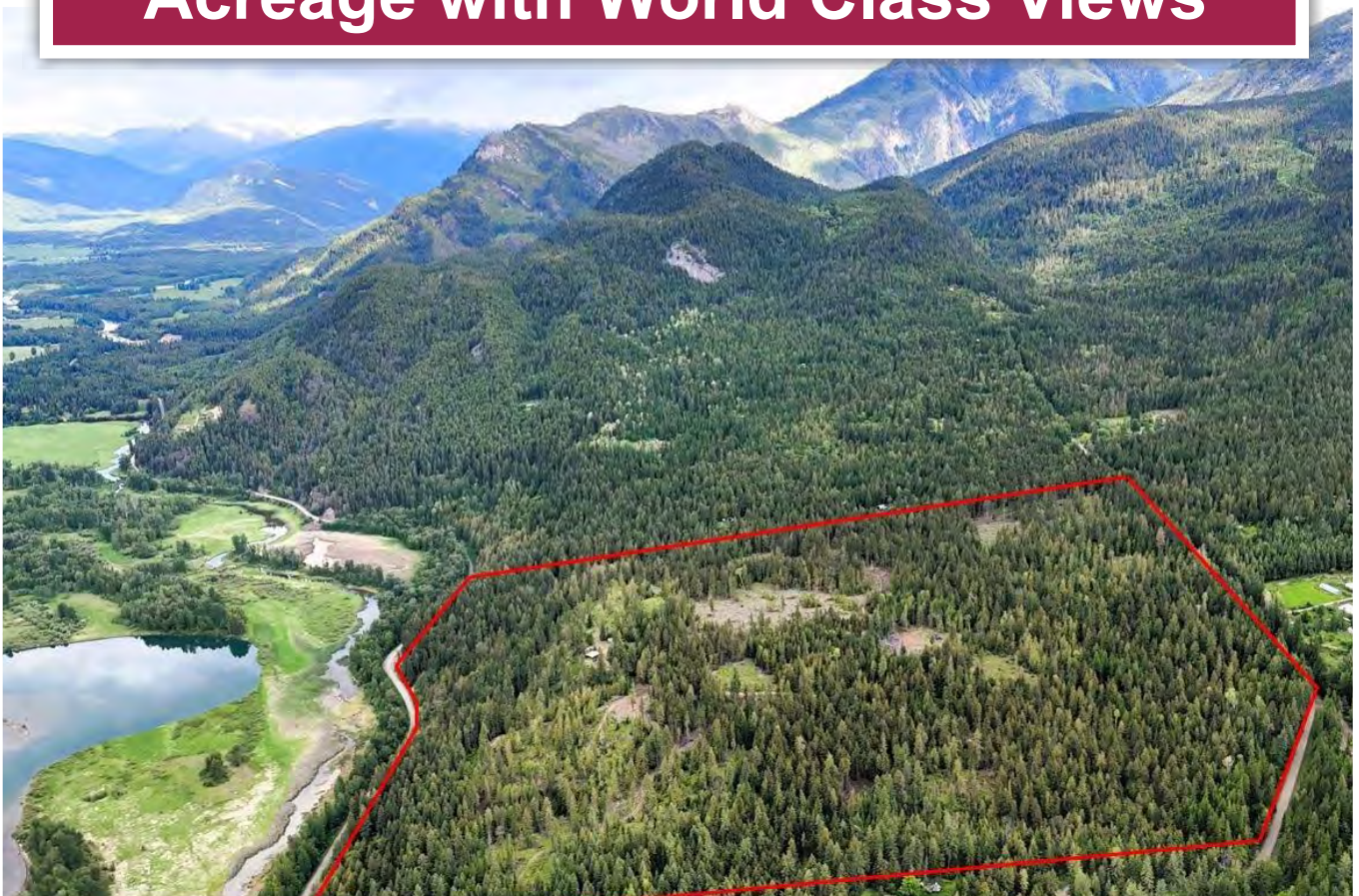




**A Jewel in the Kootenays - Versatile
Acreage with World Class Views**



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A Jewel in the Kootenays

Versatile Acreage with World Class Views - Argenta, BC

PROPERTY DETAILS

Listing Number:	24068
Price:	\$949,000
Taxes (2023):	\$1,990.45
Size:	153 acres

DESCRIPTION

What stands out most about this versatile acreage in the Beautiful West Kootenays is it offers spectacular and varied views in all directions . . . (1) gaze upon the ecologically rich wetlands along the river and multiple creeks flowing into the north end of Kootenay Lake; and enjoy not just the sights of the lush meadows below but the varied birds, waterfowl and wildlife that frequent the area; (2) look south for kilometres upon kilometres of open water on Kootenay Lake; (3) check out regular and colorful sunsets poking through Goat Range Provincial Park across the valley; (4) look back into the majestic Purcell Mountains; or (5) go for a stroll and gaze upon some lush forest land. This property has it all!!

