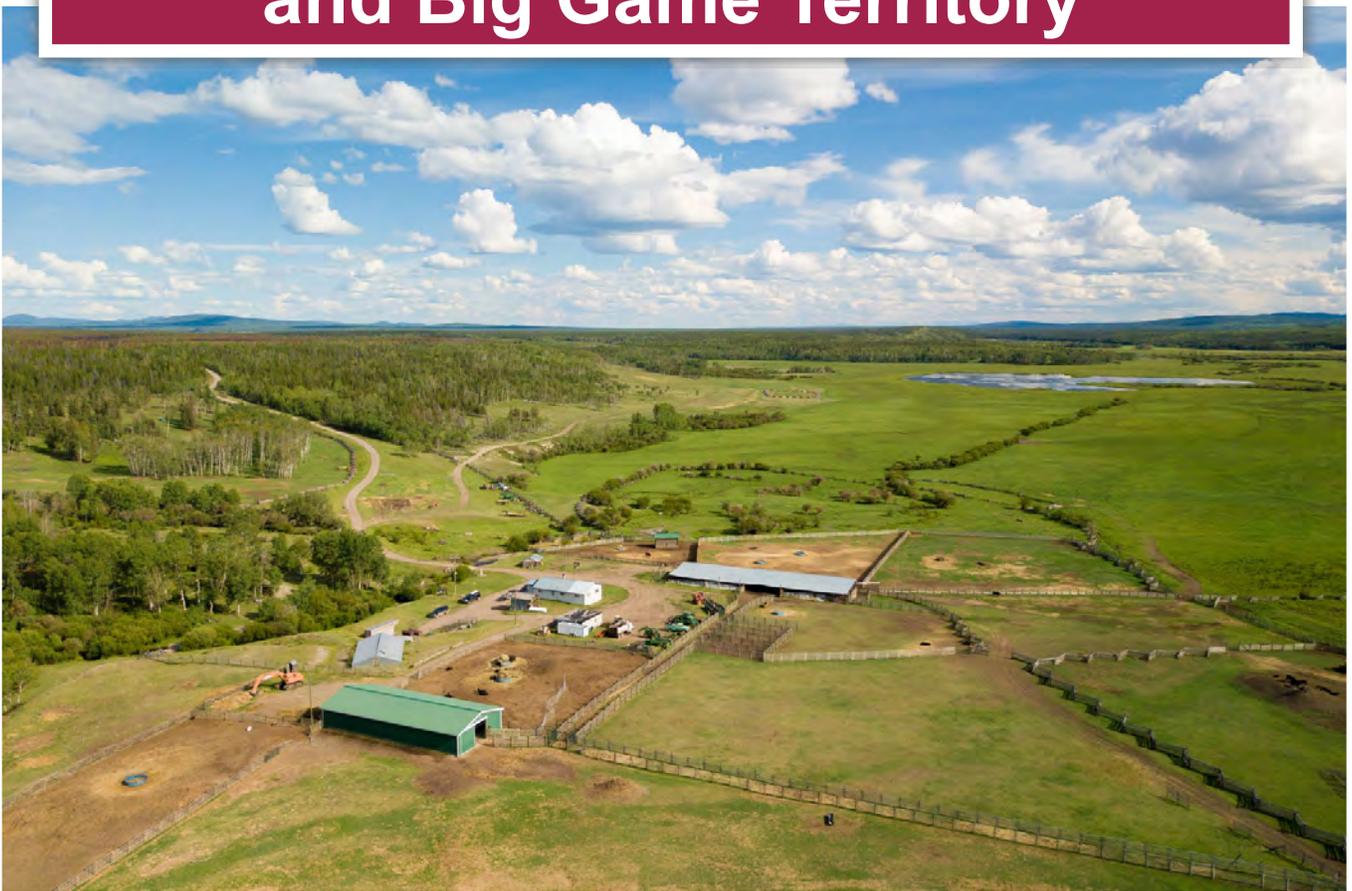




## Chezacut Ranch and Big Game Territory



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# Chezacut Ranch and Big Game Territory

## PROPERTY DETAILS

**Listing Number:** 23204

## PRICE

\$10,500,000 CDN includes livestock, equipment, and Big Game Territory.

## SIZE

- 3,929 acres deeded land in 31 titles
- 151-acre Grazing Lease
- Grazing Licence RAN076964 - 8,009 AUMs covering 677,283± acres
- Big Game Territory covering 741,715± acres

## DESCRIPTION

The historic "Chezacut Ranch" is a wilderness working cattle ranch and big game outfitter territory at the confluence of the Clusko and Chilcotin Rivers on BC's remarkable Chilcotin Plateau. It is wild, beautiful, and surrounded by Crown land and its huge Range Permit and Big Game Territory.

The ranch, including 3,929 deeded acres in 31 titles is offered for sale with equipment and livestock including 600± cows, 40± bulls and 8± horses and the Big Game Territory.

Chezacut Big Game Territory encompasses an area of about 741,000 acres stretching all the way to magnificent Itcha Mountain. It includes a wilderness camp with 3 recently built cabins including dining and sleeping cabins with a hot shower that are accessed by wagon and horseback with an annual

quota of 8 moose. The scenic beauty of the Itcha Mountain is legendary and worth the trip on its own.

Ranch headquarters are at km 41 on the Redstone Chezacut Road north of Highway 20 about 2 hours from Williams Lake. The ranch is private but easily accessed on a well-maintained year-round gravel road.

The Chilcotin and Clusko Rivers wind through the ranch and each spring naturally flood the fields depositing a fresh layer of silt which rejuvenates the meadows and prepares the land for growing hay. The rivers have excellent populations of rainbow trout and my pal, Irv Ridd, and I made a point to take a few hours to fish every time we visited the ranch.

The ranch produces an annual average of about 2,000 tons of hay which can be increased by developing additional fields and meadows.

## IMPROVEMENTS

Significant improvements have been made to the ranch homes and infrastructure over the last few years.

### Owners House

Built in 2010 this 2,100 ft<sup>2</sup> home on 2 levels, with 3 bedrooms, 3.5 bathrooms is immaculate, perfectly maintained, and ideal as an owner's ranch home. The wrap-around covered deck overlooks a panoramic view of hayfields and mountains beyond. Full finished basement which served perfectly for a wedding reception. Propane and electric heat, metal roof, cedar siding satellite TV and Internet.



