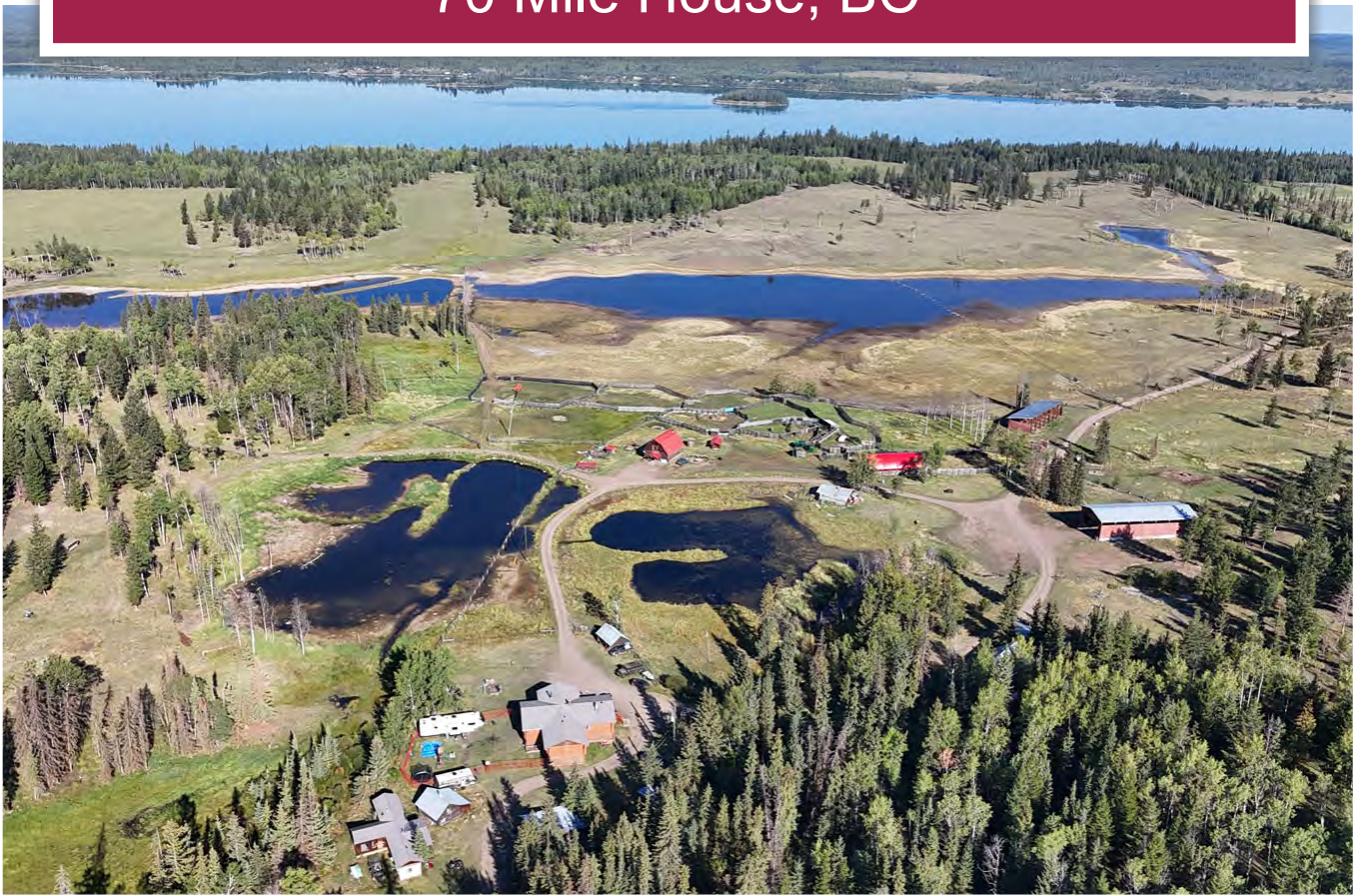




**XH Buffalo Ranch**  
70 Mile House, BC



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# XH Buffalo Ranch

70 Mile House, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24029
<b>Price:</b>	\$2,999,999
<b>Taxes (2024):</b>	\$4,572.67
<b>Size:</b>	800 acres ~ 6 titles
<b>Zoning:</b>	RL-1

## DESCRIPTION

Boasting nearly 800 acres of deeded undulating pasture, sprawled across 6 separate titles, and nestled alongside Green Lake Provincial Park, this very rare ranching opportunity will take your breath away.