This 153-acre paradise that has been responsibly logged and managed; lots of beautiful forest remains. Throughout the land you will come across vast tracts of untouched forest as well as some selectively logged sections of land, and a few open clearings that were carefully chosen, opening up the potential for some fertile farmland. The nearby farms that cleared land decades ago have some amazingly rich soil and a great climate for growing.

The property is not zoned, and the lower 30 acres of land along the road is not within the ALR. This creates the potential for a wide array of uses (1) maybe adding some cabins or RV and/or campsites on a lower bench with easy access to mature forest and excellent hiking and biking around on existing skid roads and trails; (2) additional homes sites; (3) subdivide off the 30 acres of non-ALR land and create one additional title, or perhaps a couple titles for an extended family or friend group to use and enjoy

The ALR land totals approximately 120 acres and also comes with potential and versatility. Here one could continue to responsibly log and manage the land as the current owner has done. Past thinning has really helped increase the current growing rates of existing tree stands and many areas remain untouched. One clearing in behind the cabin is an old glacial lakebed and has a thick and rich soil layer with minimal rocks. Sitting up above this clearing is an amazing building site. The end result is a trophy West Kootenay wilderness property.

A creek flows into the north boundary and creates a gorgeous and lush canyon with untouched forest, wildlife frequents the creek for a reprieve from the hot summer days.

On the land is a cute little 710 square foot cabin with a convenient covered storage area and nice little porch to kick back with you're a.m. coffee. Also, around the cabin site is a 12' x 12' storage shed containing solar panel infrastructure and some further storage space, as well as an older concrete foundation, perhaps where a new home could be built upon. The cabin is serviced with solar power provided via 1,300-Watt solar panel system



complete with battery pack and inverter. Inside the cabin is a woodstove stove, and amazingly, a fibre optic Internet connection runs to the cabin—all wiring around the site is underground.

As an added perk a small dozer is included in the sale.

The pictures say it all. Contact us today to set up a showing of this gem in the Kootenays.

LOCATION

DL 1883 Argenta Road - Argenta, BC

Notable Distances

- Nelson: 111 km
- Castlegar: 155 km
- Revelstoke: 171 km (includes a ferry across Arrow Lakes)
- Cranbrook: 272 km (includes a ferry across Kootenay Lake)

DIRECTIONS

Drive just under 1 km past the Post Office on Argenta Road. There is a sign on Argenta Road at the driveway on the left side of the road. Turn left into the driveway, the property is on both sides of the driveway. At the first fork, go left and further down the hill to the cabin. From there stay right and you will end up at the cabin which is a good starting point for a tour.

AREA DATA

Argenta is a hidden gem nestled in the breathtaking Kootenay region, offering a serene and picturesque backdrop for those seeking a peaceful lifestyle amidst nature's splendor. This small, vibrant community is known for its strong sense of camaraderie and an environment that fosters creativity and outdoor recreation.

The surrounding area is a paradise for outdoor enthusiasts, boasting endless opportunities for hiking, fishing, kayaking, and exploring the rugged beauty of the Selkirk and Purcell Mountain ranges. Employment opportunities in Argenta and the

surrounding Kootenay region are diverse, ranging from agriculture and forestry to tourism and small business ventures, reflecting the area's rich natural resources and the community's entrepreneurial spirit.

Additionally, the region is a hub for artists and craftsmen, attracting those who wish to live and work in a place that inspires creativity and connection to the land. With its stunning landscapes, welcoming community, and myriad of recreational and employment opportunities, Argenta represents the quintessential Kootenay lifestyle, blending outdoor adventure with a sustainable, close-knit community living.

VEGETATION

On the property is a mixed variety of Douglas fir, cedar, hemlock, white pine, and cottonwood trees.

RECREATION

Argenta and its surrounding region are a haven for outdoor enthusiasts, offering a wide array of recreational opportunities set against the stunning backdrop of British Columbia's rugged landscapes. The area is a favorite among hikers, with trails that range from serene walks through lush forests to challenging treks in the Selkirk and Purcell Mountain ranges, promising breathtaking views and encounters with diverse wildlife.

Fishing enthusiasts will find the crystal-clear waters of Kootenay Lake and nearby streams teeming with trout and other freshwater fish, offering some of the best angling in the province. Additionally, the region's rivers and lakes are perfect for kayaking and canoeing, providing both tranquil waters for leisurely paddles and rapid currents for more adventurous spirits. With its rich natural beauty and abundance of outdoor activities, Argenta is a destination where nature lovers can truly immerse themselves in the great outdoors.

HISTORY

Kootenay Lake, located in southeastern British Columbia, has a rich and diverse history spanning thousands of years. Today, Kootenay Lake continues to be a vital part of the cultural, economic, and ecological landscape of southeastern British Columbia, serving as both a recreational destination and a home to diverse communities.

Here's a brief overview:

Indigenous Presence

The area around Kootenay Lake has been inhabited by Indigenous peoples for millennia. The Ktunaxa (Kutenai), Sinixt (Lakes), and Okanagan peoples are among the Indigenous groups with historical ties to the region. They utilized the abundant natural resources of the area for sustenance and trade.