### **Riverfront Guest House**

Situated on a fishing hole on the bank of the Chilcotin River the 2,074 ft<sup>2</sup> guest house has 4 bedrooms, 4 bathrooms and was totally renovated in 2012. The covered wrap-around deck is perfect for enjoying Chilcotin evenings and the firepit is a wonderful place to relax and look at the milky way here you really see the stars. It has a metal roof, cedar siding and full basement.

### **Ranch Managers House**

1, 730 ft<sup>2</sup> 3 bedrooms, 2 bathrooms, metal roof, addition and renovation were completed in 2017 spring domestic water, satellite TV and Internet.

### **Staff House**

3-bedrooms, 1 bathroom, wood siding.

### **Buildings and Improvements**

3,400 ft<sup>2</sup> workshop with attached 1,200 ft<sup>2</sup> covered equipment storage. Small hunter/fisher cabin, chicken house, pig barn, corrals, paddocks, livestock feeders, generator building, diesel storage.

### **Cattle Handling Barn**

Hydraulic squeeze, very good corrals, paddocks, and sorting system.

### **Calving Barn**

3,600 ft<sup>2</sup> fully insulated with metal roof and siding, vet room with hydraulic squeeze, electricity, water, heat, and 14 Hi-Hog stalls it is an excellent facility.

### **Equipment Building**

54' x 32' = 1,755 ft<sup>2</sup> with metal roof and siding.

### **Shop**

24' x 30' = 720 ft<sup>2</sup>, 2 bays, concrete floor, electricity.

### **Water Licenses**

C047053, C047054, C058501, C058502, C106759, C107909, C107910, F008437 for power generation, stream storage and irrigation.

### **Grazing Licence**

IN 2020 the ranches 2 grazing licences were amalgamated into RAN076964 with 8,009 AUMs.

### **Hay Production**

2023 production was 1,836 x 1,800 lbs. bales = 1,652 tons the ranch has been averaging 2,000± tons hay production over the last few years. Historically the original owners produced 4,000. There are additional fields and meadows that can be farmed to increase hay production and existing fields can be worked and improved.

### **Measurements**

Building measurements are approximate and must be verified to the Buyer's satisfaction.

### **DIRECTIONS**

The ranch is a 2-hour drive from Williams Lake. Take Highway 20 west to the Redstone Chezacut Road just before the Chilcotin River bridge, turn right (north). It is a good year-round gravel road, the first driveway to the owner's house and guest house is at kilometre 41, and the driveway to the managers house is at kilometre 44.

## RECREATION

Fishing, hunting, riding, jet boating, kayaking, and ranching.

## HISTORY

Arthur Knoll and his wife Anna came to the Chilcotin in 1912 by way of Bella Coola. While at the Chilanko meadow Knoll brought in a steam engine from Ashcroft via the Gang Ranch, travelling on its own power. By 1926, the Knoll family had grown to five children.

In 1940 he turned the ranch over to his sons and he, Anna and Victor moved to Kamloops. Most of their children moved to various parts of the country while Alvis (Ollie) kept the family ranch at Chezacut and married Mary French in 1943, they have four daughters.

In the mid-fifties, Ollie provided a good water system for the ranch by piping a big spring for two miles—a feat that some said could not successfully be done. That system is still delivering water to the water troughs on the ranch.

The biggest enterprise of his highly successful ranching career was next: a hydro project on Jorgenson Creek six miles away to provide electricity for the ranch at a cost of \$300,000. In August 1975 power was turned on from a Gilkes turbine, run by water diverted to the gulch from a reservoir above. Ducks Unlimited bought the Chilanko meadows from Ollie and the land is now used for waterfowl habitat. In 2001 I sold the ranch for Ollie Knoll's wife Mary and their daughters to Larry Olsen from Oregon who became a great client and friend.

## DEDICATION

The marketing of the Chezacut Ranch is dedicated to my dear friend, colleague, and fishing buddy, Irv Ridd who sold it to the current owner in 2010 when I had it listed for Larry Olsen. Irv had the ranch listed for sale when he passed away on a fishing trip to Costa Rica in January 2023. Irv is deeply missed, and we have left the video in as a memory and tribute to Irv.

## MAP REFERENCE

52°25'6.85"N and 124° 2'27.34"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## SERVICES

The off-grid ranch generates its own electricity with a 3-phase Hydro electricity system with 6 miles of transmission lines that was once one of the largest private systems in BC. It has a back-up generator, domestic water wells, water from springs, septic systems, satellite TV and Internet

## TAXES

\$4,057.61 (2023)

## ZONING

Resource/Agricultural (R/A)

## LEGAL

Lengthy legals. 31 titles of deeded land and one Grazing Lease list available upon request.