What began as a small operation with about 30 young heifers has blossomed into an impressive organic meat business that supports, on average, 300 animals. In existence for over 30 years, this ranch has been meticulously designed and crafted what is now a well-established and renowned ranch in one of the most scenic locations in the interior of British Columbia. In addition to being one of BC's premier ranching operations, the XH Buffalo Ranch gained world-wide notoriety in 2015 when it supplied genuine buffalo skulls and hides that were used in the Academy Award winning epic "The Revenant" which was filmed in Alberta.

At the heart of the ranch is a bold and beautiful log residence. With rustic elegance and a charming interior design this 4,341 square foot home is a sight to behold. Featuring 7 sizable bedrooms,

and what could easily be converted to a lower-level secondary suite for ranch hands, or to be used to house family and friends. Its imposing yet comforting aesthetic is entirely reminiscent of a country western movie, as it stares out over the farmyard and surrounding pastures and animals offering one-of-a-kind views that take you back to a time when Bison roamed freely across North America.

In addition to the main residence, the property is dotted with farm related outbuildings, each with their own purpose and utility. Covered storage is never hard to find, and 2 additional log cabins, one of which is move in ready, add to the appeal and functionality of the ranch. The sellers were also able to obtain the appropriate licensing to operate a fully approved slaughterhouse on the property, allowing them to prepare meat effectively and efficiently, and limiting undue stress from transportation. To further add utility and value to the property, the sellers constructed a hide tanning shop where the owners masterfully prepare hides and skulls for individual purchase.

A huge draw to raising Bison, other than the love of the animals and lifestyle, is for the meat. The Canadian Bison Association recommends bison meat as a healthy and natural alternative to beef. As well as being a natural red meat, buffalo meat is low in fat, low in cholesterol, and high in protein. No antibiotics, chemicals or growth hormones are used in raising XH buffalo.

## LOCATION

938 Green Lake South Road - 70 Mile House, BC



## DIRECTIONS

From Highway 97 turn onto North Bonaparte Road (heading east). In approximately 11 km turn left onto Green Lake South Road, and continue for a further 10 km before arriving at the driveway to the XH Buffalo Ranch.

## AREA DATA

The Interlakes, also known as the Interlakes District, is a geographic region of the Interior of British Columbia located along and around the Interlakes Highway between 100 Mile House on Highway 97 and Little Fort on the North Thompson River. The area is a subregion of the Cariboo and includes the communities of Bridge Lake and Lac des Roches.

Provincial billboards promoting the area show it as being bounded by Canim Lake, Lac des Roches, Young Lake and Green Lake, with Highway 97 (the Cariboo Highway) and Canim Lake Road as its western and northwestern limits. The area contains over 1,600 households, most of which are spread along the Highway 24 corridor from Lone

Butte to Bridge Lake. Another interpretation from the Cariboo Regional District includes Sheridan Lake and Deka Lake.

## RECREATION

XH Buffalo Ranch falls within the Interlakes region and is a popular destination for fishermen and anglers looking to take advantage of the renowned trout fishing throughout the area. The expansive territory and relatively flat topography make for an ideal setting for lovers of the outdoors. The area is scattered with not only lakes, but countless trails for hiking, biking, horseback riding, ATVing and sledding. Summer and winter recreation activities include:

### Winter Recreation

- Cross-country skiing
- Snowshoeing
- Ice fishing
- Wildlife viewing
- Ice skating
- Snowmobiling

### Summer Recreation

- Hiking
- Swimming
- Fishing
- Camping
- Canoeing/kayaking/paddle boarding
- Wildlife viewing
- Mountain biking
- Horseback riding
- ATVing
- Hunting

### MAP REFERENCE

51°23'57.86"N and 121°12'8.07"W

### BOUNDARIES

Please see mapping section, all boundaries are approximate.

### INVESTMENT FEATURES

- 800 acres
- Adjacent to Crown land
- Multiple storage structures
- Covered storage for hay, grain and equipment
- Page wire fencing and cross-fencing throughout
- Multiple pastures for rotational grazing

Information on the purchase of the closed herd and equipment/machinery may be available upon request.