European Exploration

European exploration of the area began in the late 18th century when fur traders and explorers from the Hudson's Bay Company and the North West Company ventured into the region in search of new trade routes and opportunities. David Thompson, a renowned explorer and fur trader, mapped much of the area in the early 19th century.

Settlement and Development

The mid- to late-19th century saw increased settlement around Kootenay Lake, driven by mining, forestry, and agriculture. Gold rushes in the nearby Kootenay region, particularly in places like the Wild Horse Creek and the West Arm of Kootenay Lake, brought a surge of prospectors and settlers to the area.

Transportation Hub

Kootenay Lake played a crucial role as a transportation route during the late 19th and early 20th centuries. Steamboats plied its waters,

connecting communities along its shores and facilitating trade and travel in the region.

Logging and Industry

The surrounding forests provided a valuable resource for the logging industry, which became a significant economic driver in the area. Sawmills sprang up along the lake, processing timber harvested from the surrounding mountains.

Modern Era

In the 20th century, the development of infrastructure, such as roads and highways, further connected the communities around Kootenay Lake to the rest of British Columbia and beyond. Tourism also became increasingly important, with the region's natural beauty attracting visitors for outdoor recreation, fishing, and relaxation.

MAP REFERENCE

50°10'36.06"N and 116°55'3.71"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

There remains substantial timber value on the property as the Seller has selectively logged the property ensuring new growth and the continued viability of the timber production. A few open clearings were clear cut in areas where the soil layer is rich—would make excellent hobby farm. Neighboring properties who have cleared and stumped land for agriculture have very production growing results.

There are numerous flat benches that could serve as potential build locations for a more substantial home/cabin or on the lower non ALR land a great

bench for a little campground/RV Park or perhaps some wilderness cabins.

A trail network connects the various portions of the property and would be perfect hiking, mountain biking, or cross-country ski trails.

Small dozer to be included with sale—perfect for moving earth, snow and logs.

SERVICES

- Electricity provided via 1,300-Watt solar panel system complete with battery pack and inverter
- Woodstove heating in cabin
- Fibre optic Internet connection

IMPROVEMENTS

- 710 square foot cabin with covered storage area
- 12' x 12' storage shed containing solar panel infrastructure
- There is an older foundation installed on the property, where a new home could be built upon

ZONING

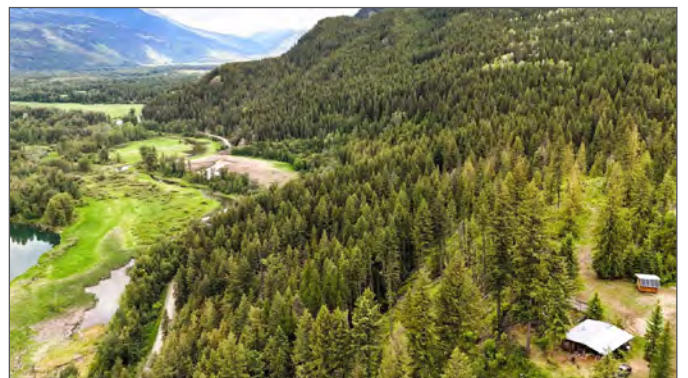
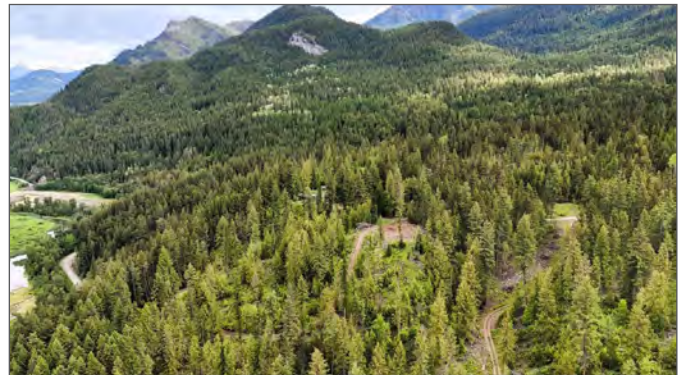
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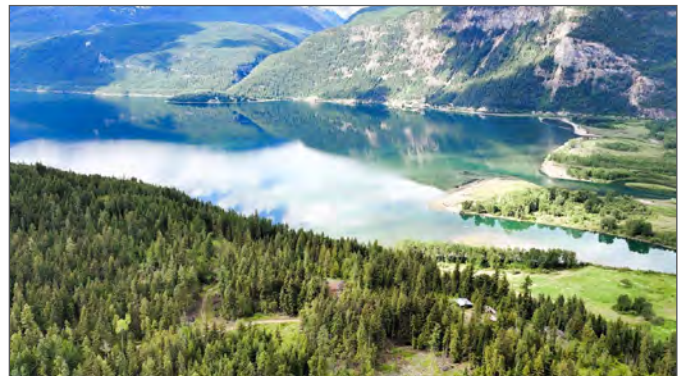
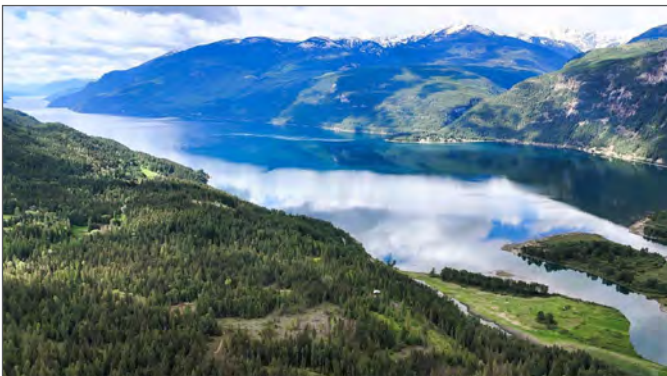
All but the lower 30 acres are in the ALR.

