



**10.44-Acre Opportunity in Peace
River Region - Pink Mountain, BC**



Cole Westersund
Personal Real Estate Corporation
cole@landquest.com
(604) 360-0793



WESTERN LAND GROUP

Chase Westersund
Personal Real Estate Corporation
chase@landquest.com
(778) 927-6634



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10.44-Acre Opportunity in Peace River Region, Zoned A2 - Pink Mountain, BC

PROPERTY DETAILS

Listing Number:	24281
Price:	\$597,000
Taxes (2024):	\$871.10
Size:	10.44 acres

DESCRIPTION

Situated on 10.44 acres in the Peace River region, 24542 Highway 97 North offers a versatile investment opportunity with exceptional flexibility. Zoned A2, the property is ideal for various uses, including a laydown yard, a camp area for workers, or future development as a commercial or residential space. Its strategic location along Highway 97 ensures easy access for industries requiring logistical advantages or individuals seeking a private retreat with ample potential for customization.

The property is well-positioned for strategic development, catering to the resource sector's infrastructure needs or capitalizing on the region's economic growth. The A2 zoning supports diverse applications, from industrial and agricultural operations to residential projects, making it an attractive choice for investors or developers. Significant upgrades have been made, including the removal of organic material, placement and compaction of sandstone over 5 acres, grading and packing, as well as adding gravel and a culvert at the road, enhancing its readiness for immediate use.

Located in the resource-rich Peace River region, the property benefits from a thriving economy driven by energy, forestry, and agriculture. Its expansive lot provides ample space for additional infrastructure, such as storage facilities, equipment staging areas, or worker accommodations.

LOCATION

24542 Highway 97 North - Pink Mountain, BC

DIRECTIONS

Contact Listing Agent.

MAP REFERENCE

57° 5'9.67"N and 122°36'6.49"W

AREA DATA

Pink Mountain is an outdoor lover's paradise in northeastern British Columbia. Nestled in the Rocky Mountain foothills, it offers breathtaking views, vast wilderness, and diverse ecosystems. The area is rich with wildlife, including elk, moose, caribou, deer, and even bighorn sheep, making it a top destination for hunting enthusiasts. Recreation options are abundant: enjoy ATV riding, hiking, horseback riding, snowmobiling in winter, and exploring endless Crown land. Nearby Pink Mountain Provincial Park provides hiking trails and scenic viewpoints that capture the rugged beauty of the region. Just 1.5 hours from Fort St. John, Pink Mountain is a remote, pristine area where nature is undisturbed, and adventure is around every corner.



RECREATION

Pink Mountain, located in northern British Columbia, is a hidden gem for outdoor enthusiasts seeking adventure and natural beauty. Known for its striking landscapes, the area offers excellent opportunities for hiking, wildlife viewing, and photography, with panoramic views of the surrounding mountains and valleys. It is a popular destination for hunting and fishing, attracting those drawn to the region's abundant wildlife and pristine rivers. In the winter months, Pink Mountain becomes a haven for snowmobiling and cross-country skiing, while nearby trails and backcountry routes cater to year-round exploration. With its rugged charm and diverse recreational offerings, Pink Mountain is a must-visit destination for nature lovers and thrill-seekers alike.

ZONING

A-2 (Large Agricultural Holding Zone)