### SERVICES

- Residence is on well water
- Existing septic and lagoon systems
- Electricity
- Wood stove and baseboard heat in main residence

### IMPROVEMENTS

- 4,332 square foot log home (1990)
- Fully licensed slaughterhouse
- Storefront
- Fully equipped hid tanning shop with storage space and sleeping quarters upstairs
- Livestock handling pens
- Haybarn and additional covered storage area
- Additional storage structures for tools and equipment
- Intricate network of page wire fencing/cross-fencing
- 

### LEGAL

Block A of DL 4632 Lillooet District  
PID 001-997-734

Block A of DL 4630 Lillooet District  
PID 013-419-447

DL 4629 Lillooet District  
PID 013-419-412

DL 499 Lillooet District  
PID 013-308-521

DL 4633 Lillooet District  
PID 013-419-536

DL 4631 Lillooet District  
PID 013-419-480























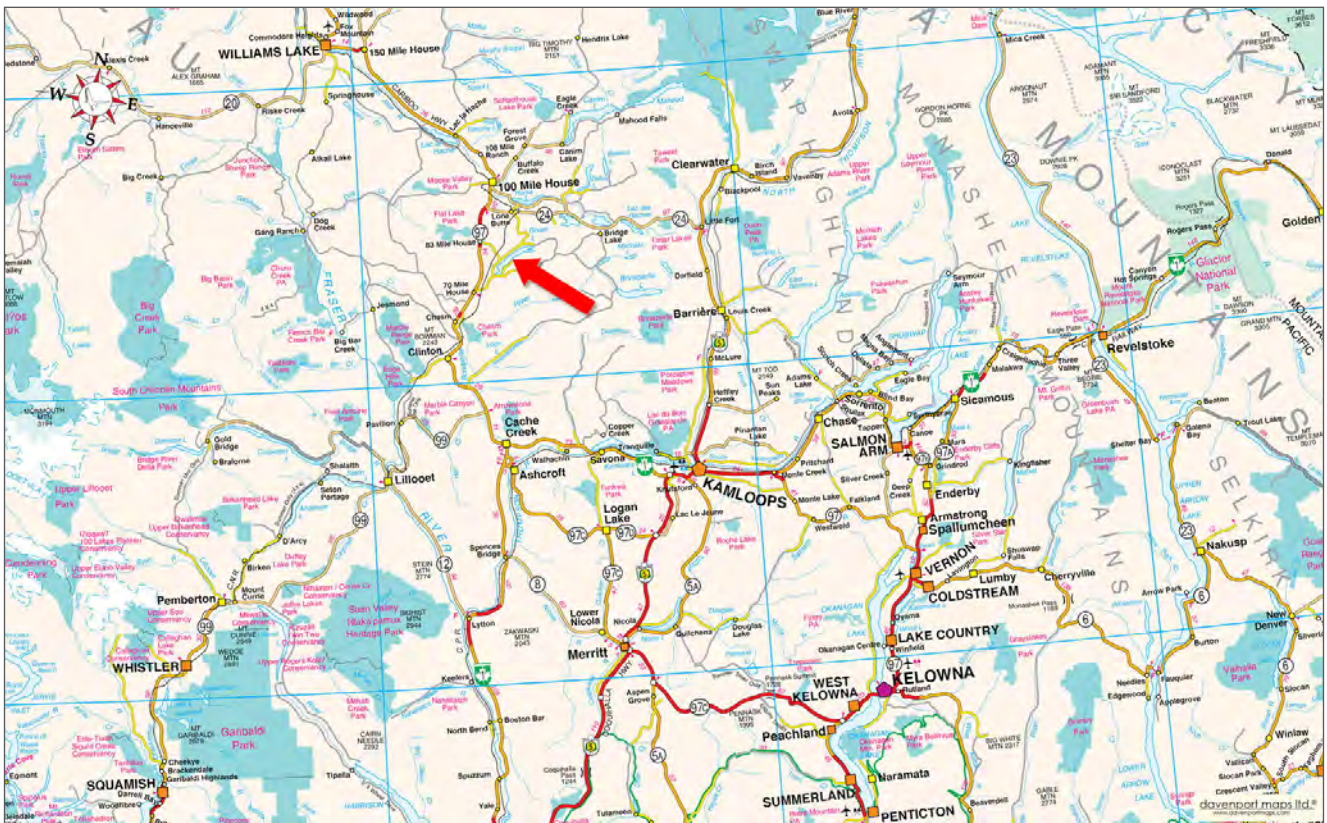


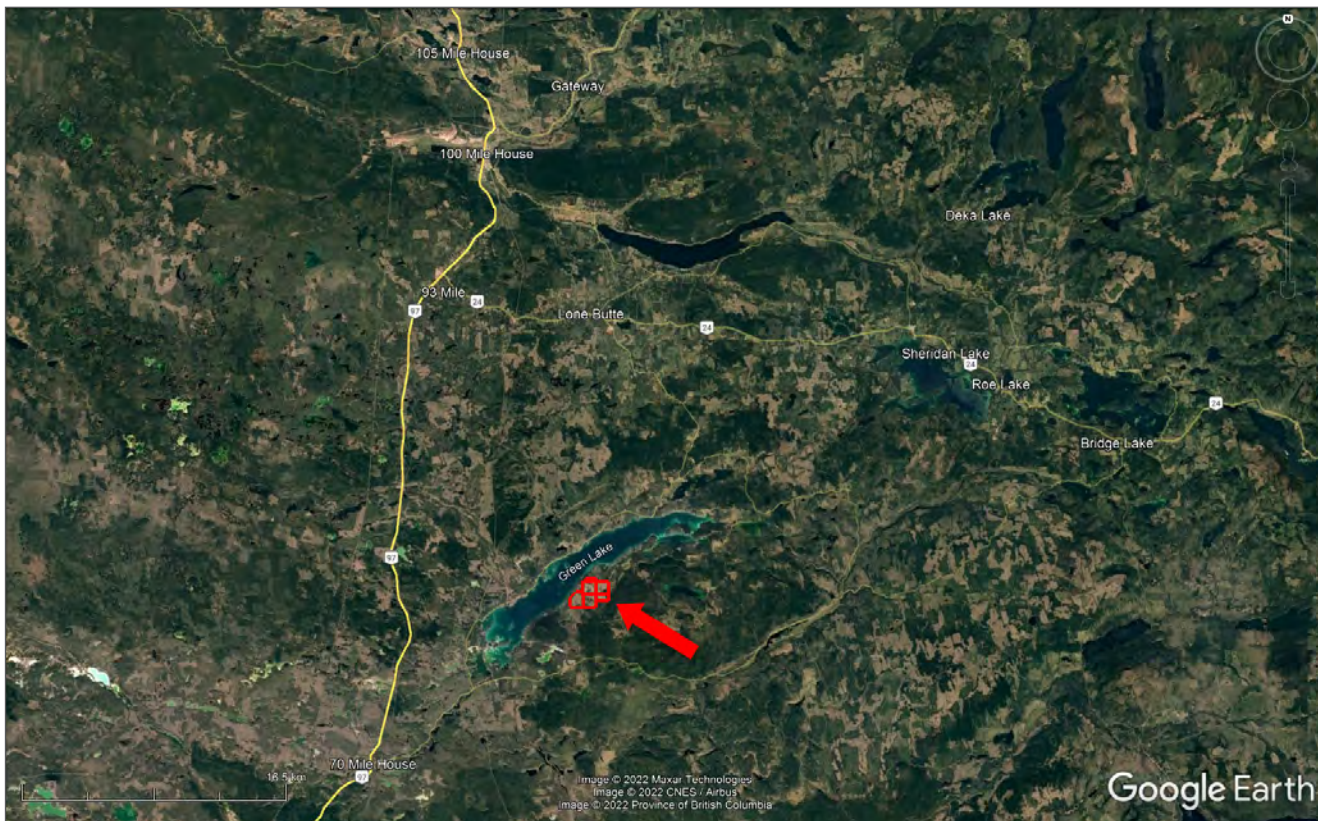
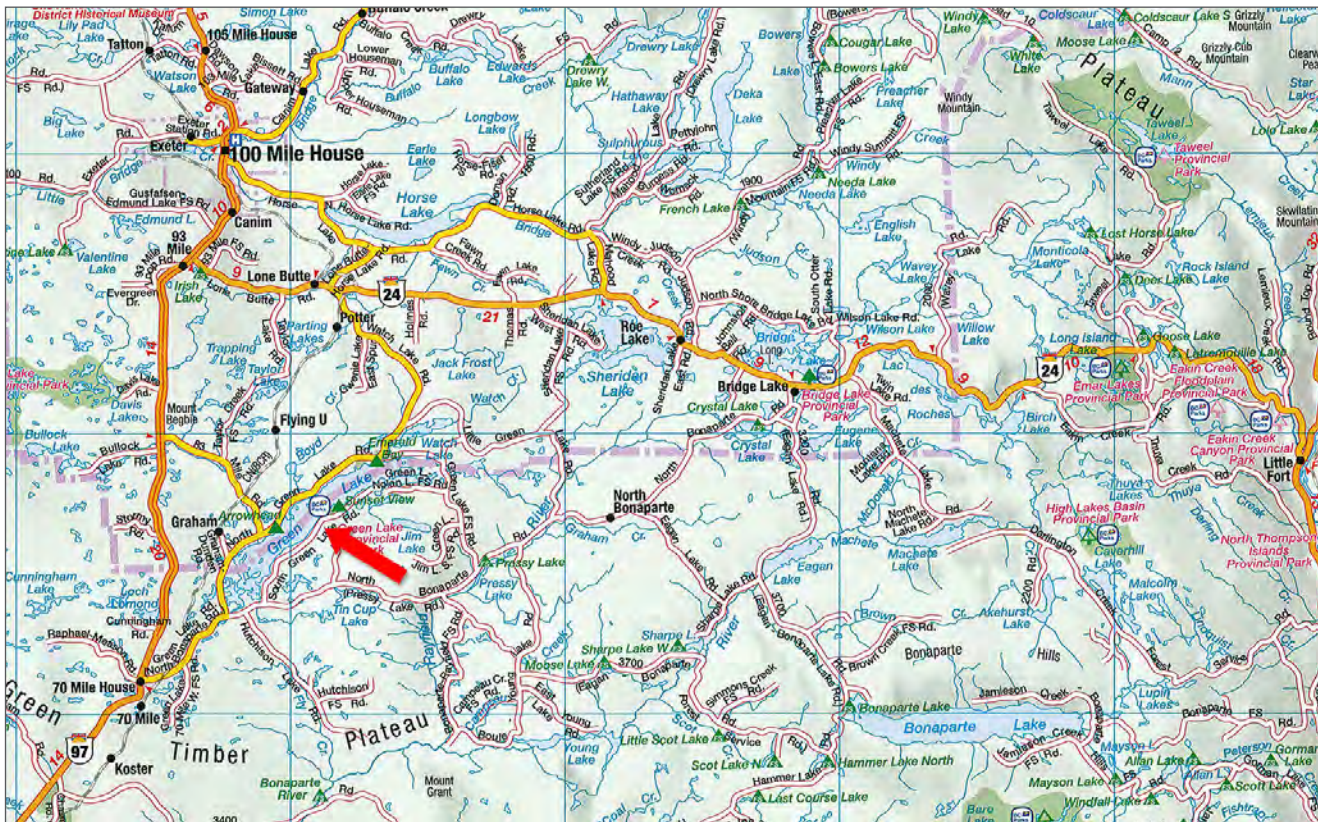


