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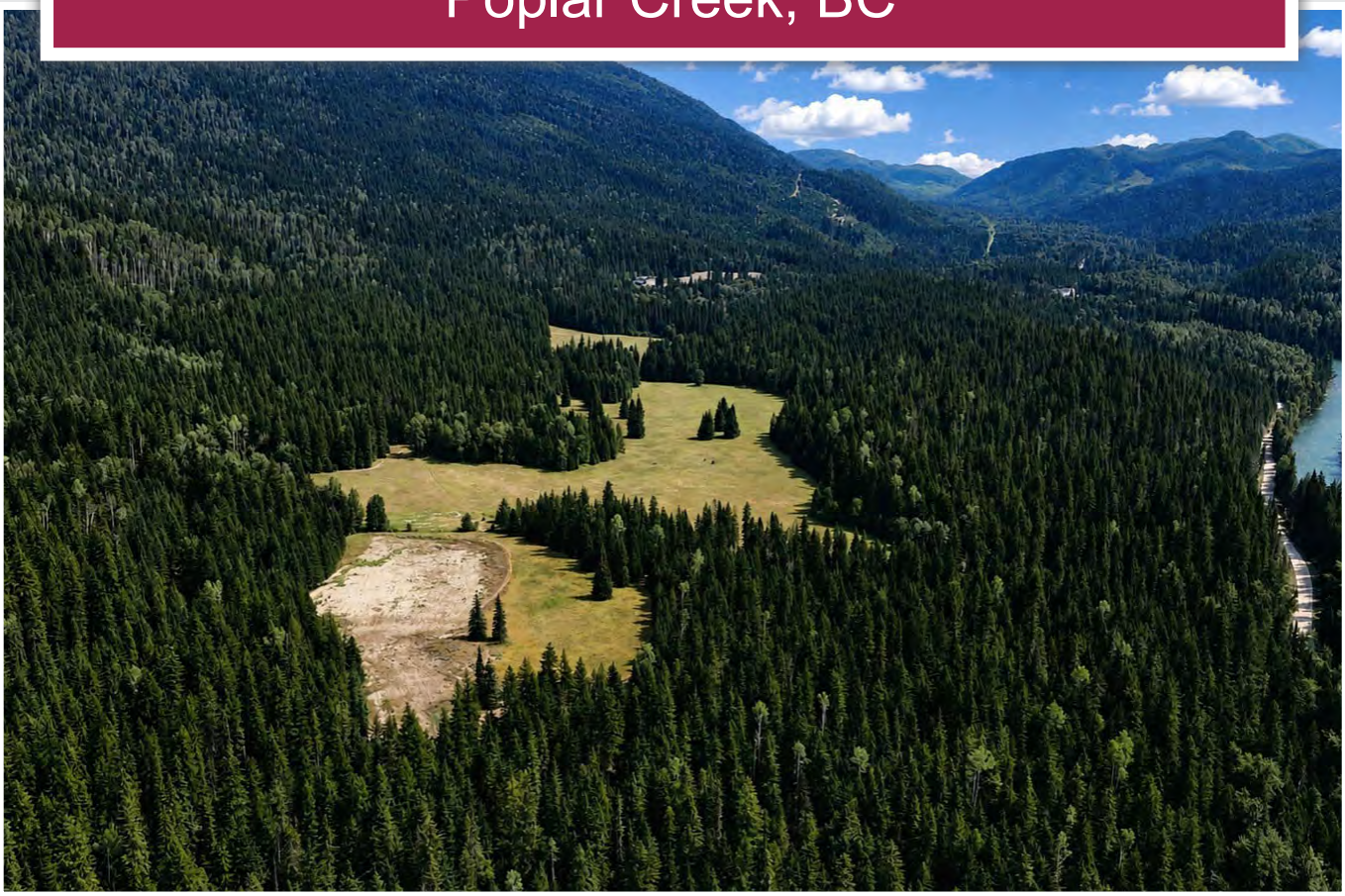
# Silver Mountain Ranch

## Poplar Creek, BC



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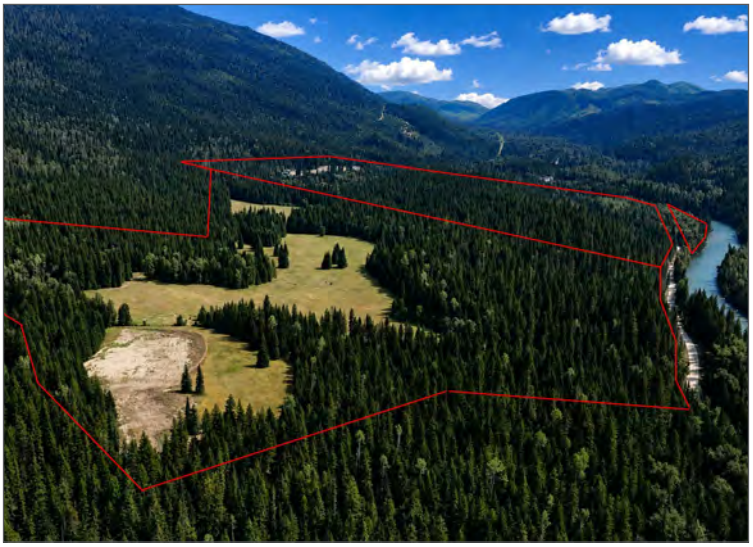

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# Silver Mountain Ranch

## Poplar Creek, BC

### PROPERTY DETAILS

| | |
|---|---|
| **Listing Number:** | 26267 |
| **Price:** | $4,950,000 |
| **Taxes (2026):** | $3,405 |
| **Size:** | 477.07 acres ~ 4 titles |

### DESCRIPTION

Silver Mountain Ranch is an extraordinary wilderness estate in Poplar Creek, set beneath the Duncan Range in British Columbia's spectacular West Kootenay region. Encompassing more than 447 acres across four titles, this rare offering combines dramatic mountain scenery, extensive water resources, productive meadows, mature forest and two separately accessed residential areas.