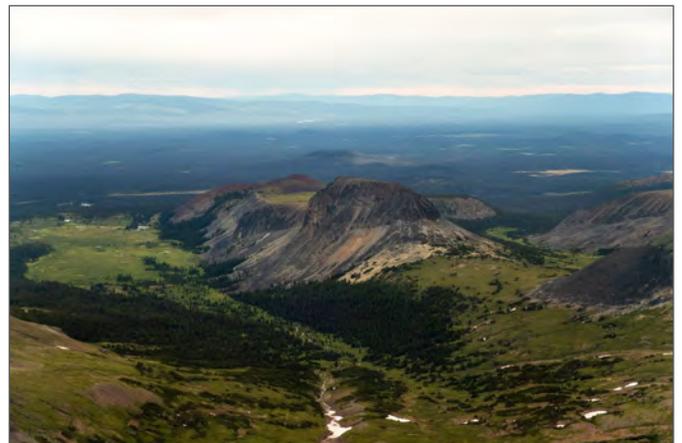


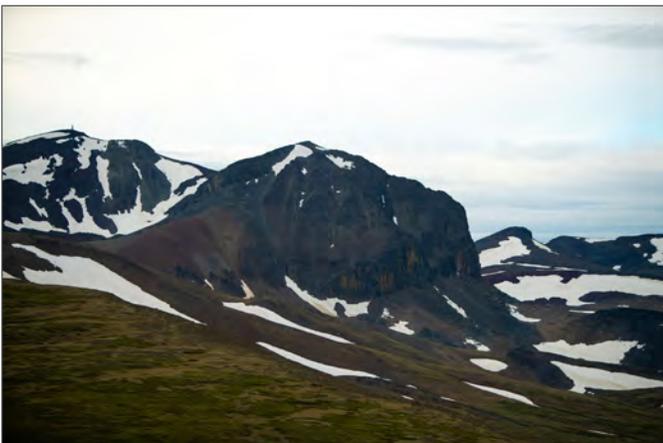


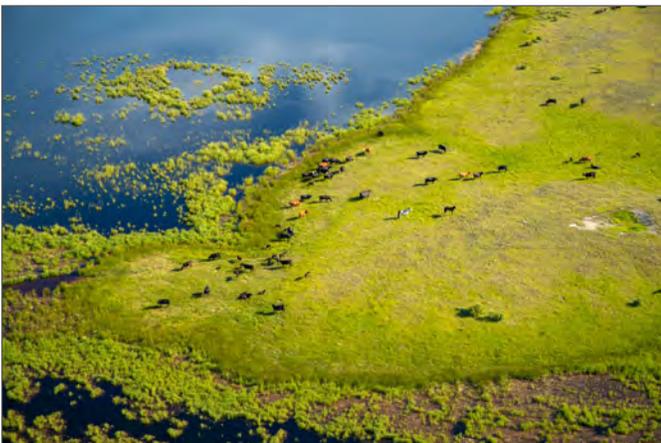










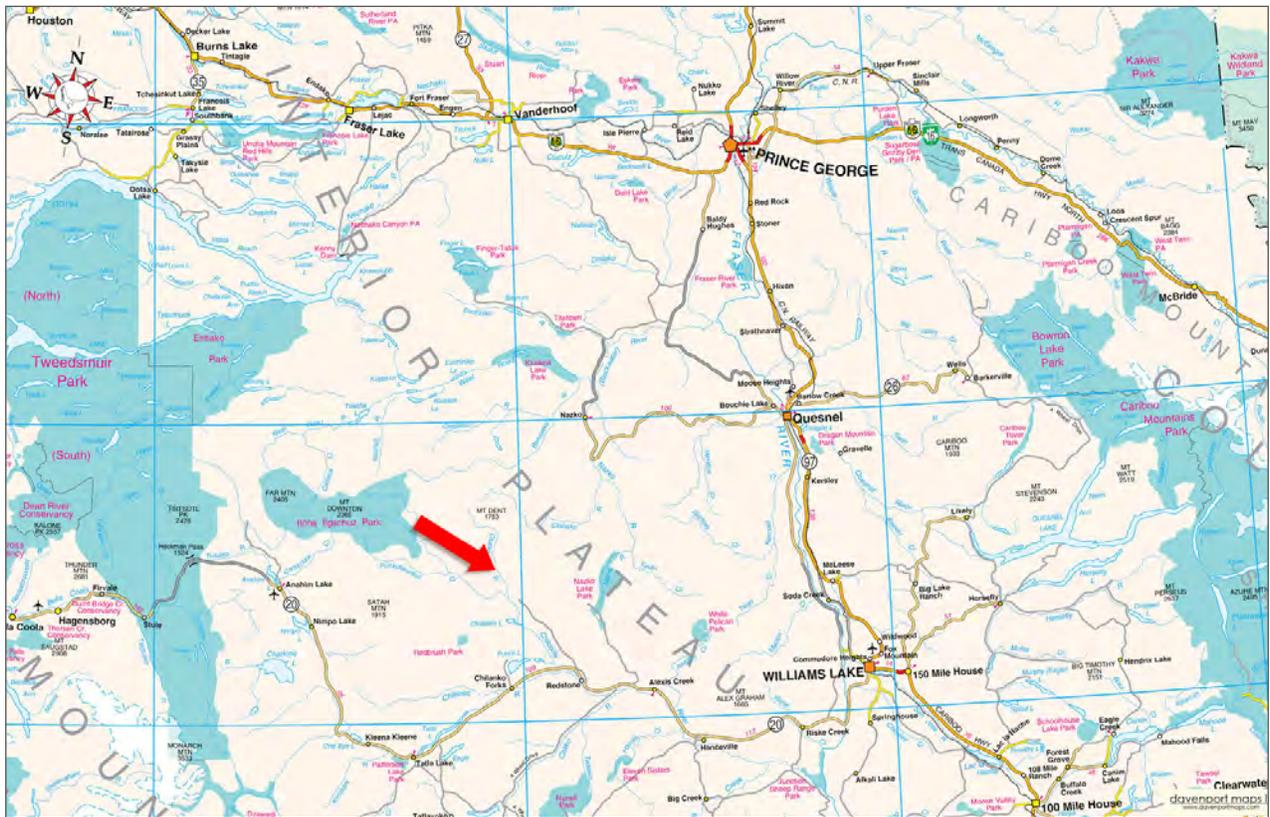
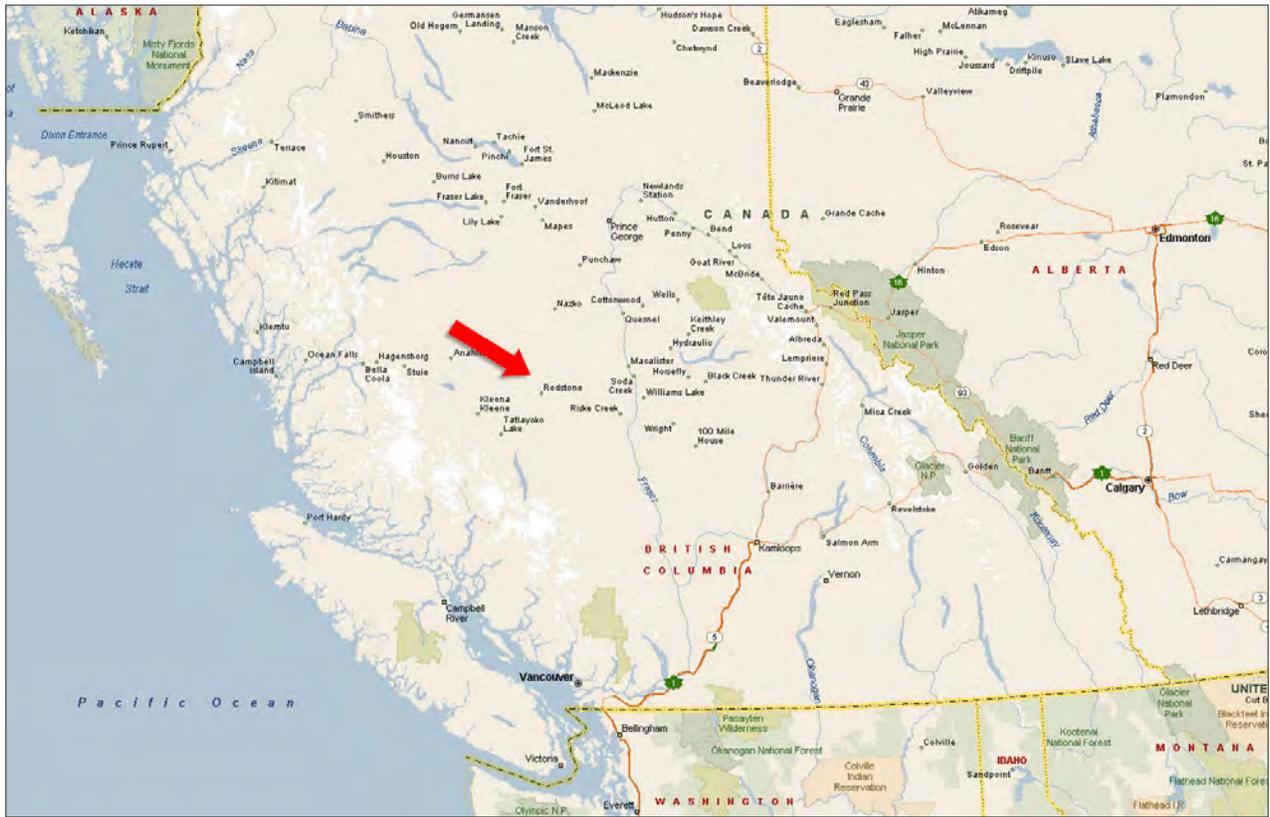