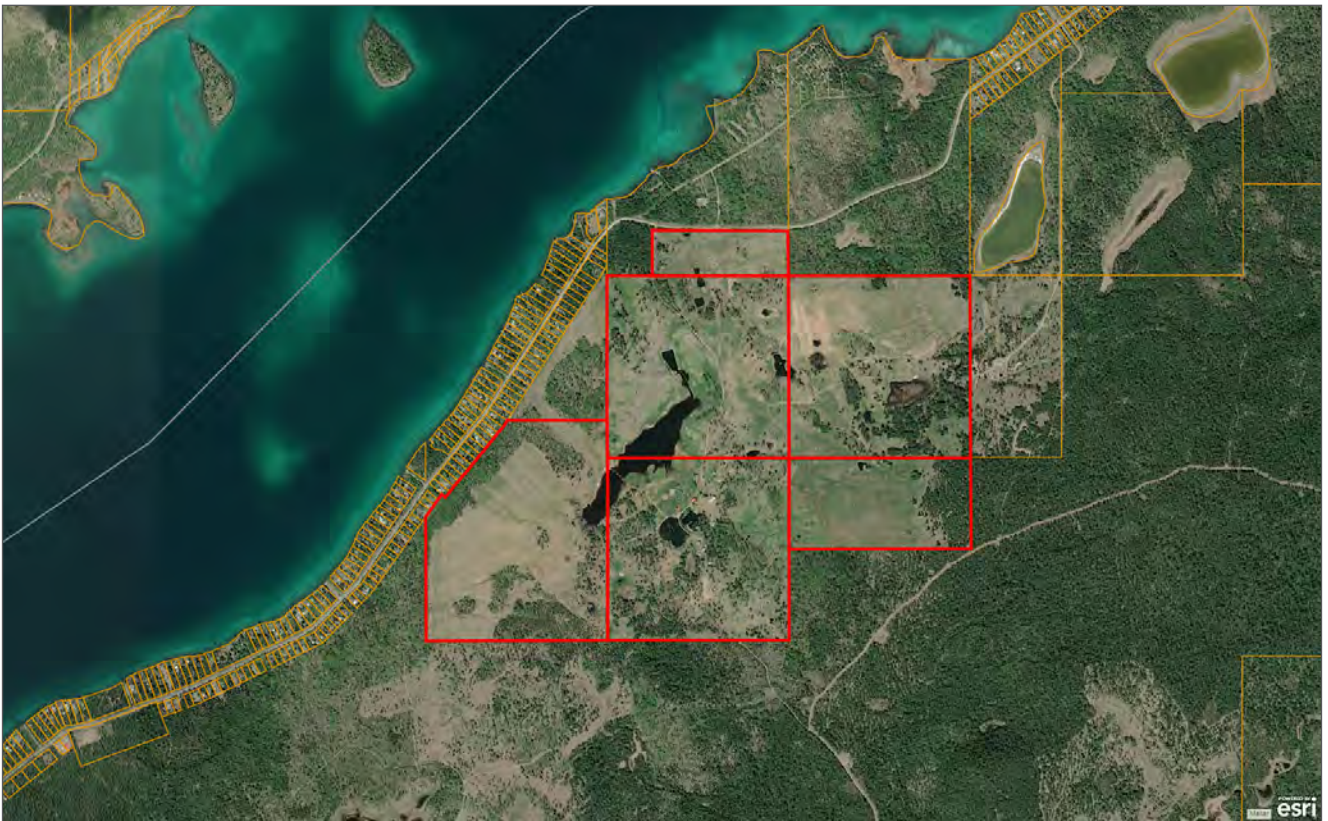
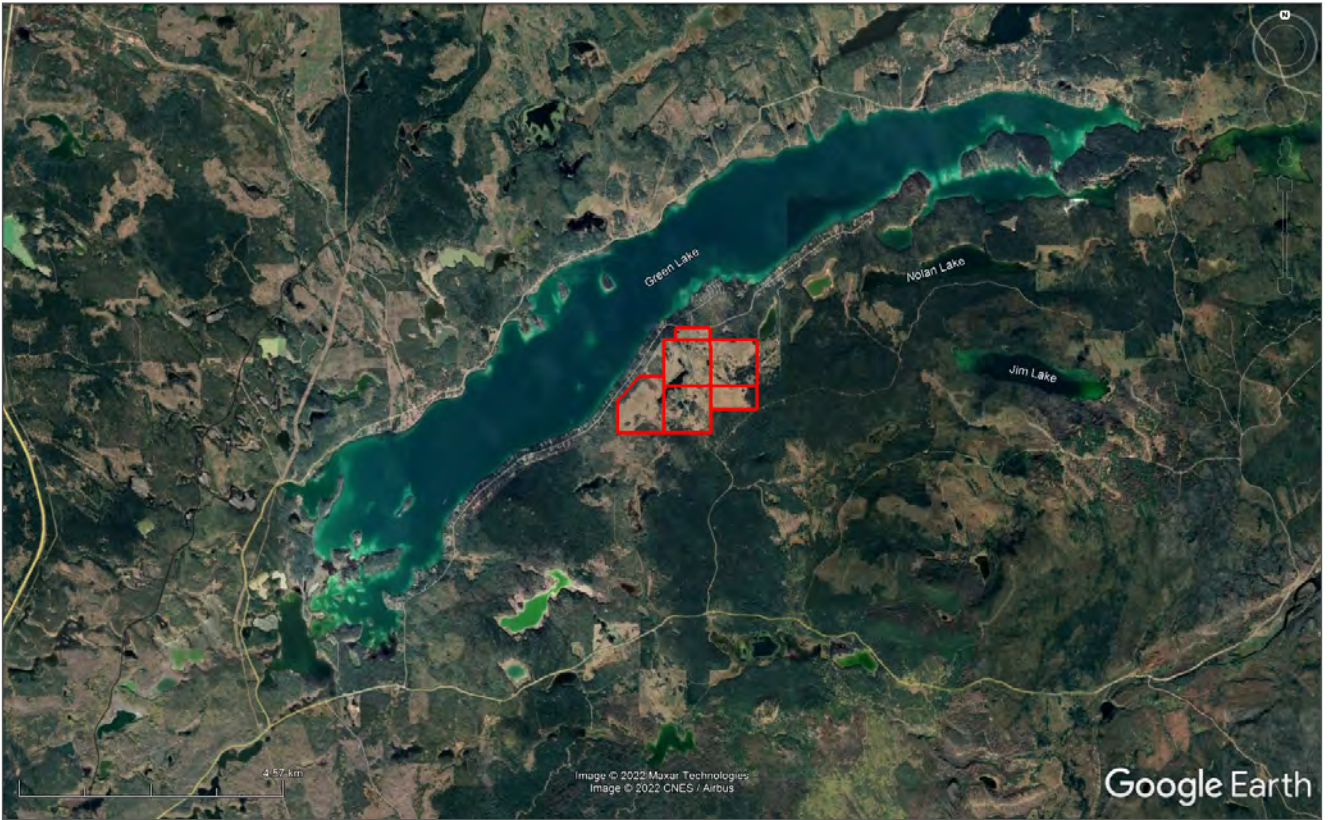


