



10 Acres Near Kootenay Lake
Harrop, BC



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10 Acres Near Kootenay Lake with No Zoning

Harrop, BC

PROPERTY DETAILS

Listing Number:	26077
Price:	\$604,000
Taxes (2025):	\$2,442.85
Size:	10.76 acres
Zoning:	No zoning

DESCRIPTION

This 10.76-acre parcel sits just outside Harrop in a quiet pocket of the West Kootenays, offering a private, usable piece of land with flexible use and great access.

The property features mature timber throughout and usable terrain, making it easy to walk and practical to develop. Natural building benches throughout the parcel provide several solid options for a home site, cabin, or recreational setup.

Backing onto Crown land, the property offers direct access to an extensive network of forest service roads and backcountry terrain, adding to both its privacy and long-term appeal.

Access is via the Harrop-Procter cable ferry, a short 5-minute crossing that runs on demand, 24 hours a day, 7 days a week. The property fronts onto Lasca Creek Road, providing reliable year-round access.

A path across the road and rail line leads to a quiet stretch of Kootenay Lake shoreline, offering convenient access to the water.

No zoning, no building scheme, no red tape. Build what you want, when you want—a home, cabin, recreational property, or simply a place to get away. Solid rural land in a highly sought-after part of the Kootenay.

AREA DATA

The Harrop-Procter area sits on the south shore of Kootenay Lake in British Columbia's West Kootenay region—roughly halfway between the towns of Nelson and Kaslo. This part of the Kootenays is known for its laid-back rural character, proximity to the lake, and access to an endless network of Crown land, forest service roads, and quiet shoreline.

The local community is small and spread out, made up of off-grid properties, homesteads, seasonal cabins, and full-time residents. Harrop and Procter are connected by a short cable ferry to Highway 3A, making access simple while keeping the area tucked away from through traffic. The closest services are in Balfour (15 minutes), which offers fuel, groceries, a pub, restaurants, and a golf course.

For full amenities—hospital, Canadian Tire, grocery chains, hardware, restaurants, and more—Nelson is about a 35-minute drive via the ferry. The area is well-positioned for year-round living or seasonal use, with essential services close but not crowding the lifestyle.

RECREATION

Kootenay Lake is one of BC's largest interior lakes, deep, clean, and usable year-round. It doesn't freeze in the winter, so you can fish, paddle, or head out by boat any time of year. In the warmer months, it's perfect for a refreshing dip and boating long stretches of quiet shoreline. A public beach sits just across the road from the property, giving you easy access without the summer crowds.

If you golf, there are a couple of great tracks nearby, including Balfour Golf Course and Granite Pointe in Nelson, both laid-back, scenic, and well maintained.

You're about an hour from Whitewater Ski Resort and surrounded by a massive network of logging roads and Crown land, prime for sledding and ski touring.

The area also offers strong hunting opportunities, plus great hiking, biking, and off-road access right out your back door. Harrop has a tight-knit local vibe with a café, bakery, and summer markets, while Nelson, just across the ferry, offers restaurants, breweries, music, shops, and a proper small-town energy with a surprisingly strong nightlife scene.

HISTORY

Harrop and Procter are two small communities tucked along the West Arm of Kootenay Lake, with roots in agriculture, forestry, and lake transport dating back to the late 1800s. Early settlers relied on steamboats, fruit farming, and logging to build a life in this remote corner of the Kootenays. The Harrop/Procter cable ferry, still in use today, has connected both sides of the lake for over a century and is one of the last operating cable ferries in BC.

The area has a long-standing connection to the land, carried forward through initiatives like the Harrop/Procter Community Forest, which manages local forests with a focus on long-term stewardship, conservation, and small-scale sustainable harvest. That same mindset continues today in a community that values self-sufficiency, quiet living, and a strong sense of friendship and neighbourly connection.

INVESTMENT FEATURES

No zoning or building scheme: offers flexibility to build, subdivide, or hold without typical land-use restrictions

Long-term land value: located in a sought-after rural area near Nelson

Crown land and lake access nearby: adds recreation appeal without the ownership or maintenance

No strata and lower carrying costs: easy to hold long-term without added fees

Ideal for long-term holding, recreational use, or phased development

SERVICES

None.