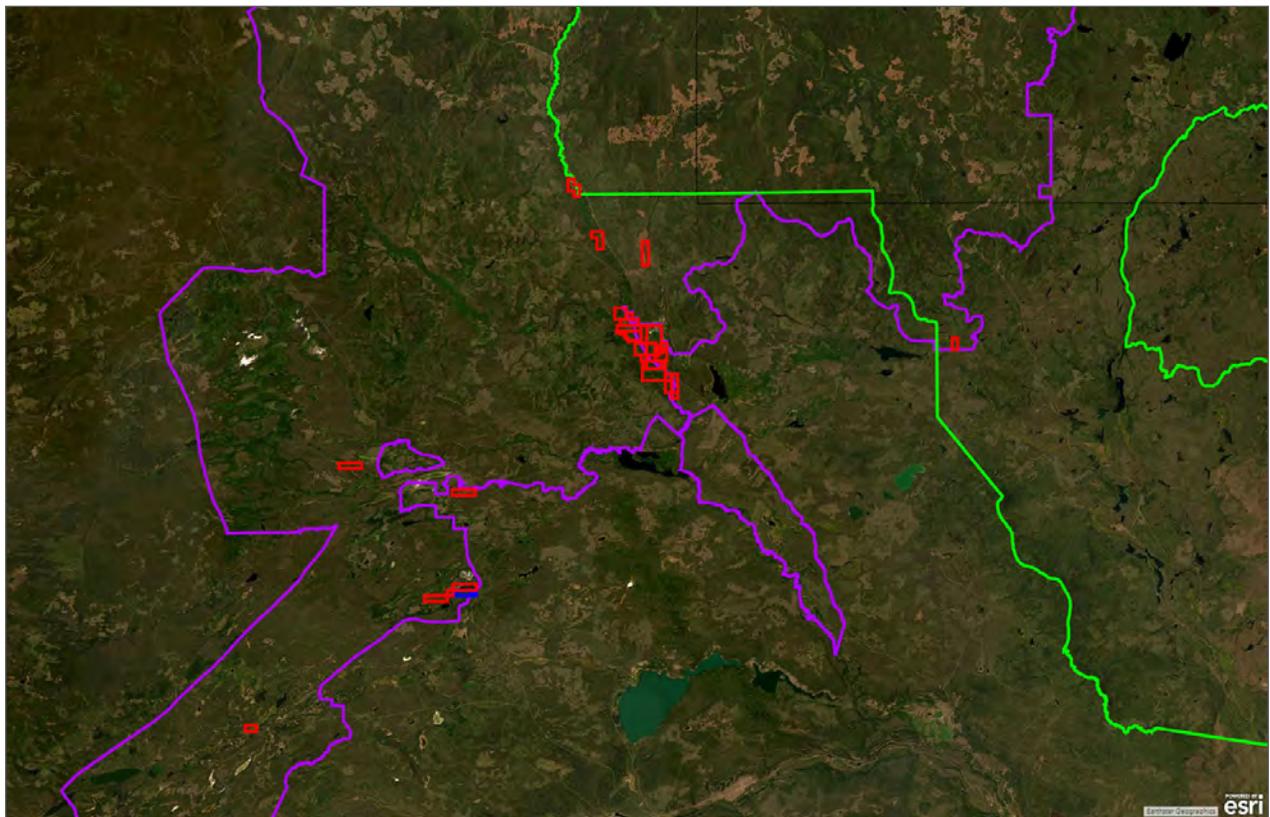
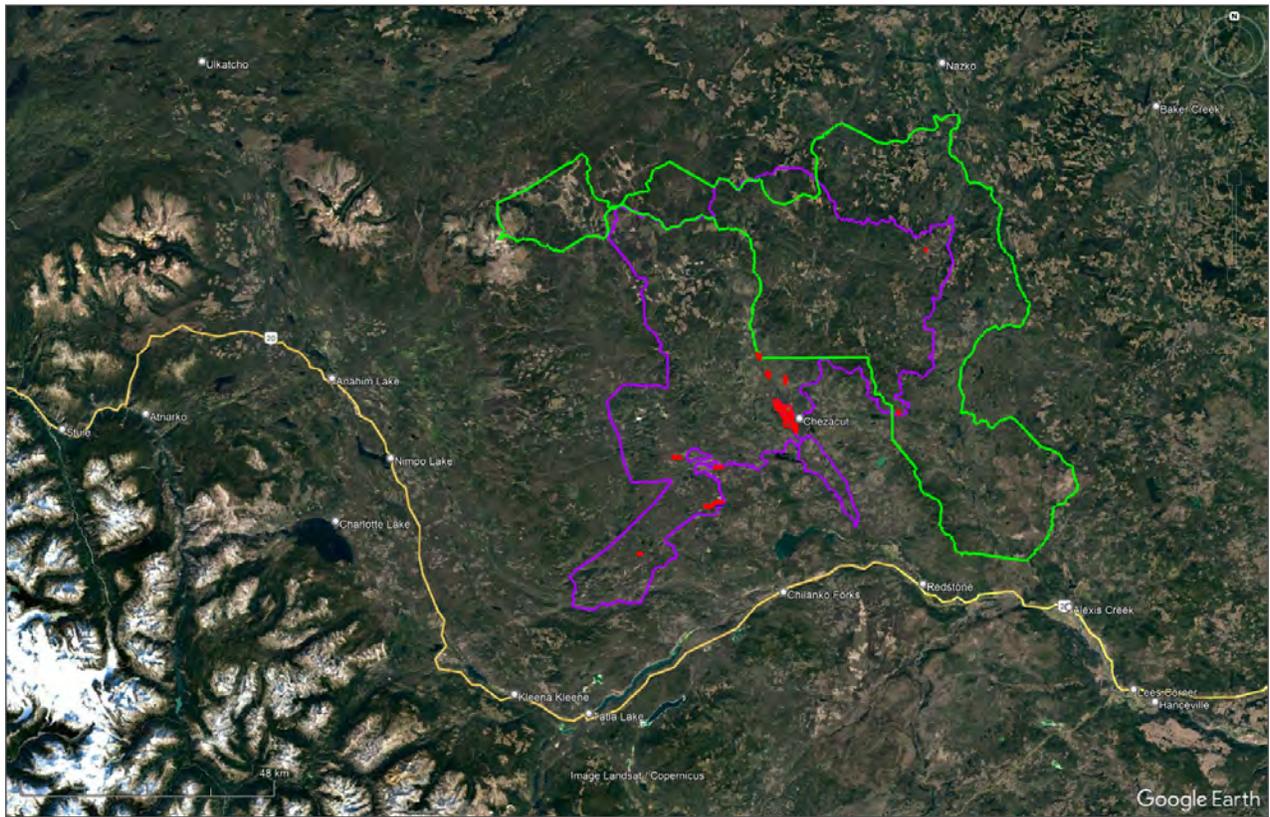