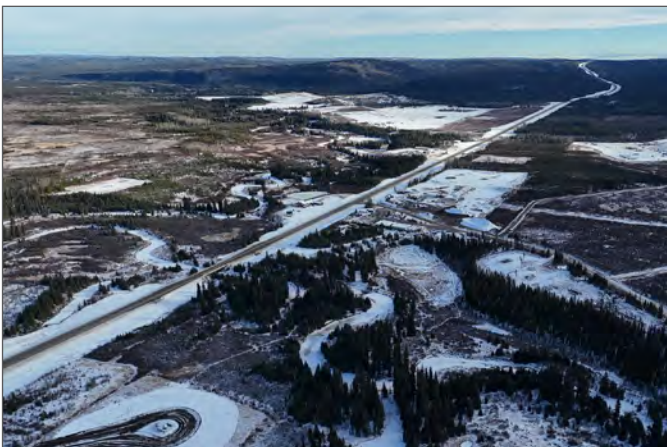
LEGAL

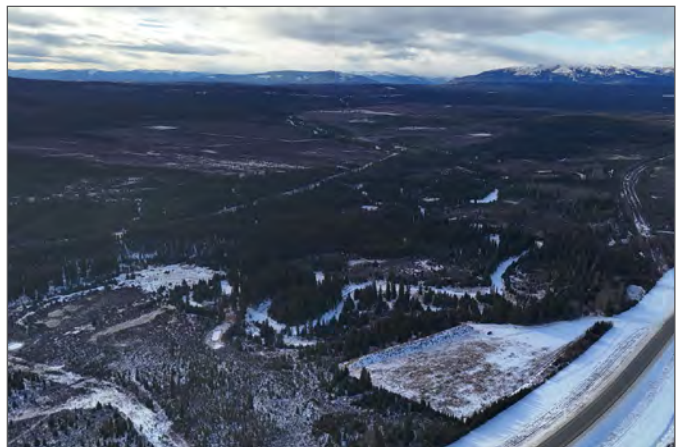
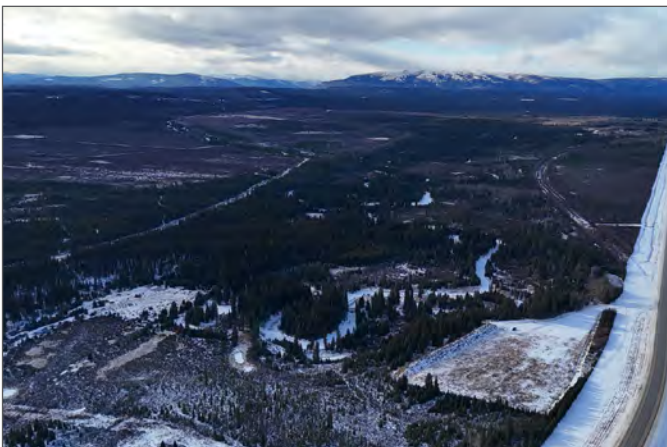
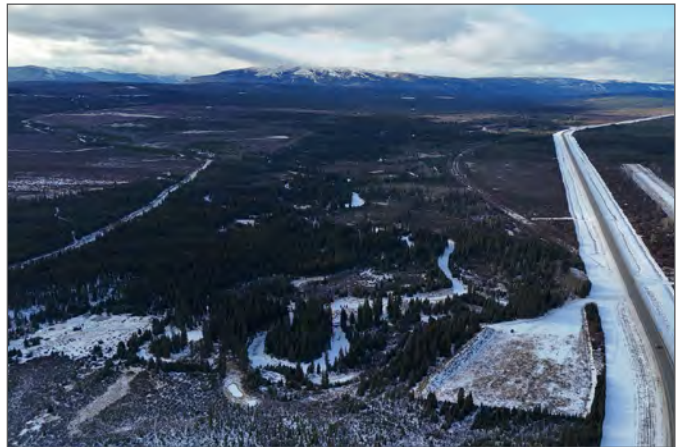
DISTRICT LOT 3985, PEACE RIVER LAND DISTRICT, PETROLEUM FACILITY LOCATED HEREON (WA 23996.700) - PID 024-678-007