LEGAL

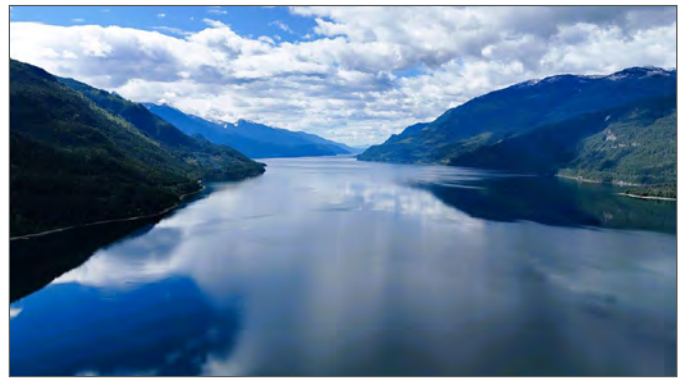
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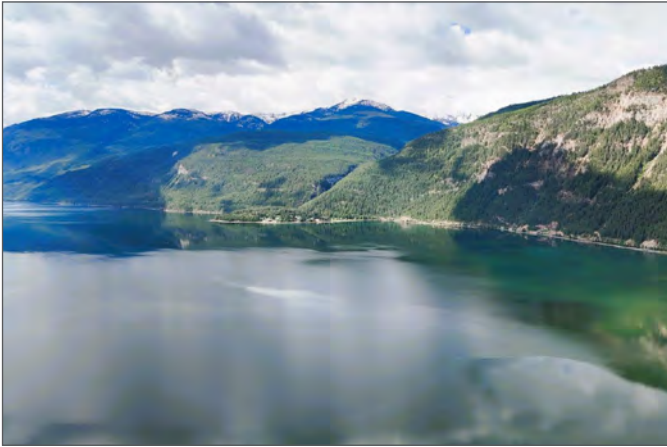
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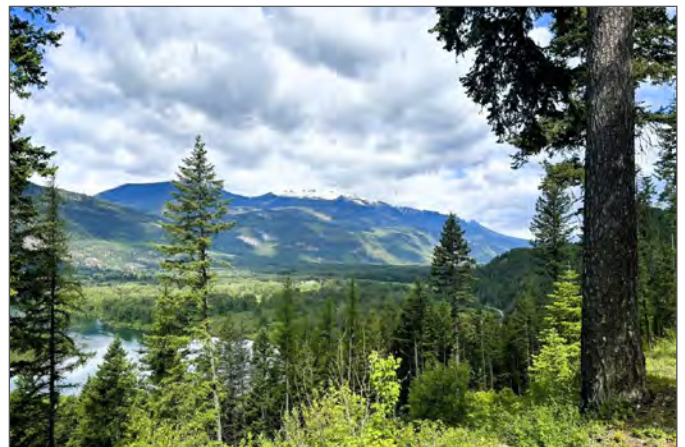