The property consists of three distinct components. At the north end, the 10-acre Duncan Ranch is currently occupied by a caretaker. A separate undeveloped upland parcel encompasses approximately 160 acres and is reached by a 375-metre quad trail crossing Crown land. The remaining 277+ acres comprise the main Silver Mountain Ranch, spread across two exceptionally scenic titles.

At the heart of Silver Mountain Ranch, the improvements are arranged around a beautiful open meadow with sweeping views across the Lardeau Valley toward the Goat Range of the Selkirk Mountains. They include a two-bedroom, two-bathroom log home, a two-bedroom, two-bathroom guest cabin, a horse barn, an additional barn, several storage buildings and a five-bay carport and machine shed.

The separately accessed Duncan Ranch offers excellent privacy from the main residence and includes a two-bedroom log home, barn, RV shelter, storage shed and fenced garden. Together, the two developed areas provide flexibility for extended family, caretakers, guests or a multigenerational ownership arrangement.

One of the ranch's defining features is its remarkable water and micro-hydro infrastructure. The property fronts Highway 31 and currently operates on an impressive micro-hydro system. Approximately seven kilometres of four-inch pipe distribute fresh mountain water throughout the ranch, generate continuous year-round power and supply several ponds before terminating at a private 2.7-acre lake complete with its own island.

The system draws from Tiffany, Karl, Welsch and Fritz creeks, with multiple water licences covering domestic use, irrigation, livestock watering, power generation and private fish stocking. A pond is located near each residential area, with a third pond near the barns at Silver Mountain Ranch. The ponds and lake were previously stocked with fish, and renewed stocking and regular management could once again enhance these exceptional private water features.

Equally impressive is the property's extensive forest cover. An enchanting stand of old-growth cedar and fir creates a memorable entrance to the ranch, while the balance of the land includes substantial areas of mature timber. Selective harvesting last



occurred around 2000, followed by the planting of approximately 2,000 seedlings on the upper slopes and another 4,500 near the river. More than 25 years of vigorous regrowth, together with large areas of established forest, offer both striking natural beauty and long-term forest-management potential.

Four open meadows provide contrast to the predominantly forested landscape. Silver Mountain Ranch includes openings of approximately 31, 16 and 11 acres, while Duncan Ranch contains a meadow of approximately 6.5 acres. An internal trail system winds through the forest and connects the developed areas and meadows before continuing uphill toward the upland parcel. Private trails and nearby forest service roads also lead toward Howser Ridge, where expansive views stretch across Duncan Lake—an unforgettable backcountry ride the owner has enjoyed many times by dirt bike.

The property also offers more than 1,200 feet of frontage on the Lardeau River. All but approximately 8.5 acres lie on one side of Highway 31, with the remaining acreage situated across the highway along the river. Access is provided by Highway 31, a well-maintained gravel route that offers convenient access while preserving the area's wonderfully remote and uncrowded character.

With four titles, two private residential areas, substantial water and power infrastructure, productive land, extensive timber and outstanding privacy, Silver Mountain Ranch is a truly distinctive offering—ideally suited as a multigenerational family estate, recreational retreat or long-term legacy holding.

## LOCATION

15370 Highway 31 - Poplar Creek, BC
**Notable Driving Times**

- Kaslo: 57 minutes
- Nakusp: 1 hour 40 minutes
- Nelson: 1 hour 55 minutes
- Revelstoke: 2 hours

### AREA DATA

Silver Mountain Ranch is located at Poplar Creek in the upper Lardeau Valley, a sparsely populated and highly scenic area of British Columbia's West Kootenay region. The property is accessed from Highway 31, which follows the Lardeau River north from Meadow Creek toward Trout Lake. Poplar Creek is a historic settlement rather than a conventional town, with only a small number of rural homes and properties remaining today. Its history dates to the early 1900s, when discoveries of gold and silver briefly turned Poplar Creek—then known as Poplar City—into a busy mining community. After the mining boom subsided, forestry became the area's more enduring industry.

### Geography and Climate

The Lardeau Valley is set within the Selkirk Mountains, with the Goat Range rising southwest of the Lardeau River and the Duncan Ranges extending along its northeast side. Silver Mountain Ranch is situated on the Goat Range side of the valley and enjoys views across the Lardeau toward the Duncan Ranges. Howser Ridge rises above the property, while Mount Cooper, reaching approximately 3,089 metres, is one of the most prominent summits within the broader Goat Range.

The area forms part of British Columbia's Interior Wet Belt. It receives considerably more precipitation than many interior valleys, supporting productive forests that include western red cedar, Douglas fir, spruce and western hemlock. Summers are generally warm but moderated by the surrounding mountains, forests and waterways. Winters bring substantial snowfall to the valley and considerably deeper accumulations at higher elevations. This combination of moisture, moderate valley temperatures and a long growing season for an interior mountain environment contributes to the property's strong forest regrowth and lush meadows.