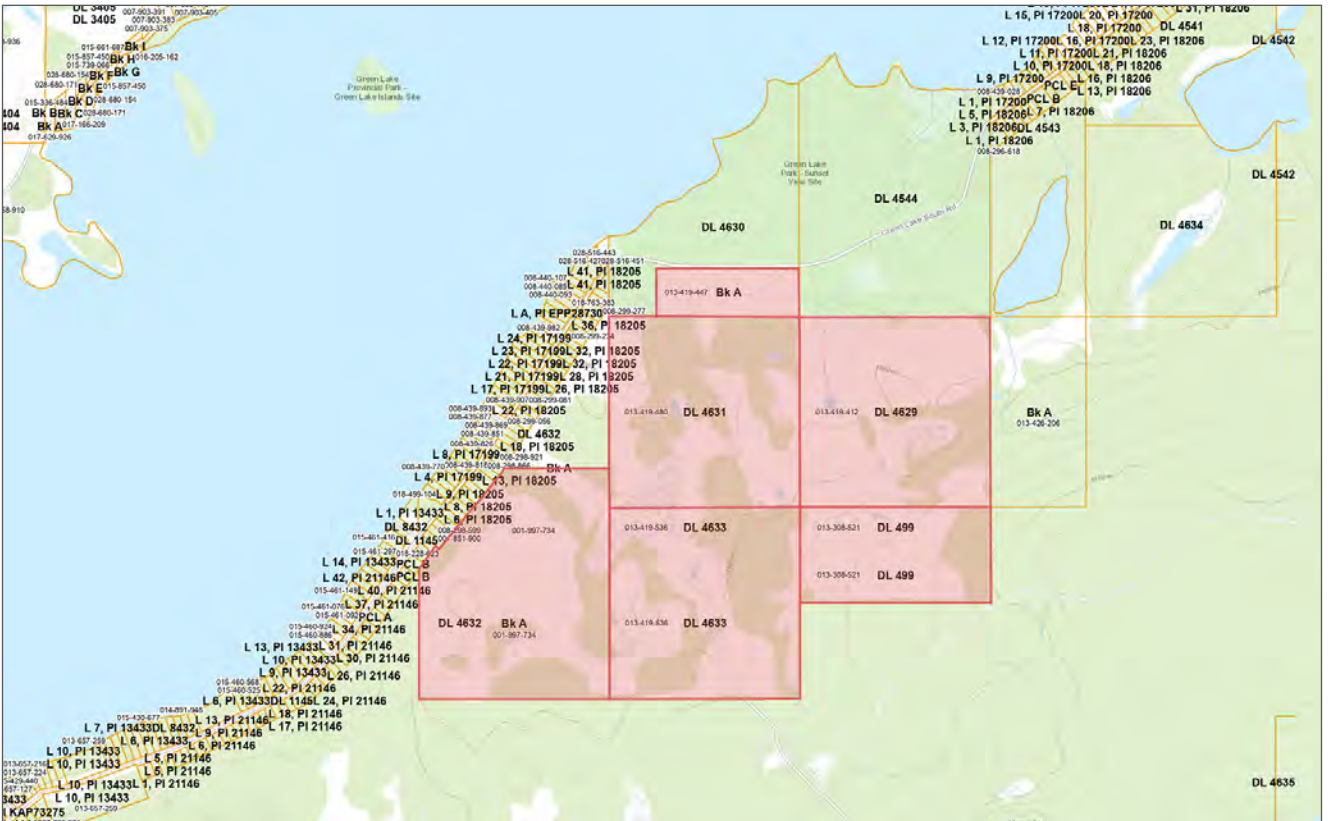
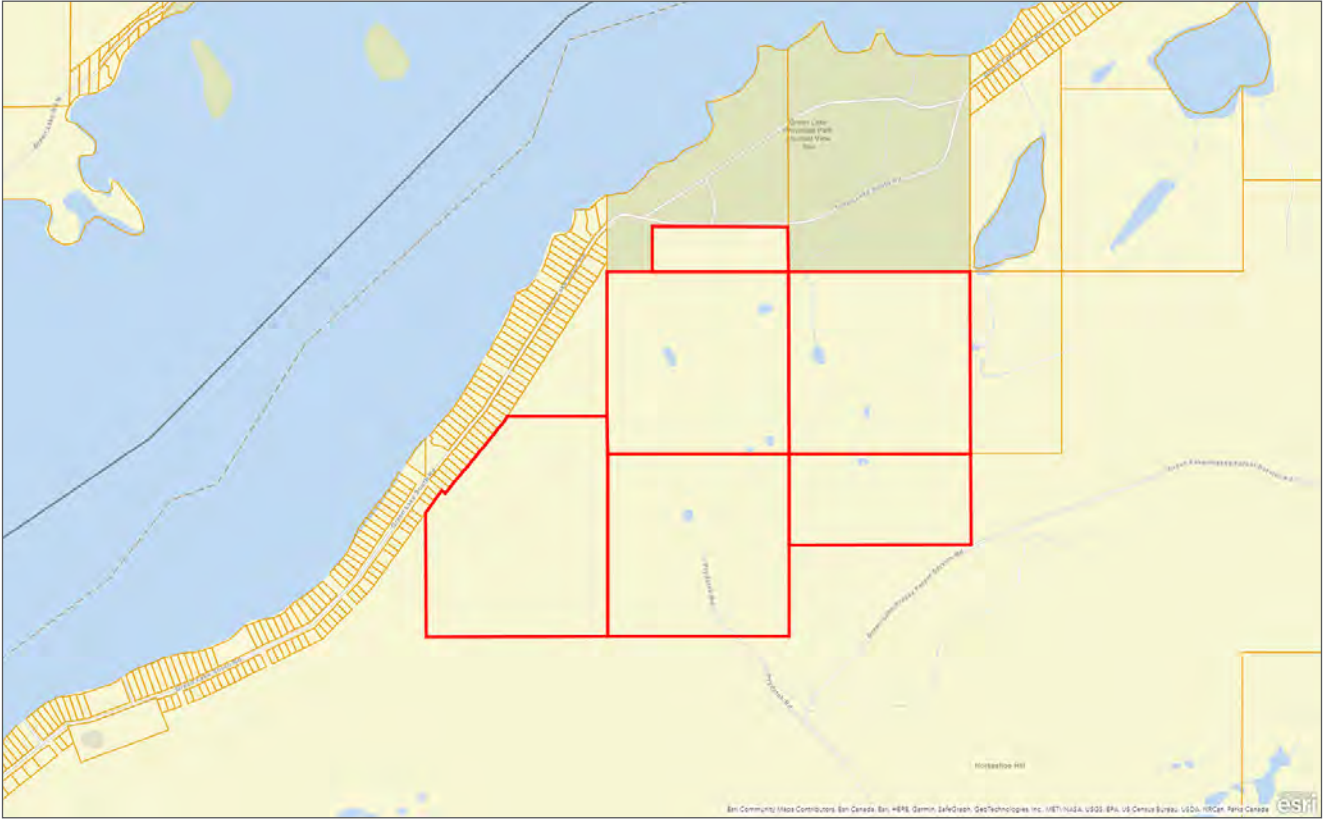














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