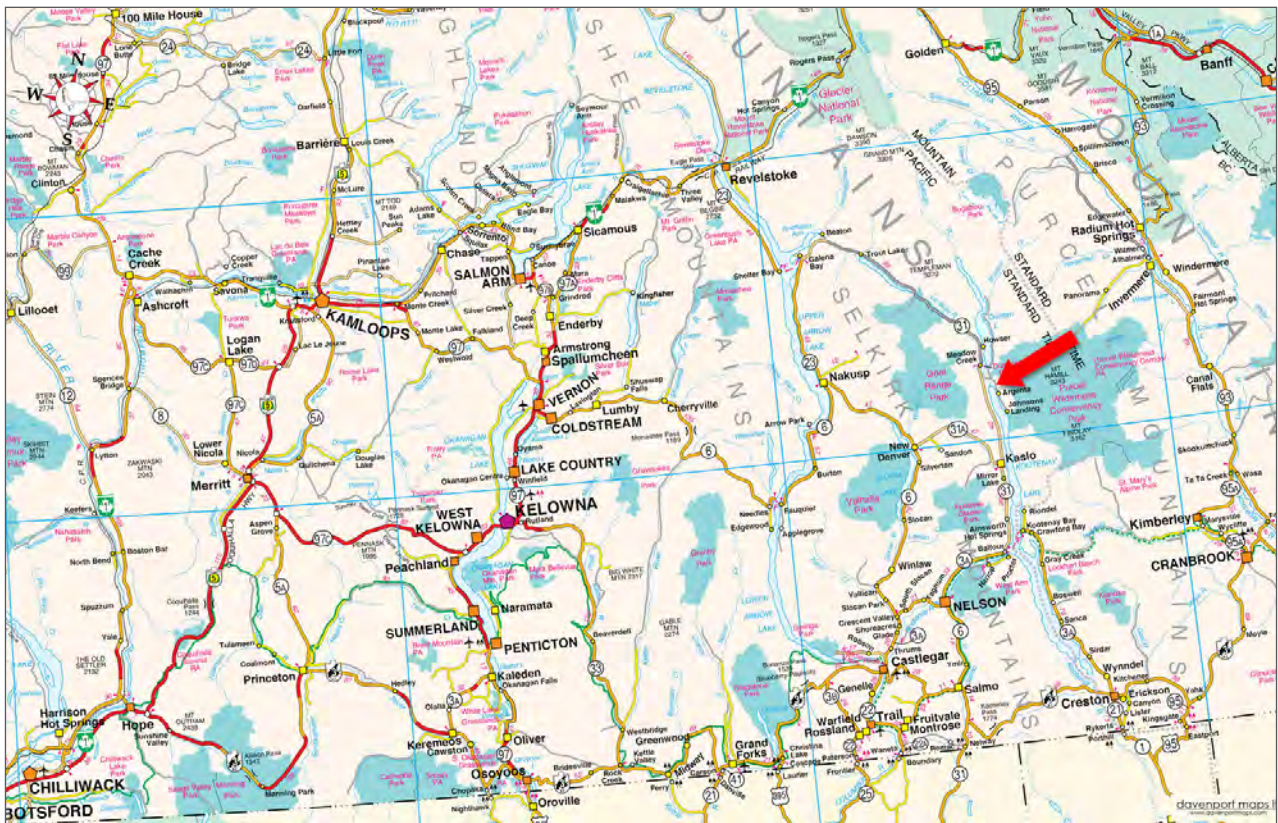


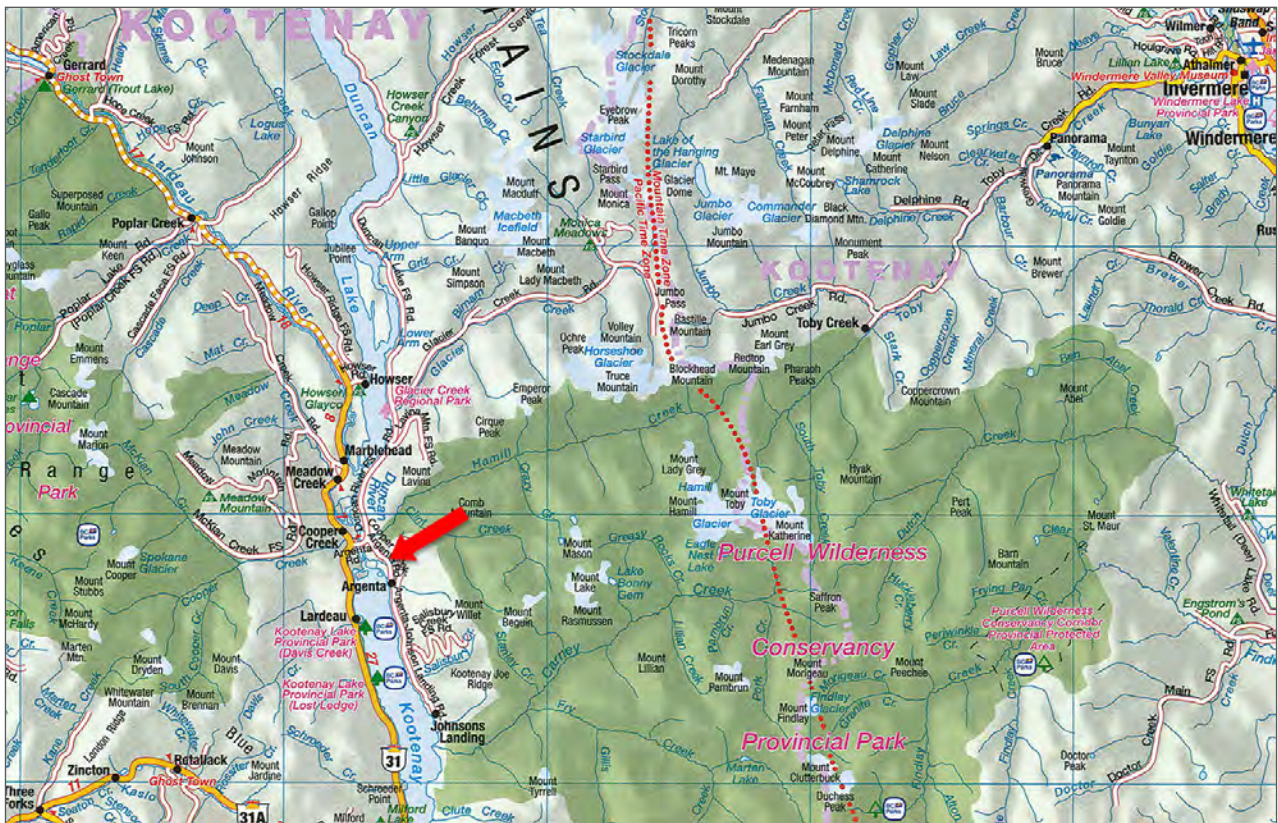