### The Lardeau River

The Lardeau River is one of the defining natural features of the area. It flows approximately 43 kilometres from Trout Lake southeast through the Lardeau Valley before joining the Duncan River near the north end of Kootenay Lake. Silver Mountain Ranch includes more than 1,200 feet of frontage on this attractive mountain river.

The Lardeau forms part of the larger Duncan River and Kootenay Lake watershed and provides important habitat for kokanee, bull trout, rainbow trout and mountain whitefish. The upper river near Trout Lake contains the internationally significant spawning grounds of the Gerrard rainbow trout, the unique strain associated with Kootenay Lake's renowned trophy fishery. The river also creates an appealing natural corridor through the valley, supporting abundant wildlife and offering scenic opportunities for paddling, wildlife viewing and backcountry exploration, subject to water conditions and applicable regulations.

### Duncan Lake

Nearby Duncan Lake is a long mountain reservoir extending north from Duncan Dam between the Selkirk and Purcell mountain systems. The original natural lake was enlarged following completion of Duncan Dam in 1967 as part of the Columbia River Treaty system. Its setting is remote and largely undeveloped, with forested shorelines and dramatic mountain scenery. The lake is used for boating, paddling, fishing and lakeside camping, with opportunities to catch species including bull



trout, rainbow trout, kokanee and burbot. Water levels fluctuate seasonally because Duncan Lake is an operating reservoir, and boaters should remain aware of changing shorelines, submerged hazards and floating woody debris. From the upper portions of Silver Mountain Ranch, the trail toward Howser Ridge provides expansive views over the lake and surrounding mountains.

**Meadow Creek and Local Services**

Meadow Creek is the nearest community offering everyday supplies and is approximately 20 kilometres southeast of Poplar Creek. The Meadow Creek Store and Krik Services operates as the local general store and carries groceries, local produce, organic and specialty products, along with gasoline, lottery products, and specialty beer and wine. Meadow Creek and neighbouring Cooper Creek also provide community facilities, tradespeople and a small network of rural businesses serving the northern end of Kootenay Lake and the Lardeau Valley. The area remains distinctly rural, and residents generally travel to Kaslo for a broader selection of shopping, health care, professional services and other necessities.

**Forestry and Backcountry Tourism**

Forestry has played an important role in the Lardeau Valley for more than a century. The region's productive Interior Wet Belt forests supported early sawmills and logging operations associated with the mining and railway eras. Forestry later became one of the valley's principal industries, with harvesting conducted on both private land and Crown tenures. Although the industry is smaller today than during its peak, forestry, woodlot management, selective harvesting, silviculture and small-scale milling remain part of the local economy and culture. The deep winter snowpack and extensive mountain terrain have also supported a growing backcountry tourism industry. White Grizzly Cat Skiing operates from Meadow Creek, offering lodge-based snowcat skiing in the surrounding Selkirk Mountains. The wider Kaslo and North Kootenay Lake region supports heli-skiing, ski touring, snowmobiling and other guided backcountry activities. These operations bring seasonal employment and visitors to an area recognized for deep powder, varied alpine terrain and a relatively quiet backcountry setting.

**Kaslo**

Kaslo is the nearest incorporated community and the principal service centre for the Lardeau Valley. Located on the west shore of Kootenay Lake, approximately 40 kilometres south of Meadow Creek, the village had a population of 1,049 in the 2021 census. Despite its modest size, Kaslo provides a useful range of services, including grocery stores, restaurants, cafés, a pharmacy, banking, automotive services, accommodations, schools, municipal services and a variety of independent shops and professional businesses. Health services are available through the Victorian Community Health Centre, which offers primary care, emergency health services, diagnostic imaging, community nursing and long-term care. Kaslo also has ambulance, fire and RCMP services, a marina, an airstrip and numerous recreational

and cultural amenities. The community is known for its preserved heritage buildings, waterfront setting and the SS Moyie National Historic Site, as well as events such as the Kaslo Jazz Etc. Festival.

Silver Mountain Ranch therefore offers a genuinely private wilderness setting while remaining connected to essential supplies in Meadow Creek and the broader range of services available in Kaslo.

## HISTORY

Before being assembled from a few parcels by the current family owners in the late 1980s and titled Silver Mountain Ranch, this property was formally known as Jack's Ranch. More than a century ago, the property and surrounding lands were heavily logged for fir, larch and other species. Much of the timber was cut into railway ties, skidded by horses to the railway and loaded onto railcars and life in the Lardeau Valley was robust with mining and logging activity.

The elevated bench on which much of this property sits extends for several miles and includes areas of productive farmland and rich soils. A railway supply road followed the bench from Howser Pass at Twelve Mile to Gold Hill at Twenty Mile, with numerous homesteads and logging camps along this eight-mile corridor. The Canadian Pacific Railway travelled along the valley floor between the bench and the river, generally following the route now occupied by the highway. A major forest fire between approximately 1910 and 1920 ended much of the logging, milling and tie-making activity. Many homesteads were abandoned, while others were briefly reoccupied before being left again. Much of the present forest is estimated to be 110 to 120 years old, with some older stands having survived the fire. The current owners have taken pride into sustainably managing the forest, doing some selective logging over the years and a couple small clear cuts (last done 25 years ago).