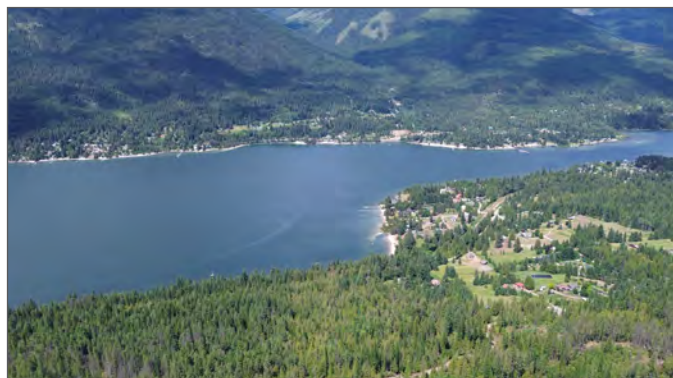
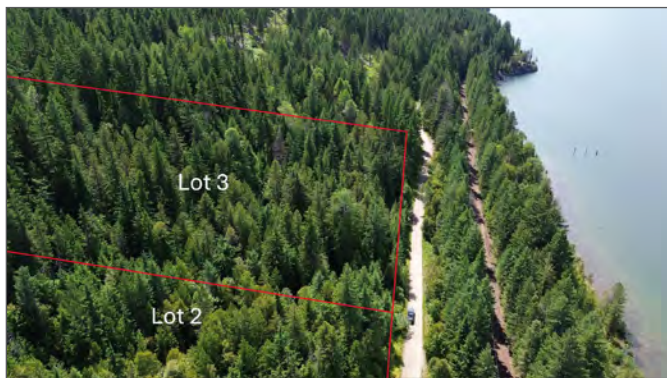
IMPROVEMENTS

None.