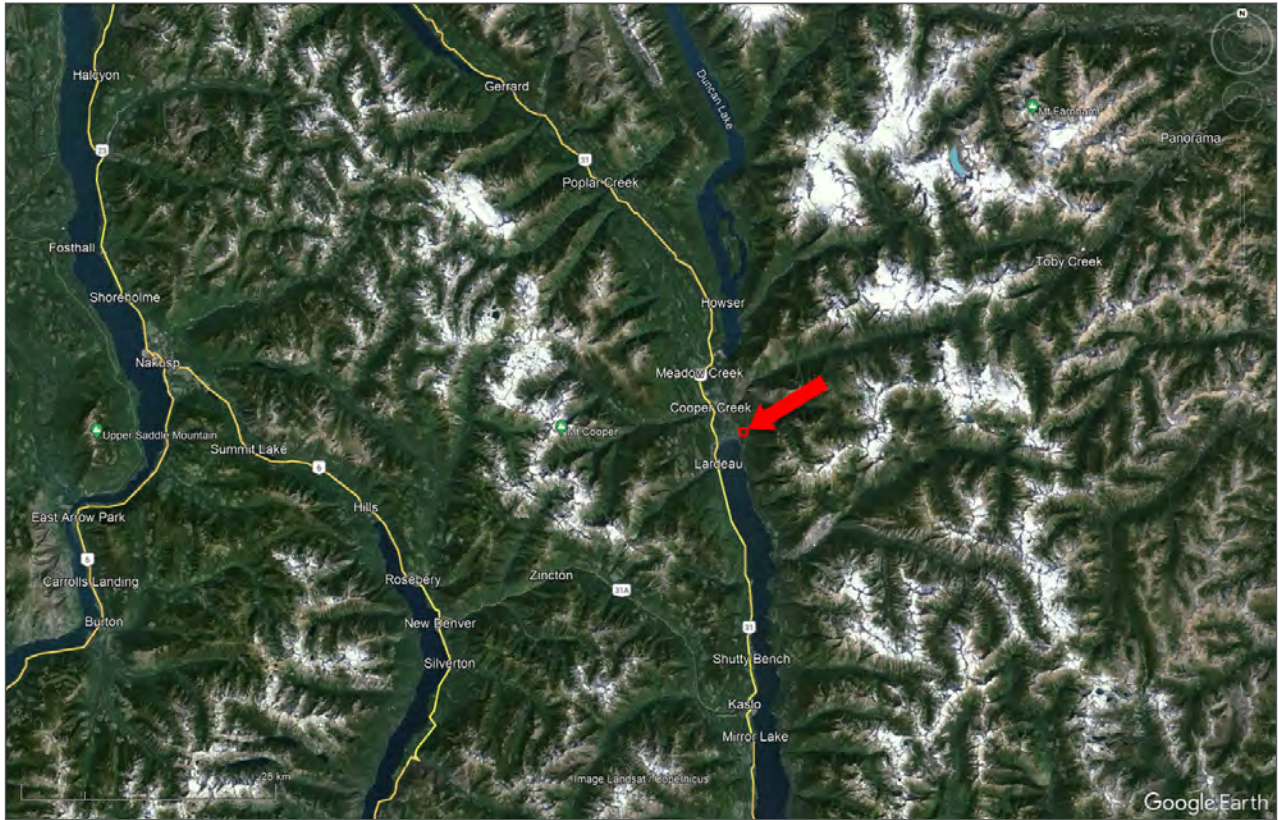