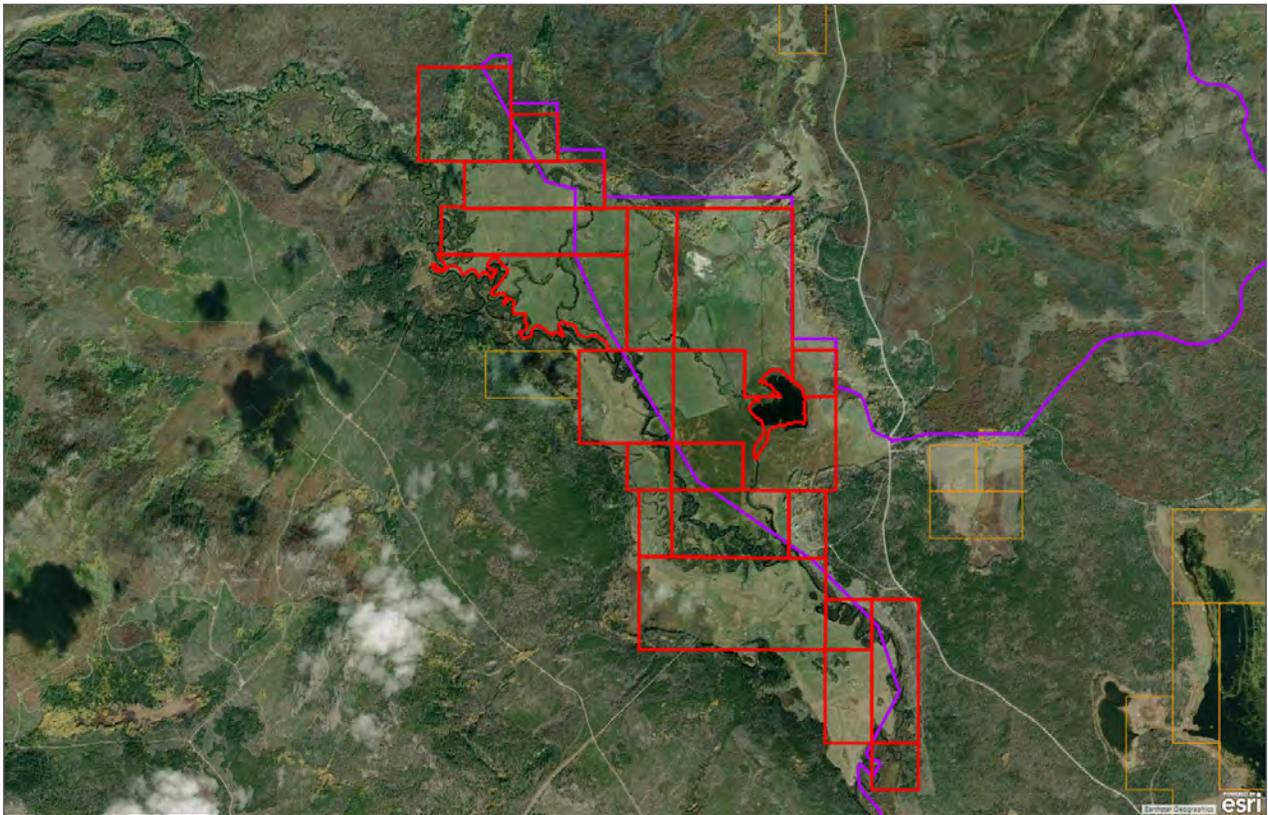
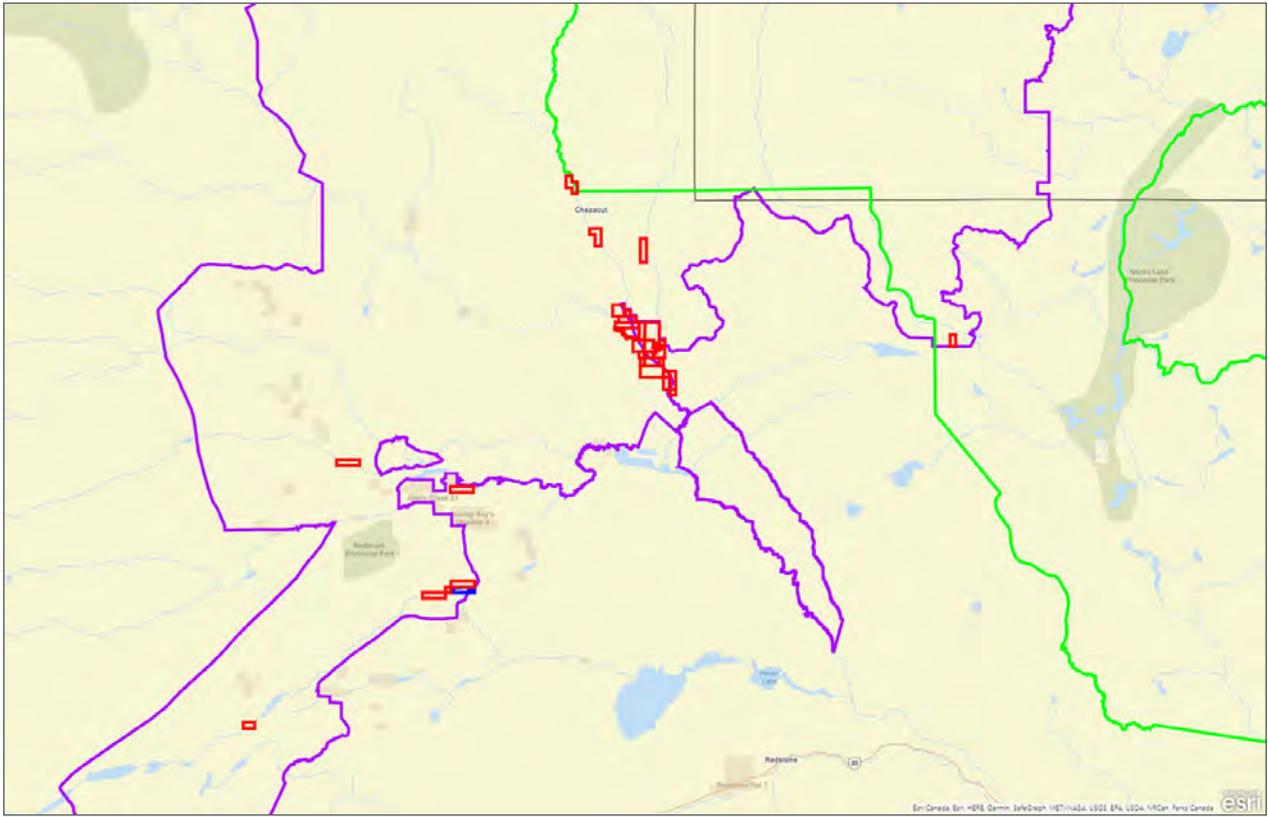