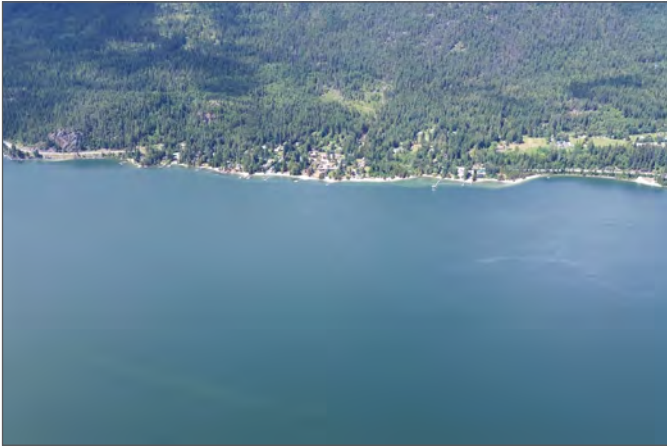
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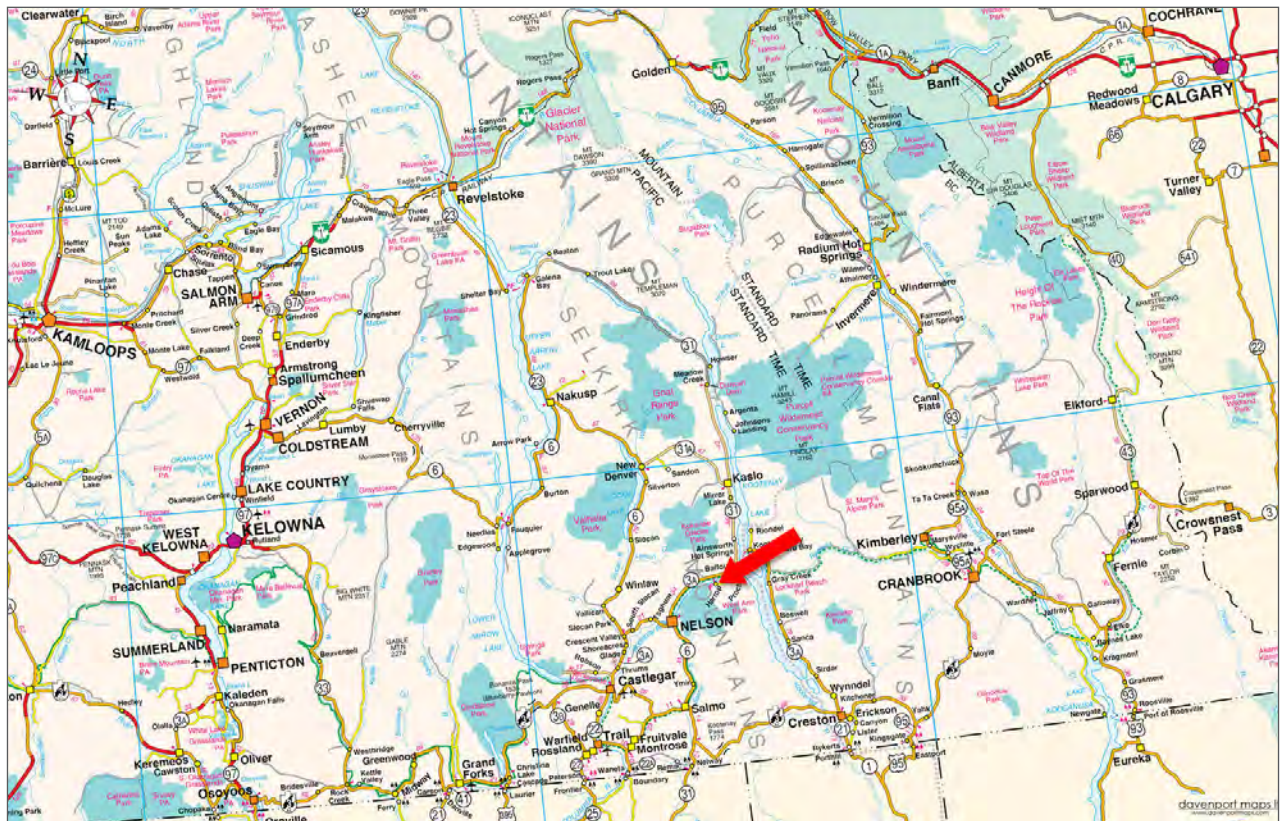
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