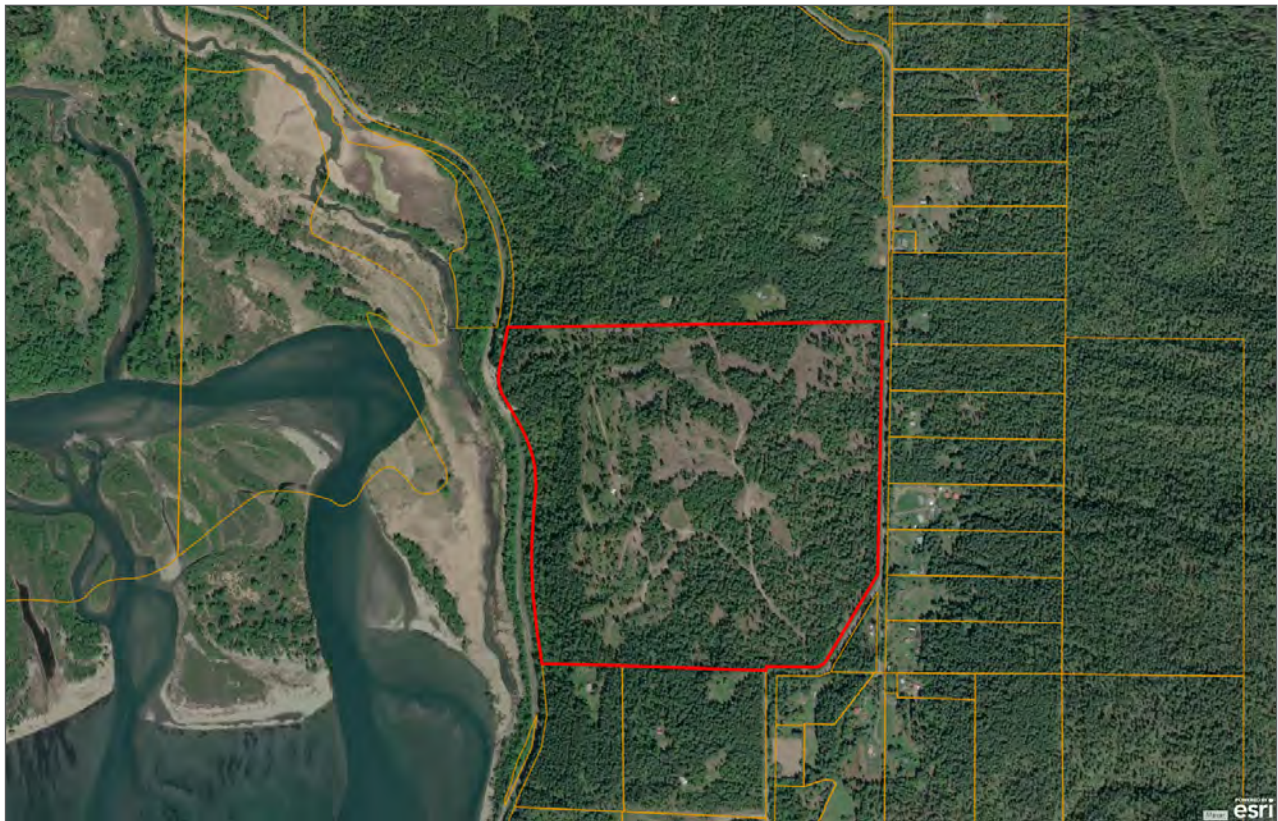


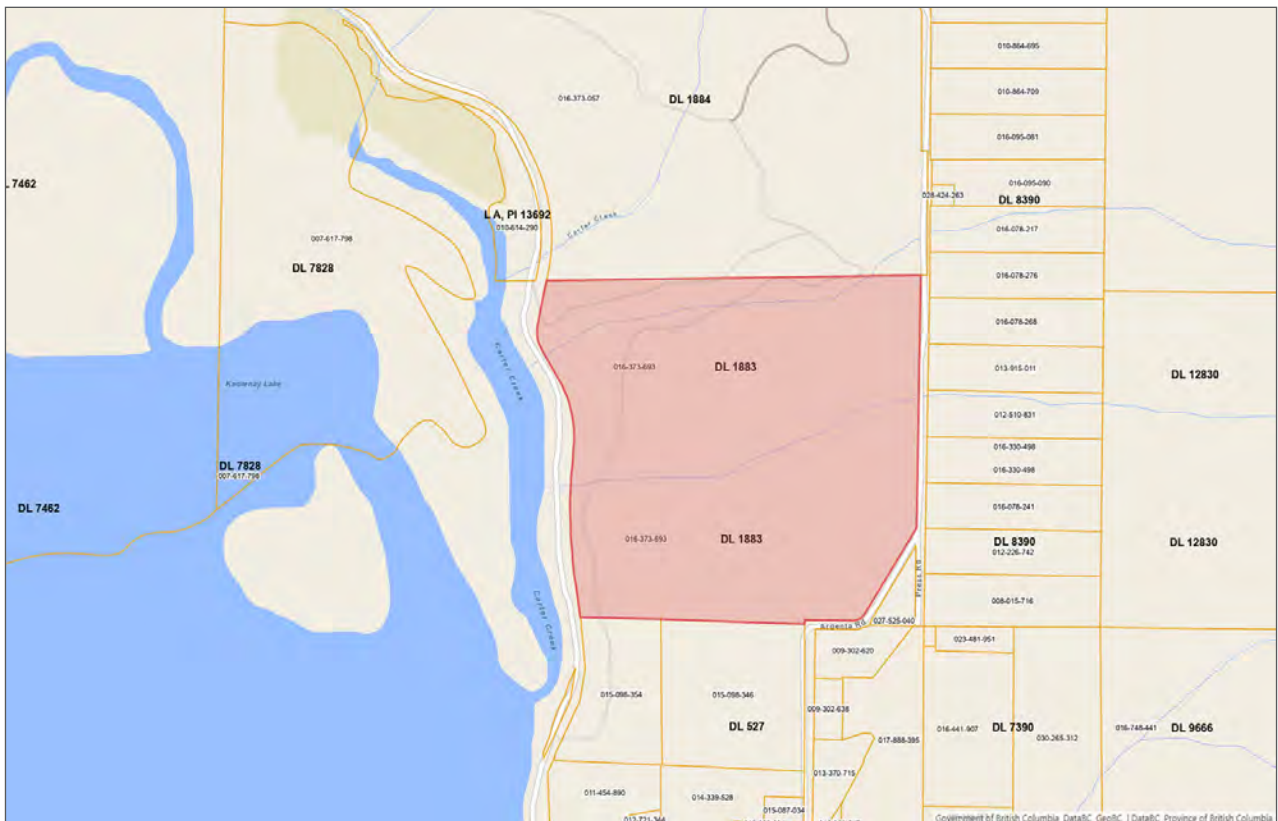