Jack's Ranch remained largely vacant for more than 60 years before the current family acquired and transformed it into a working farm. Land was cleared for hayfields, a micro-hydro system was developed, all permits acquired for such uses, and two log homes, a cabin, log barn and other agricultural buildings were constructed. The lake and ponds were also created during this period as part of the domestic and micro hydro system producing much of what is seen today.

The land is now known as Silver Mountain Ranch with a small 10-acre parcel attached to the north end (included in this offering) as the Duncan Ranch. This property has been enjoyed by the family for more than 40 years. Following the passing of his father, the owner's son has concluded that distance and the absence of a next generation to take it over make this the right time to pass the property to a new family.

## MAP REFERENCE

50°22'44.52"N and 117° 3'35.18"W

## BOUNDARIES

Please see maps and aerial photos, lines sketched in on aerial images are approximations only.

## SERVICES

- Micro hydro power system
- Five water licenses on 4 different creeks allowing for micro-hydro power, irrigation, domestic water use, and fish culture
- Multiple wood stoves for heat
- Propane gas
- Satellite Internet

## IMPROVEMENTS

### Duncan Ranch

- Log home: 2 bedroom/2 bathroom/new roof
- Barn: currently used for goats
- Fenced garden: irrigated
- Shed
- RV shelter
- Pond

### Silver Mountain Ranch

- Log home
- Cabin: 16’ x 24’/2 bedroom/2 bathroom
- Shed: 10’6” x 11’
- Horse barn: new metal roof/hay loft/tack room/storage and feed room and multiple large stalls with attached chicken coop
- Bar: new metal roof
- Power shed
- 5-bay carport/machine shed with loft storage—bays are 23 feet deep one has concrete floor, power, wood heat
- 2 man-man ponds
- Man-made lake

## ZONING

No zoning, only the ALR policies apply

The majority of the Property is within the ALR—approx. 2 acres of the Duncan Ranch is outside the ALR and 10 acres of the Silver Mountain Ranch is outside the ALR.

ALR properties qualify for a principal residence plus one detached additional residence (ON EACH TITLE).

On parcels of 40 hectares (98.8 acres) or less, the principal residence may be up to 500 $m^2$ (5,382 sq. ft.) and the additional residence up to 90 $m^2$ (969 sq. ft.).

On parcels larger than 40 hectares, the additional residence may be up to 186 $m^2$ (2,002 sq. ft.).

The second residence does not need to be a mobile or manufactured home—it may be a conventional house, garden suite, guest house, carriage house, manufactured home or accommodation above another building.

