



VANDERHOOF RECREATIONAL INVESTMENT, British Columbia, 1,097.00 Acres
\$1,495,000 CAD

- Big Game, Fishing, Income producing, Lake/Pond, Off-Road, Timberland, Waterfowl, Wildlife Viewing

If you're in the market to invest in a decent sized package of land to protect against inflation, enjoy nature, hunt, fish, just have your own personal oasis to get away from the every day life then you should take some time to consider this mixed use recreational investment opportunity.

These parcels of land attract all kinds of wildlife with their mixture of open Meadows and abundant forests. They will give you a place to make some hay, give you the opportunity for a future timber investment, and utilization as a staging area to enjoy Stuart River Provincial Park, access crown land and close proximity to the Stuart river.

If you've dreamed of flying in to an easy access area, taking a short trip to land that you personally own, and being able to find your very own trophy animal, then the wildlife in this area will not disappoint you one bit! Elk, moose, deer, bear are all in the area.

The 8 land parcels that make up the total 1097 acres are a mix of RR-1 zoning and AG1, with one of the larger parcels left out of the ALR if you have any development aspirations. Low taxes make it an easy asset to carry.

There is a beautiful Ducks Unlimited Canada water feature to enjoy on one of the parcels with a lifetime easement to add to the serene nature of the property.

The close proximity to Vanderhoof, BC means that you still have access to amenities, and it is a thriving agriculture area, so your land will retain its value.

A few aspects of the property to consider when making a decision to hold this investment:

- 1) There is considerable Crown land available and adjacent which could be potentially available through Crown Grants as part of the agricultural Lease Program.
- 2) There is a potential to expand the grazing land area on adjacent 30,000 to 40,000 acres of Crown Land. This can be applied for thru the Ministry of Forests as Grazing Permits or Grazing Licenses.
- 3) This area and land base provides good hunting opportunities for all game species known to frequent the Central Interior of BC.
- 4) This land parcel contains several wetlands and an abundance of waterfowl, gamebird, raptor and songbird species. Perfect for the nature enthusiast, fisherman, bird watcher, and it adds to the serenity of the area.
- 5) There is a large amount of undeveloped gravel sources within the private land parcels.
- 6) There is 25 to 30 hectares of merchantable timber left on the property for aesthetics, wildlife habitats, and potential homesites. As well there are numerous age classes of timber that are not yet commercial up to 50 years of age.
- 7) The trail leading to the Historic Native Chinlac site leads through this property to the site which is at the confluence of the Nechako and Stuart Rivers approximately 4 kilometers distance away.
- 8) Three of the properties are adjacent to the Park which borders the Stuart River.
- 9) The hay land makes an opportunity for extra revenue, which will help with the holding cost, while also giving the owner

farm status to save on property tax, or have feed for your own livestock.

Vanderhoof is a small town in central British Columbia, Canada. It is located on the Nechako River and is approximately 100 kilometers west of Prince George.

The town has a population of around 4,500 people and is known for its forestry, agriculture, and mining industries. It is also a popular destination for outdoor enthusiasts, with opportunities for hunting, fishing, camping, hiking, and snowmobiling in the surrounding area.

LISTING COURTESY OF HANK VAN HIERDEN - FAIR REALTY

Main Info

- Street Address : STURGEON POINT RD
- Lot Size Acres : 1,097.00 Acres
- Postal / Zip Code : V0J 303
- Dwelling : No
- State / Province : British Columbia
- Closest City : VANDERHOOF

Broker Info



Hank Van Hierden

Real Estate Centre West

(P:) **403-223-4001**

(M:) **403-308-1737**

hank@farmrealestate.com

realestatecentre.com

.Having been born on a dairy farm in southern Alberta, and then switching to ranching and general farming, I have a fair understanding of the local agriculture world. I have spent many years self employed farming and trucking, plus have done some building and development of my own rural properties, so when it comes to representing buyers and sellers I feel I have a competitive edge. Now still living in Southern Alberta and raising my family here, I have made real estate my career to represent others. Willingness to travel, not afraid to spend on advertising, put in long hours and work hard to promote your best interests, are just a few of the many benefits to hiring me as your Realtor. My rural experience will be beneficial to your rural real estate needs.

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