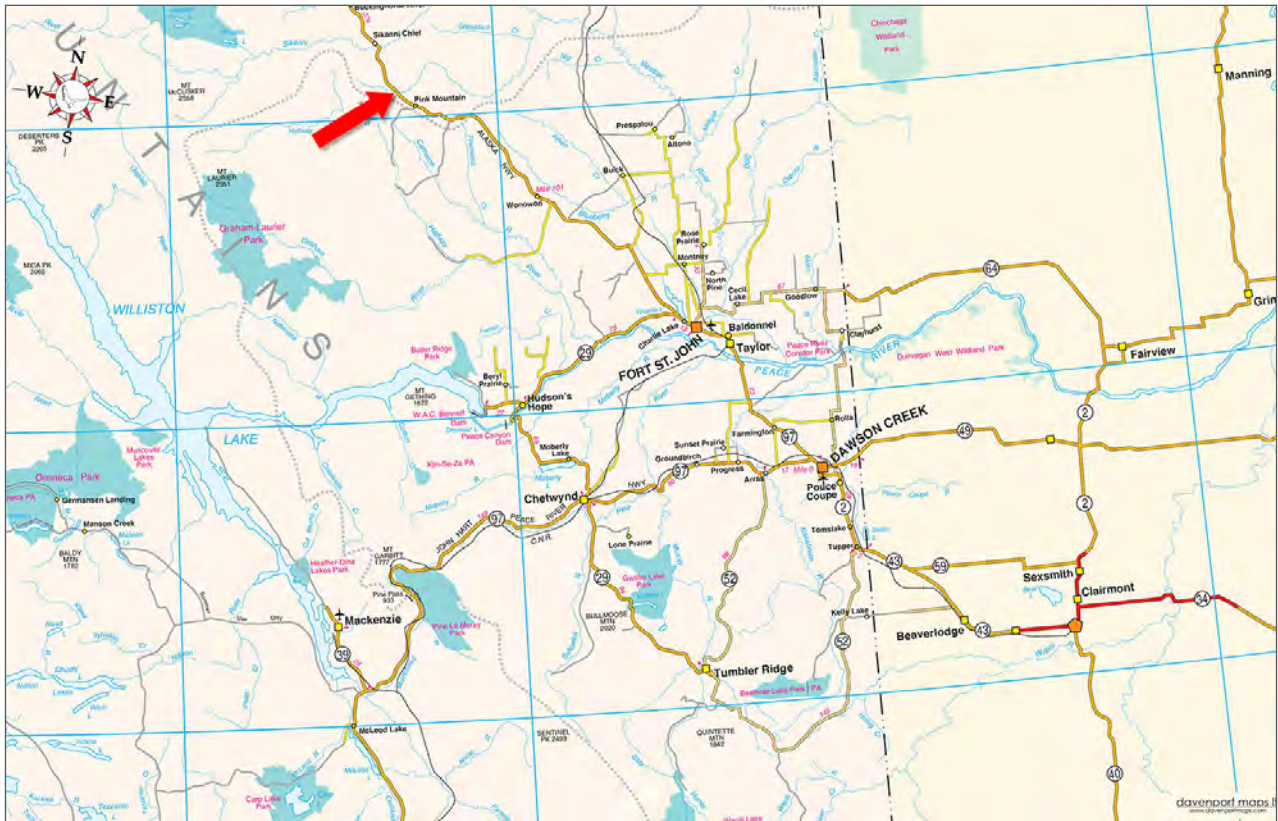
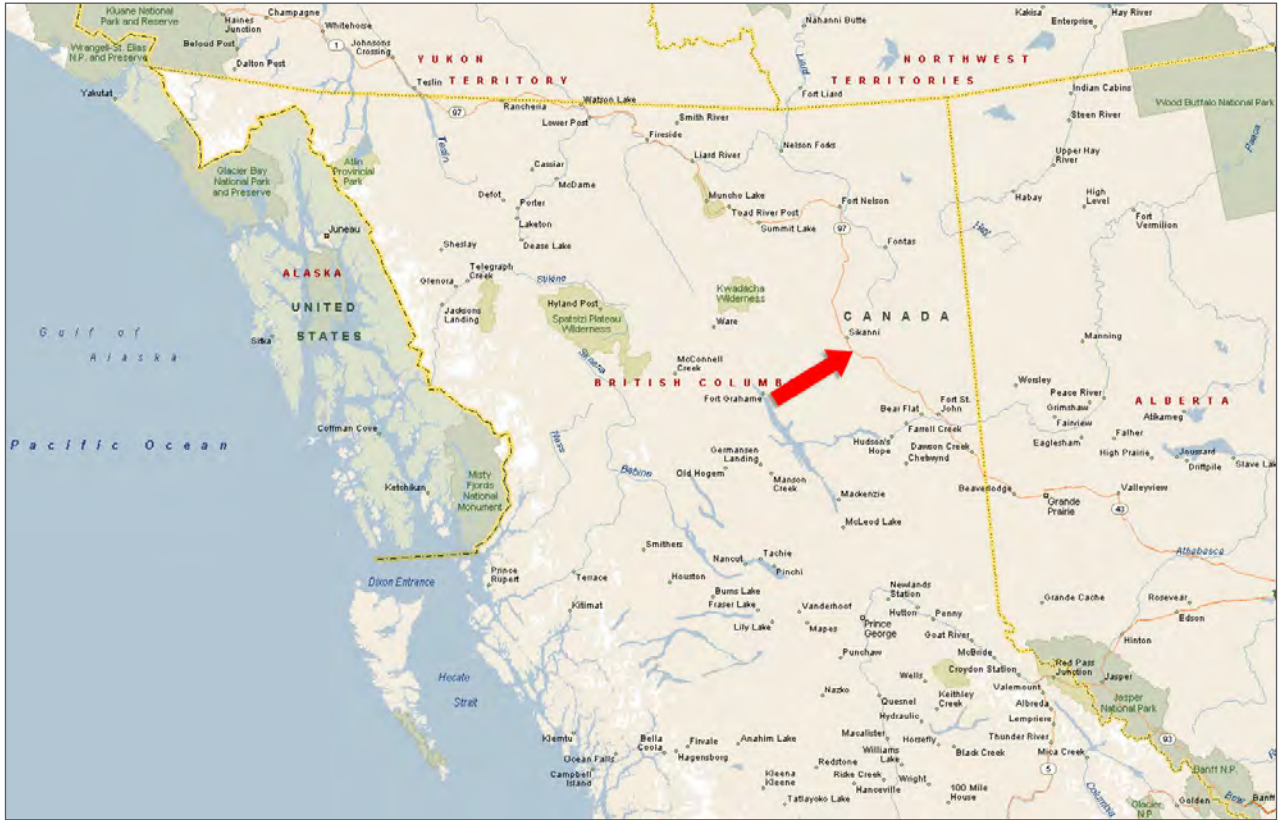


















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WESTERN LAND GROUP

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)