## LEGAL

### Duncan Ranch

LOT 1, PLAN NEP11237, DISTRICT LOT 833, KOOTENAY LAND DISTRICT
PID 012-391-531

### Upland Parcel

DISTRICT LOT 8893, KOOTENAY LAND DISTRICT
PID 015-315-282

### Silver Mountain Ranch

LOT A, PLAN NEP7312, DISTRICT LOT 833, KOOTENAY LAND DISTRICT, & DL 8655
PID 014-004-119

LOT 1, PLAN NEP8299, DISTRICT LOT 833, KOOTENAY LAND DISTRICT
PID 012-532-771













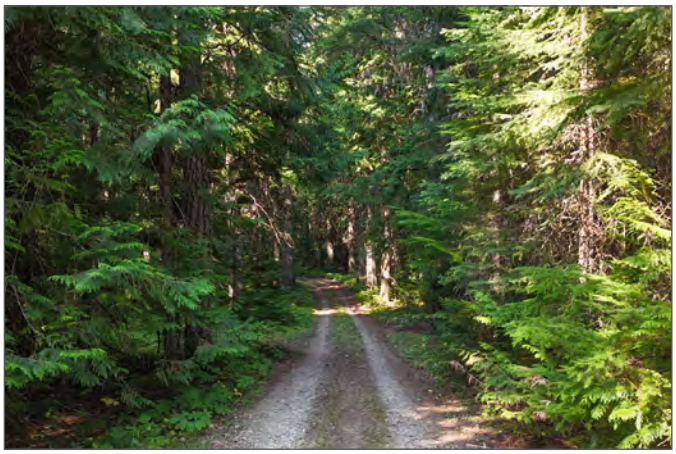









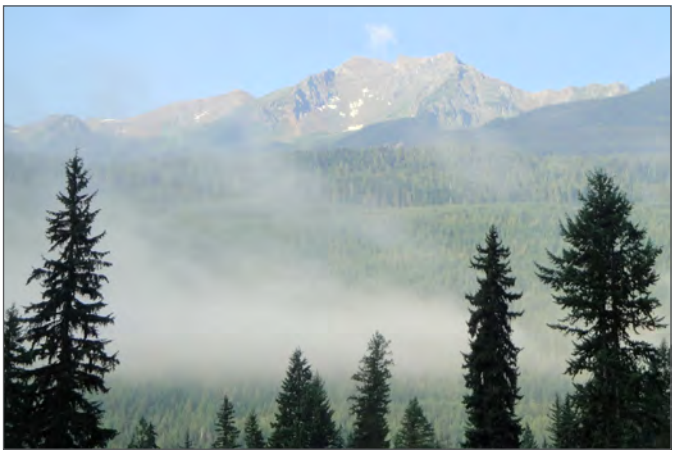






































































DUNCAN RANCH



















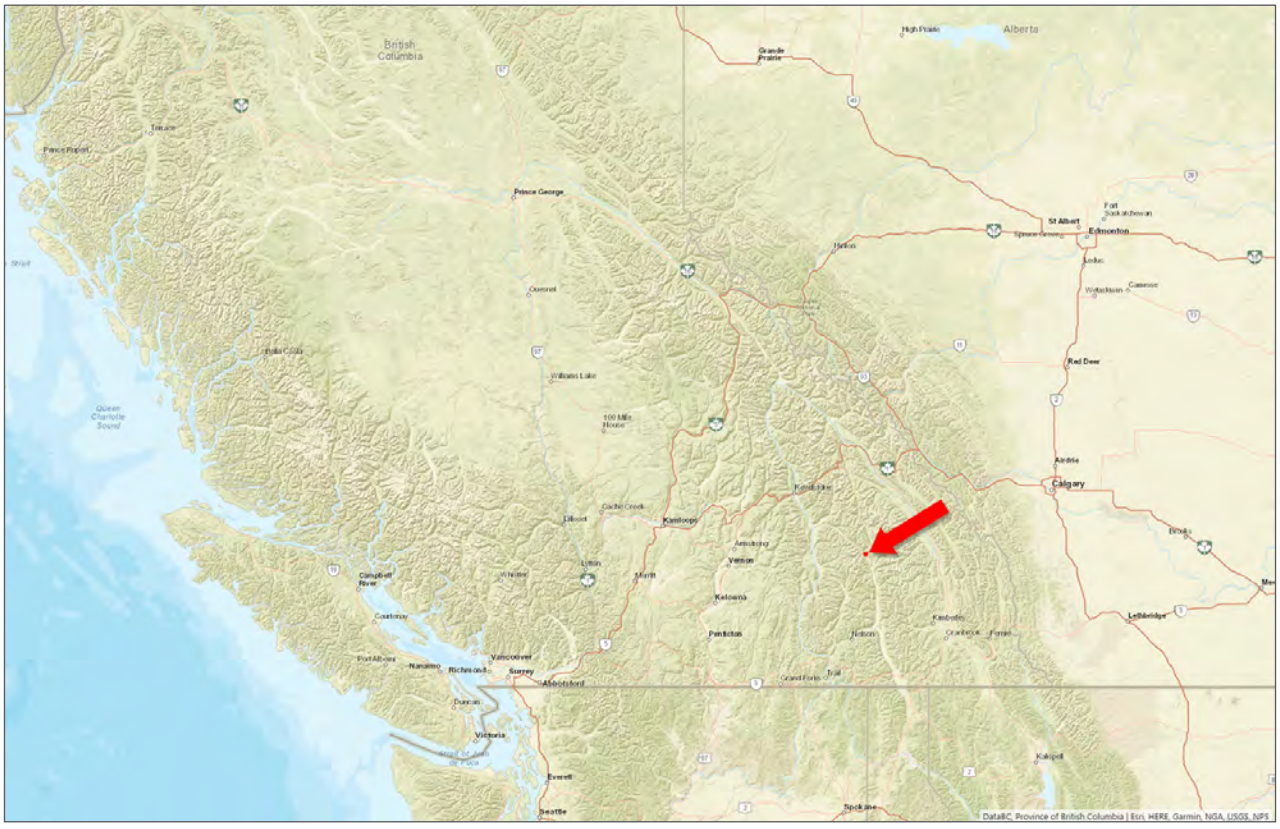
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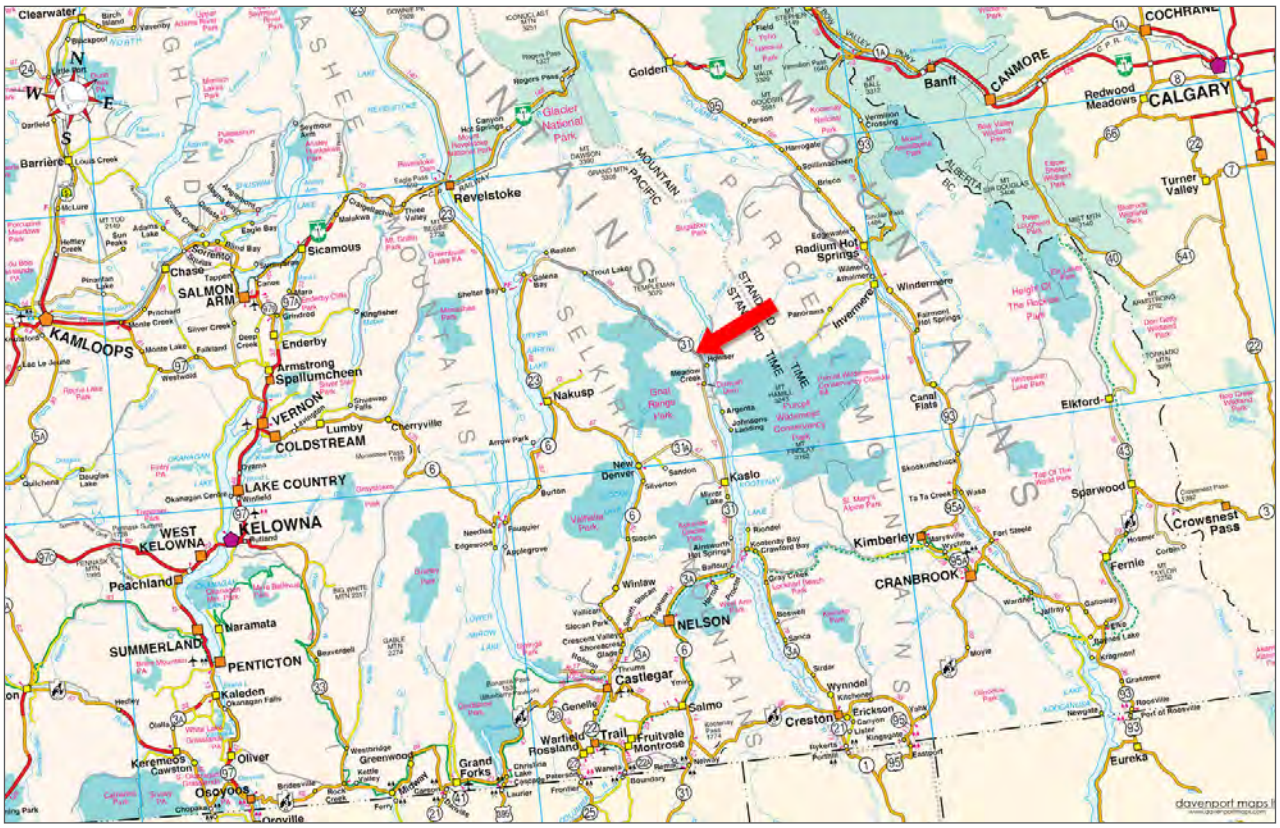