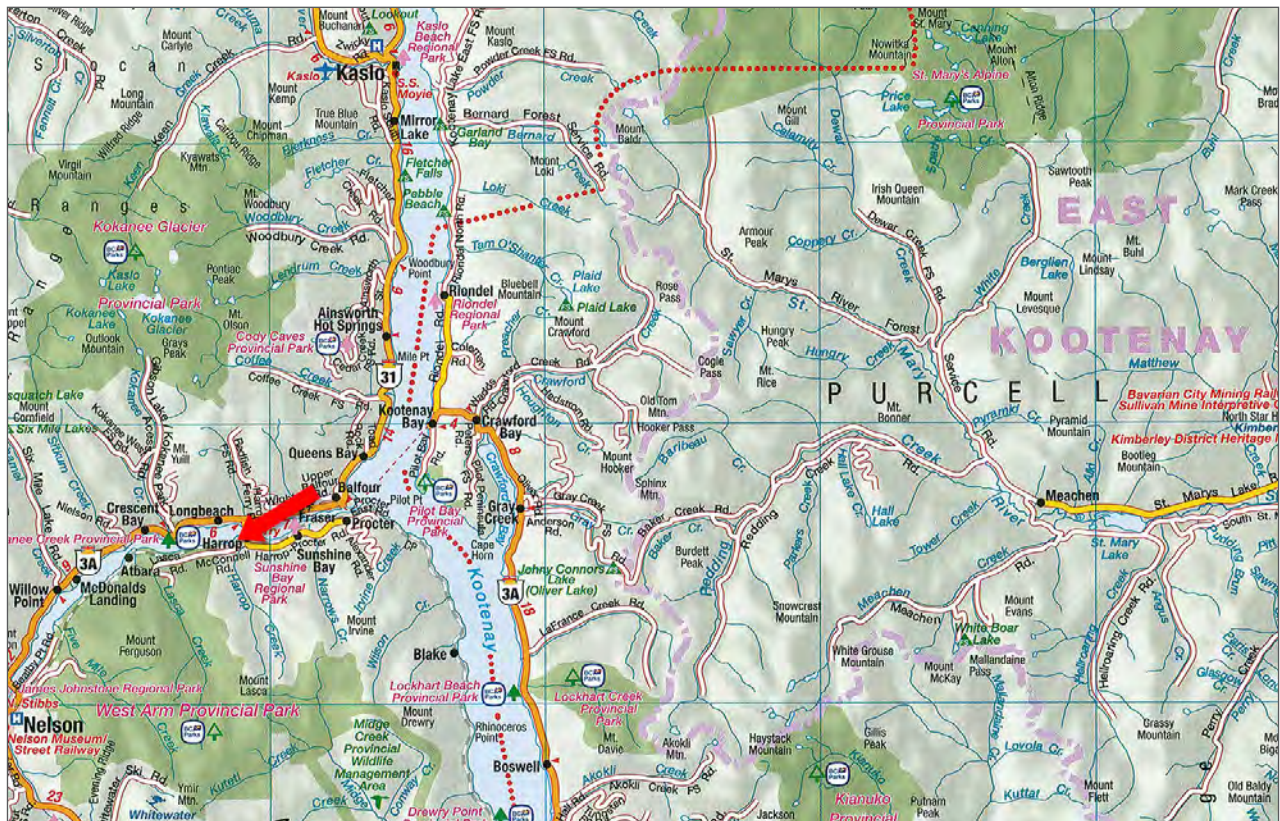
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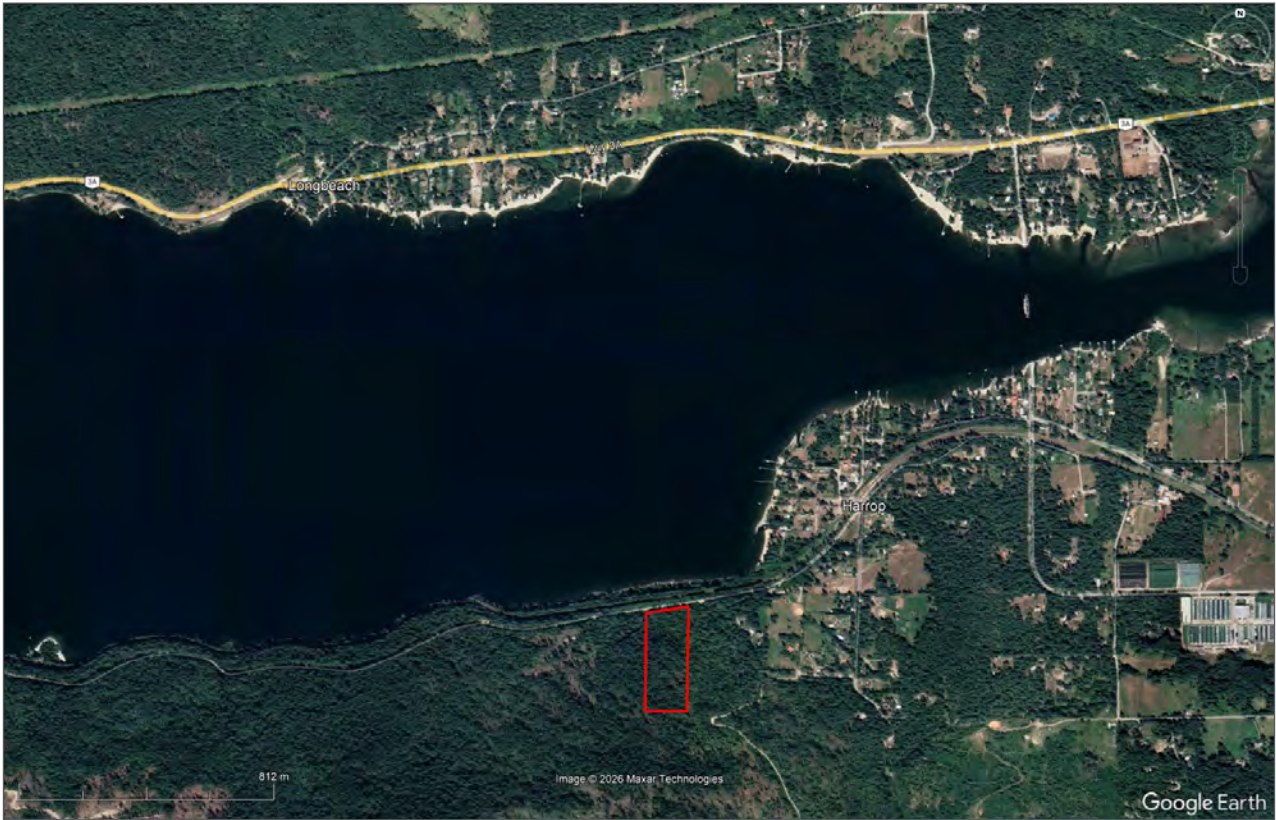