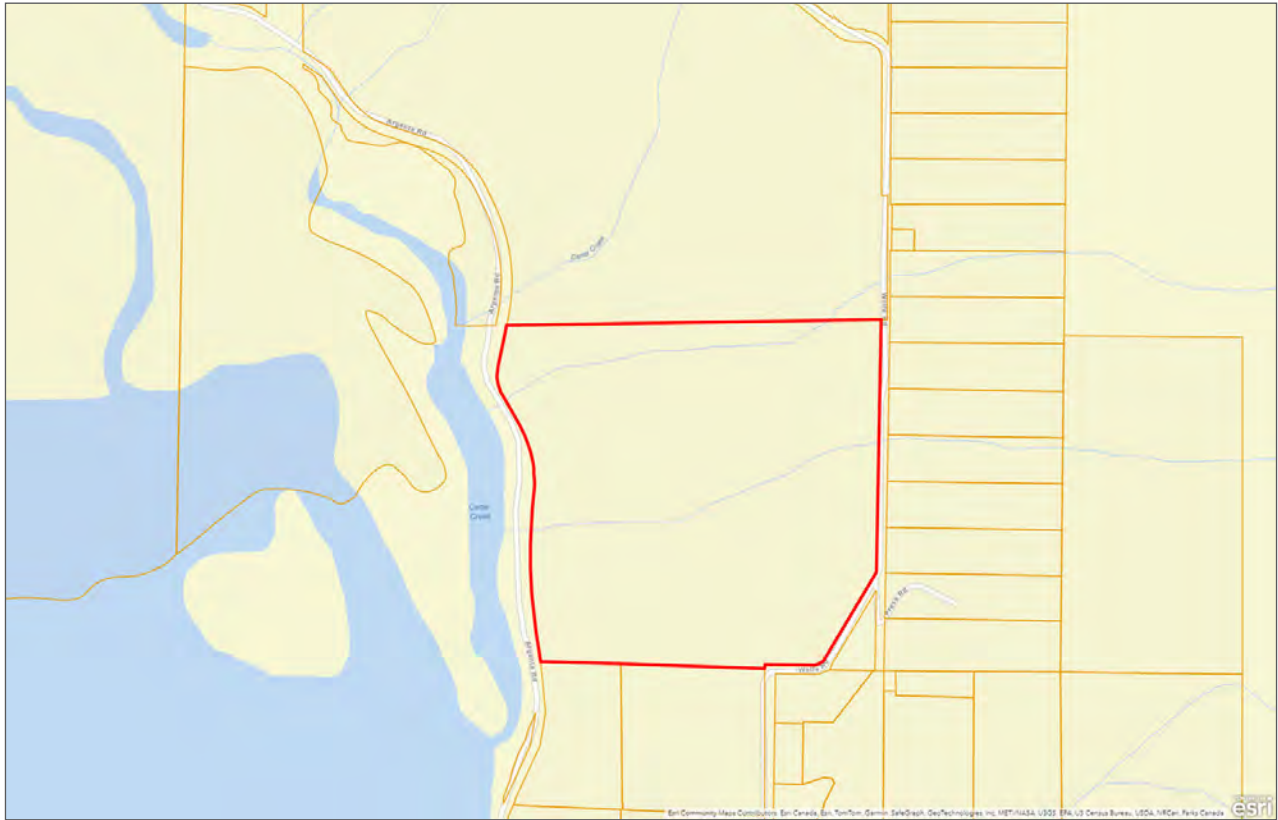














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