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Armstrong
Spallumcheen
VERNON
COLDSTREAM
Lumby
Cherryville
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Keremeos
Cawston
Oliver
Osoyoos
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Montrose
Creston
Erickson
Wynndel
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Sparwood
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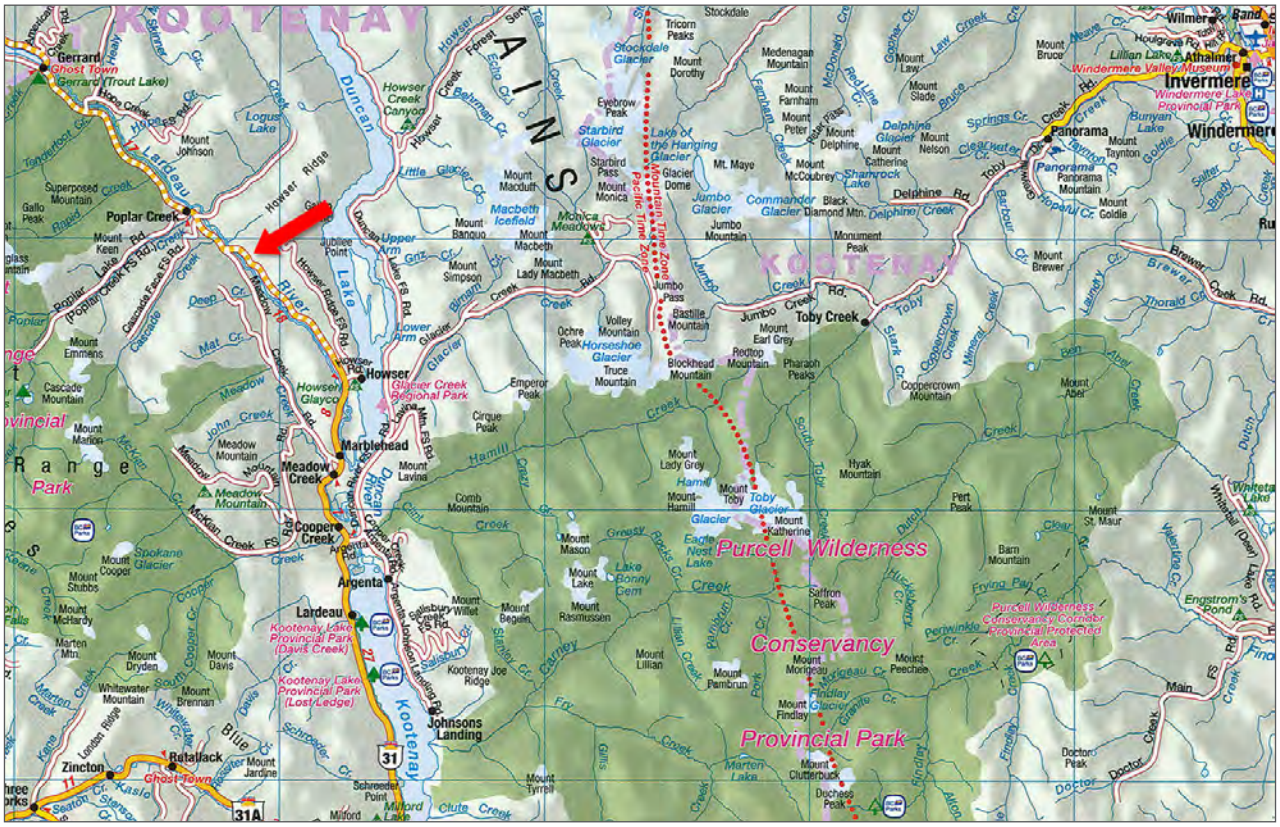
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Cooper Creek
Argenta
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Johnsons Landing
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Retallack
Purcell Wilderness
Conservancy