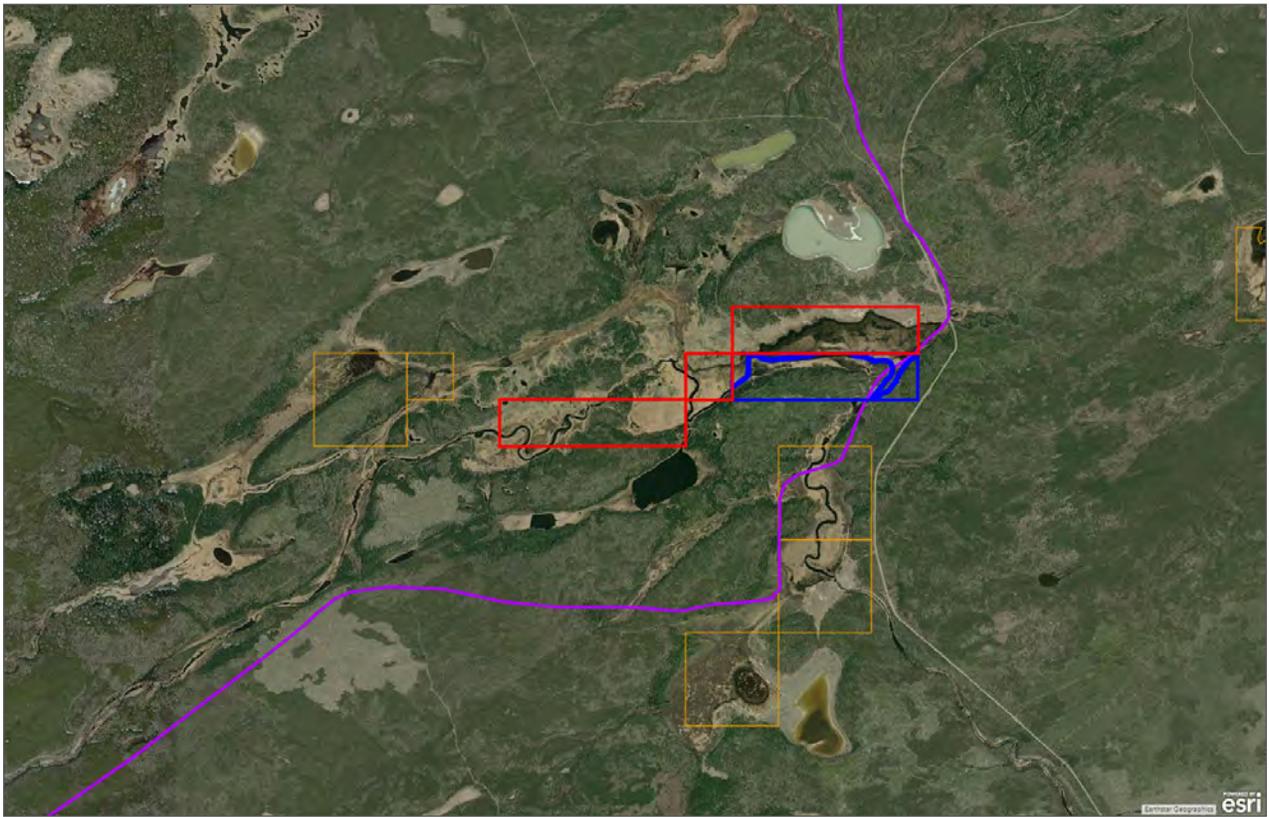
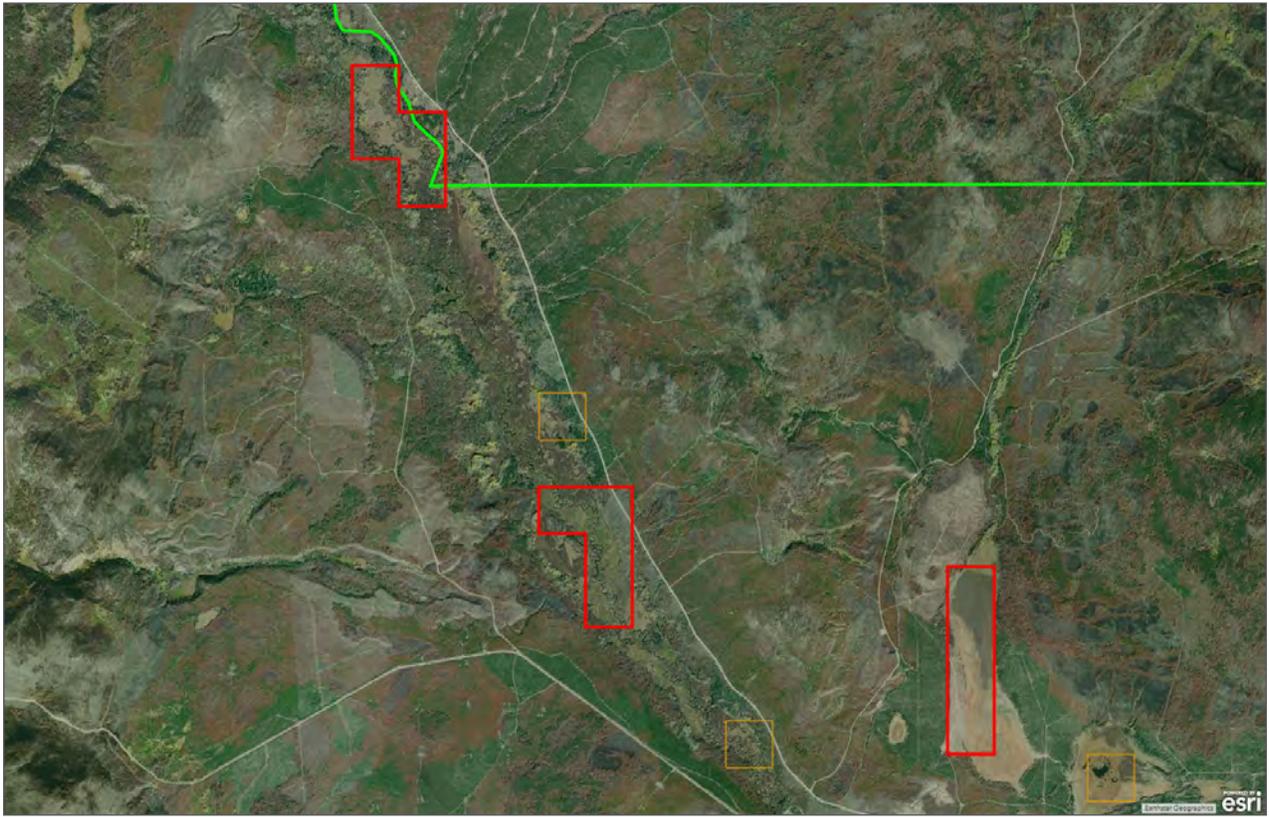