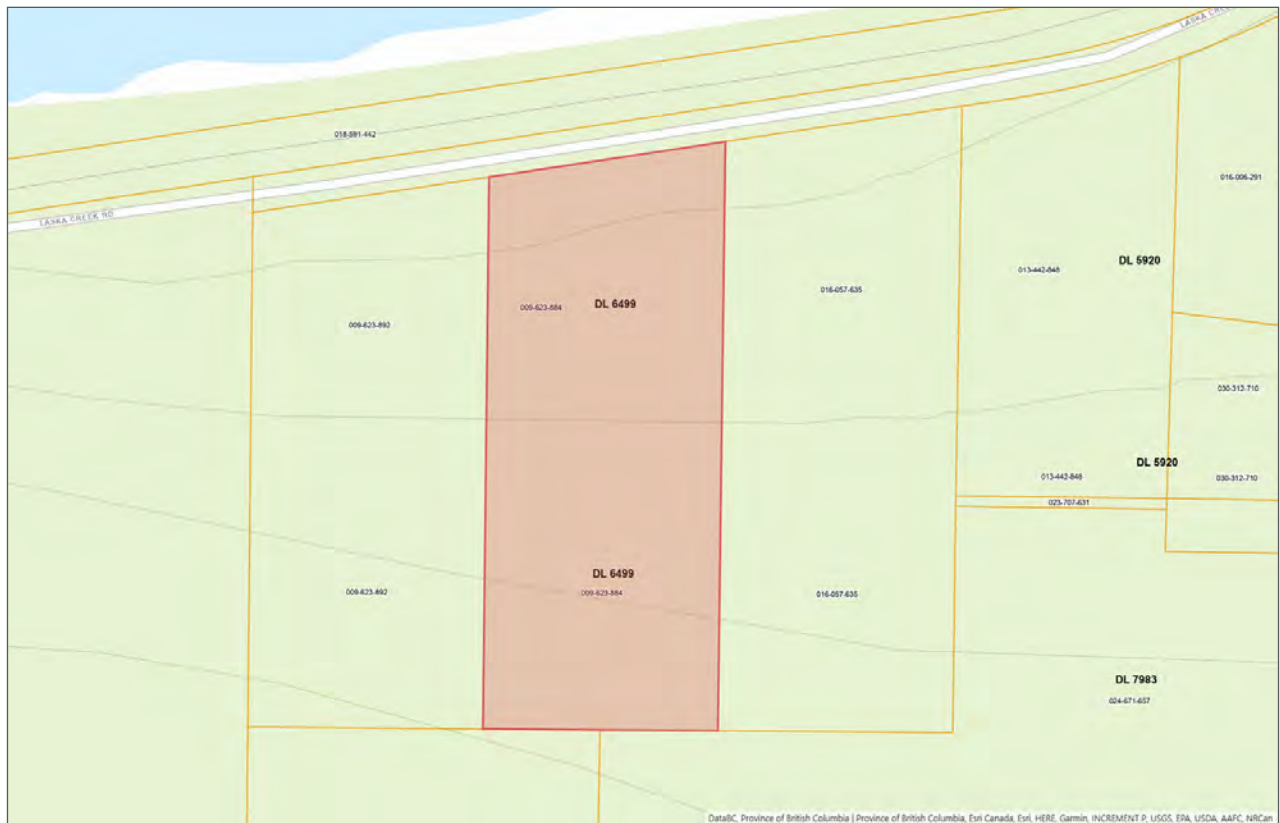














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