Provincial Park
Kootenay Lake
Duncan Lake
Toby Creek
Invermere
Windermere
Panorama
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Mount Brewer
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Mount St. Maur
Mount Hamill
Mount Toby
Mount Katherine
Mount Findlay
Mount Clutterbuck
Mount Lady Grey
Mount Earl Grey
Mount Lavina
Mount Marion
Mount Emmens
Mount Keen
Mount Johnson
Mount Macdiarmid
Mount Macbeth
Mount Lady Macbeth
Mount Simpson
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Mount Farnham
Mount Peter
Mount Delphine
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Poplar Creek
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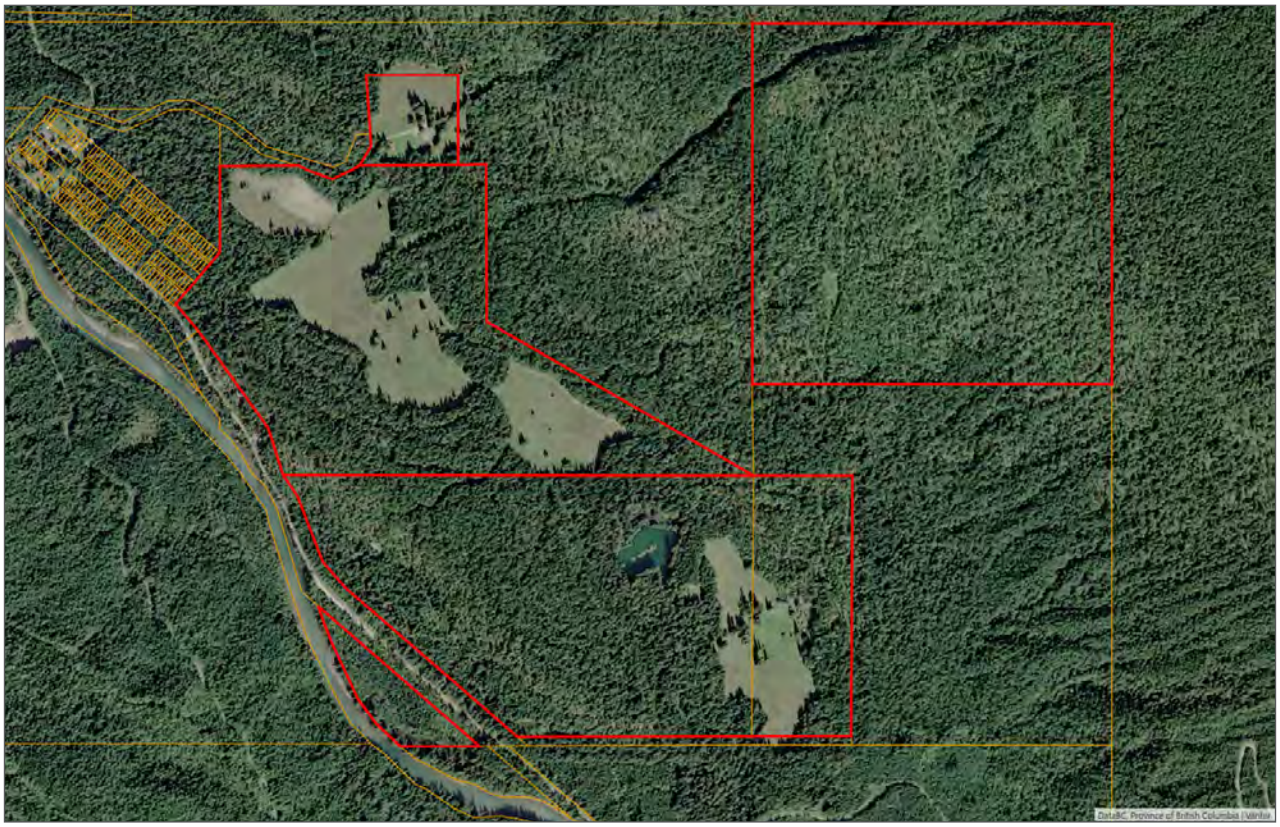