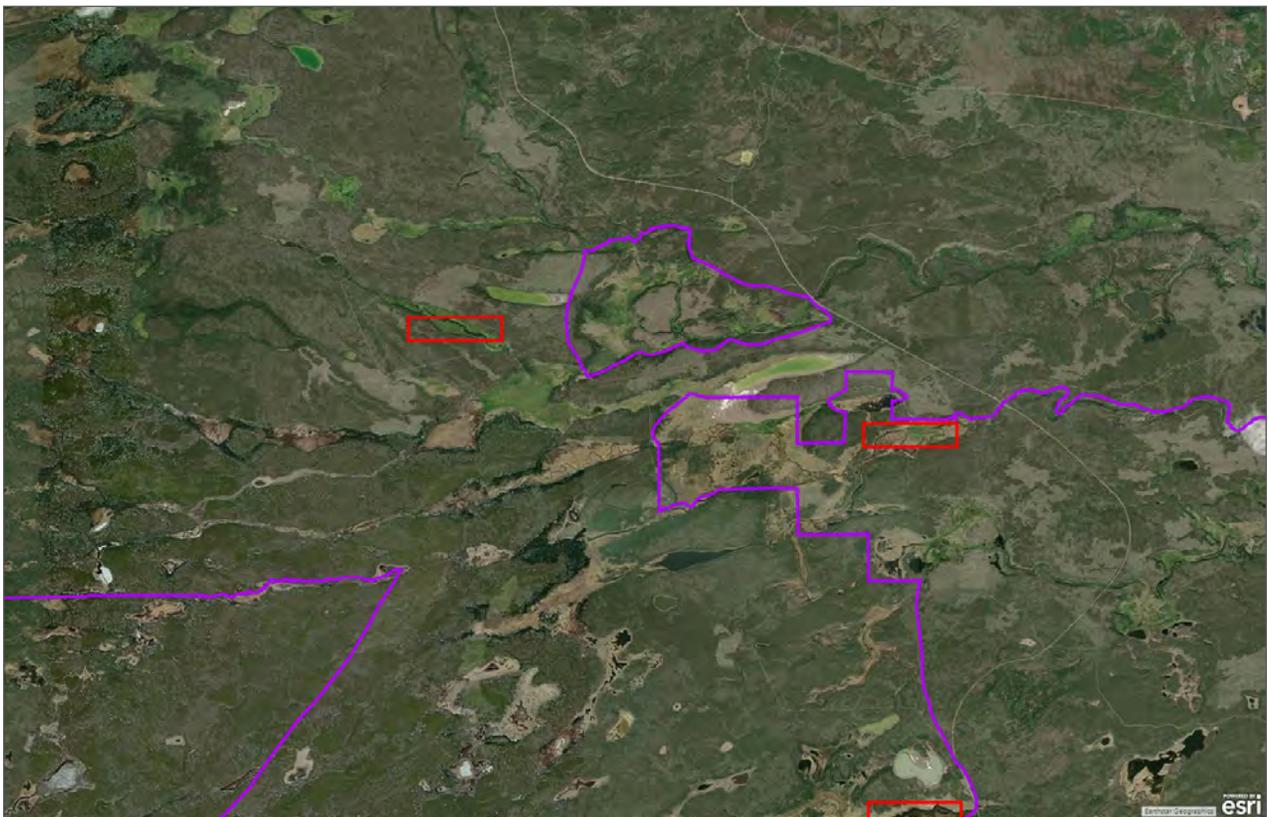


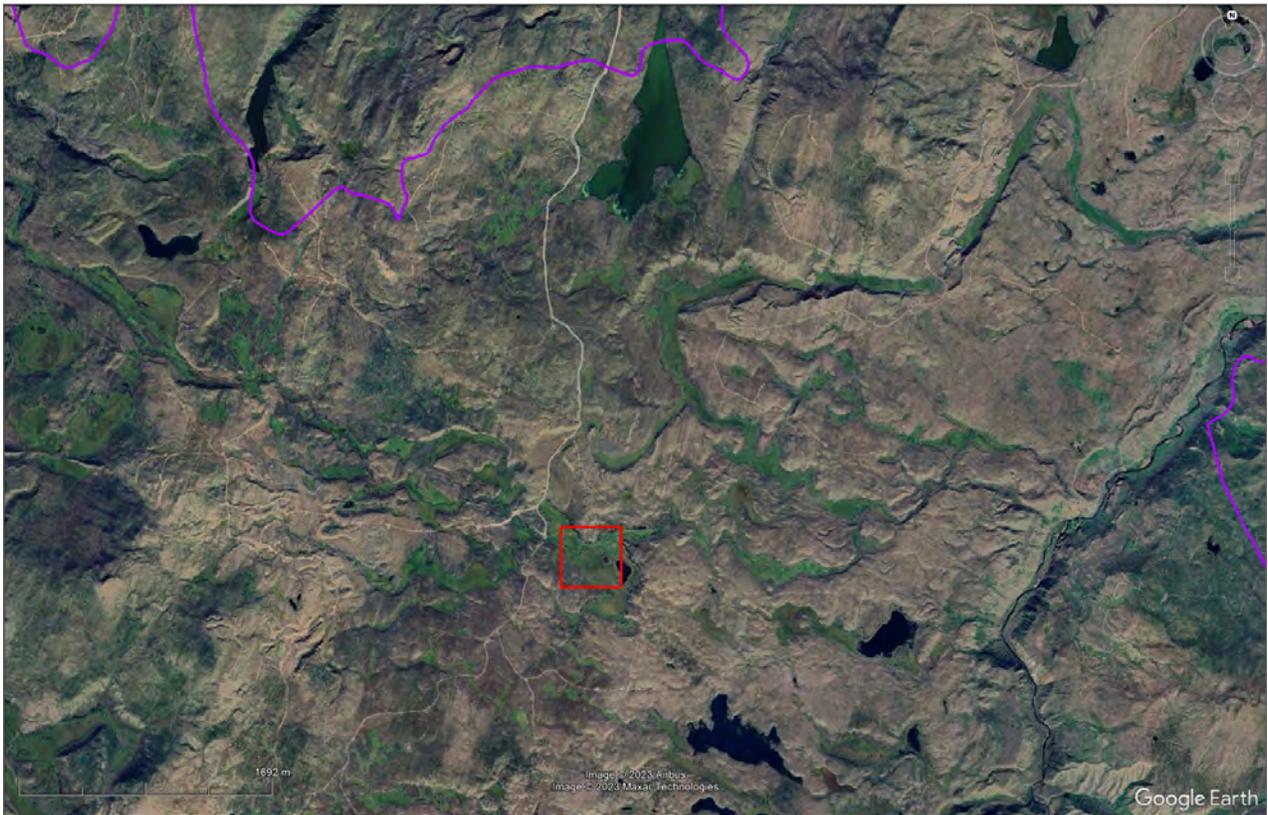
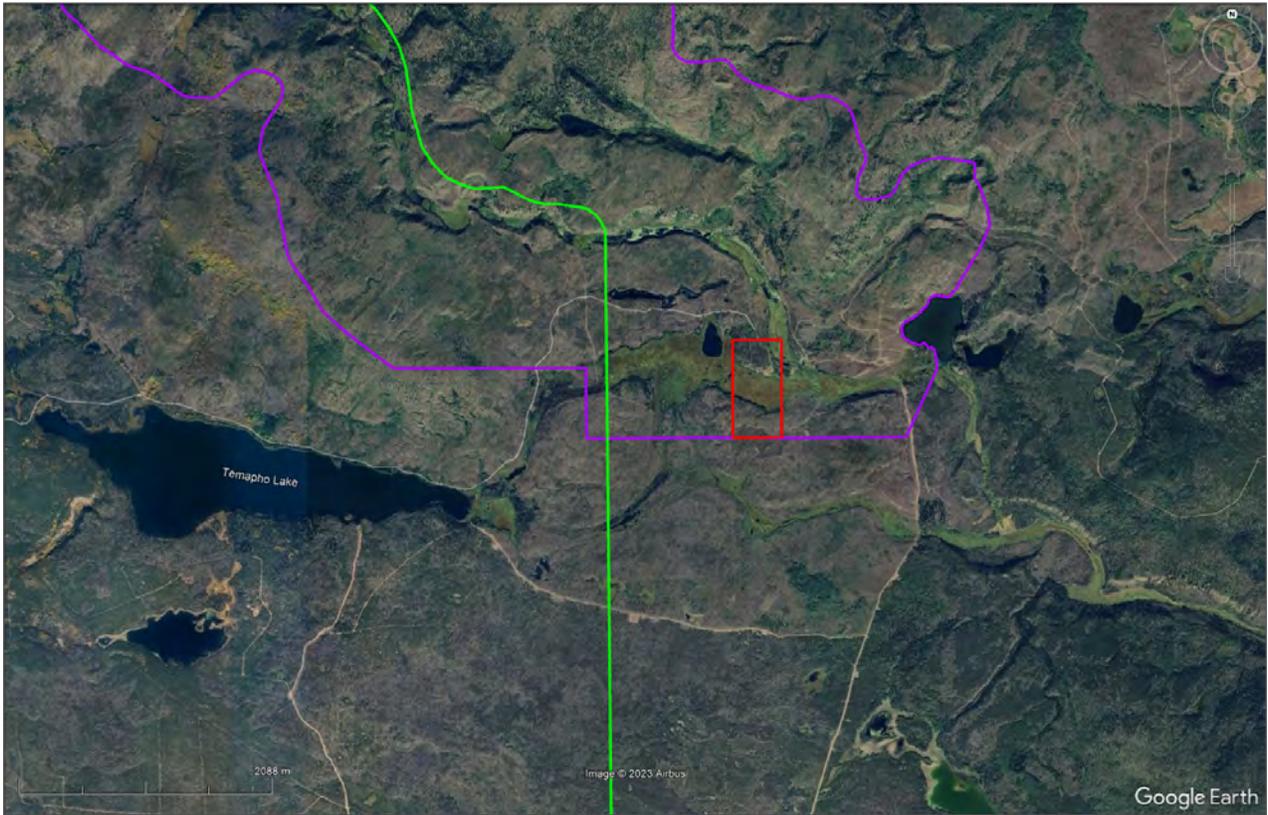










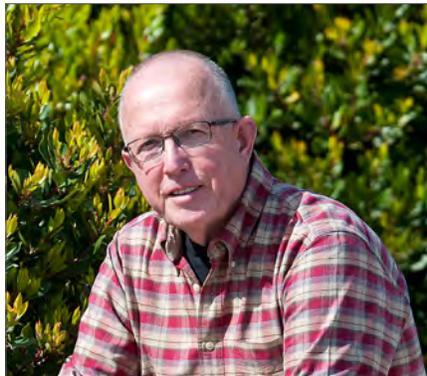




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