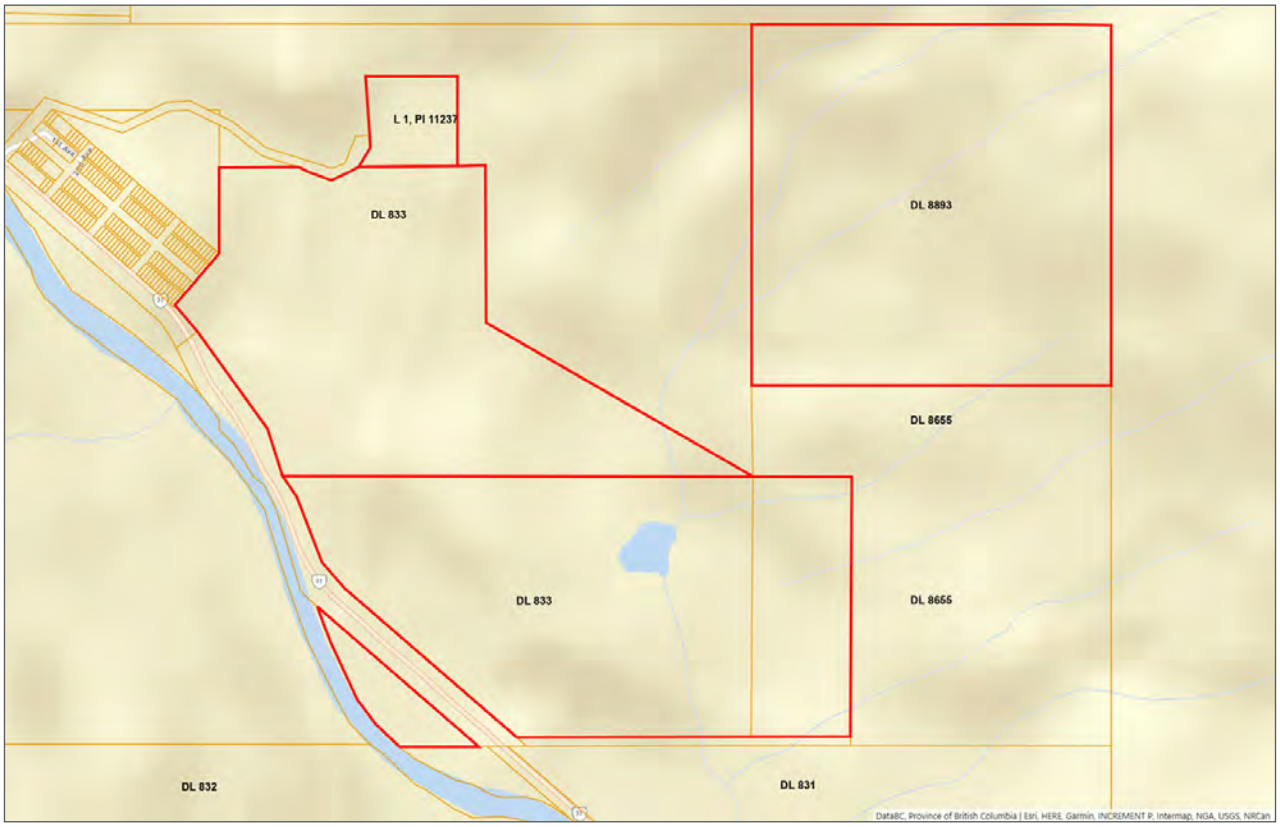
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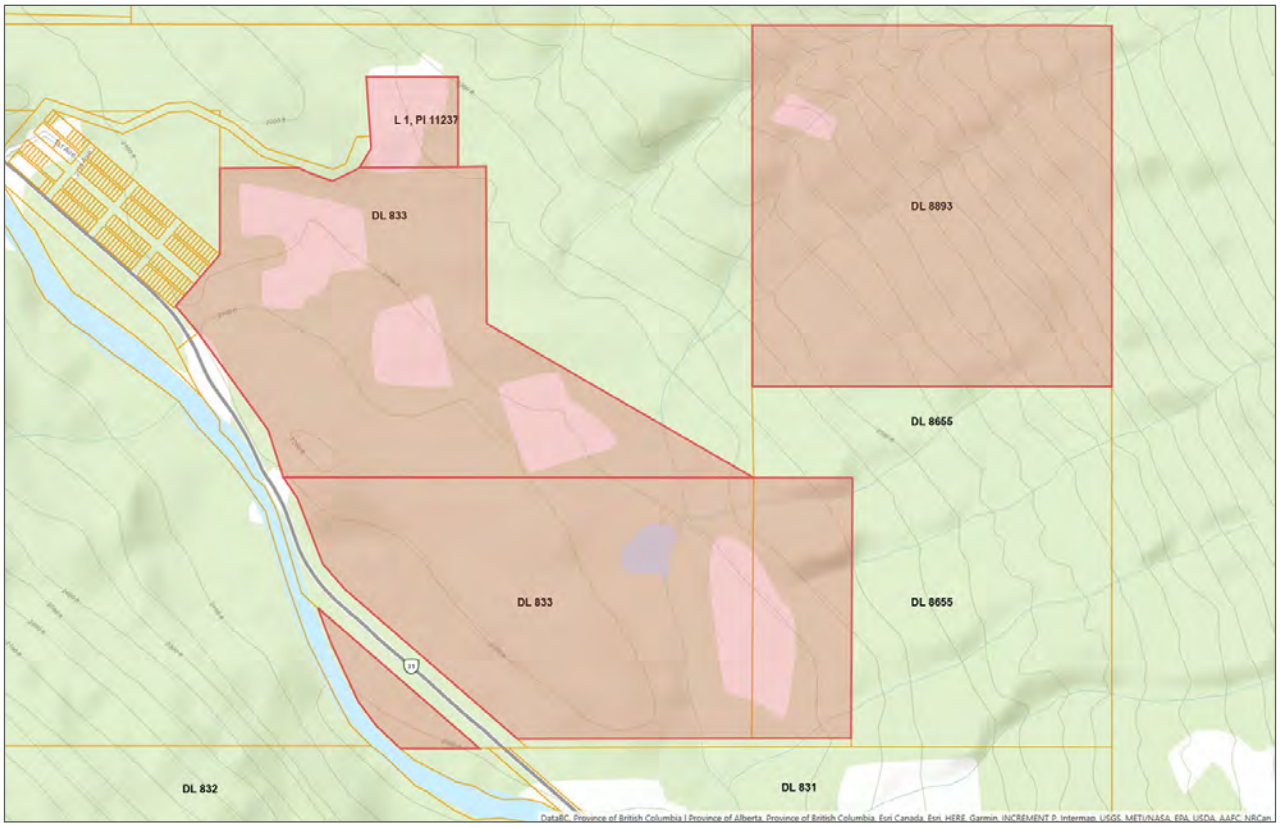
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# Notes

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