LANDQUEST®
REALTY CORP.

10 Acres Near Kootenay Lake

Harrop, BC



Geoff Massing
geoff@landquest.com
(250) 270-6888

Sandy Sleath
sandy@landquest.com
(250) 615-9902

LANDQUEST®
REALTY CORP.

Your Land. Your Legacy. Our Expertise.



"The Source" for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

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.

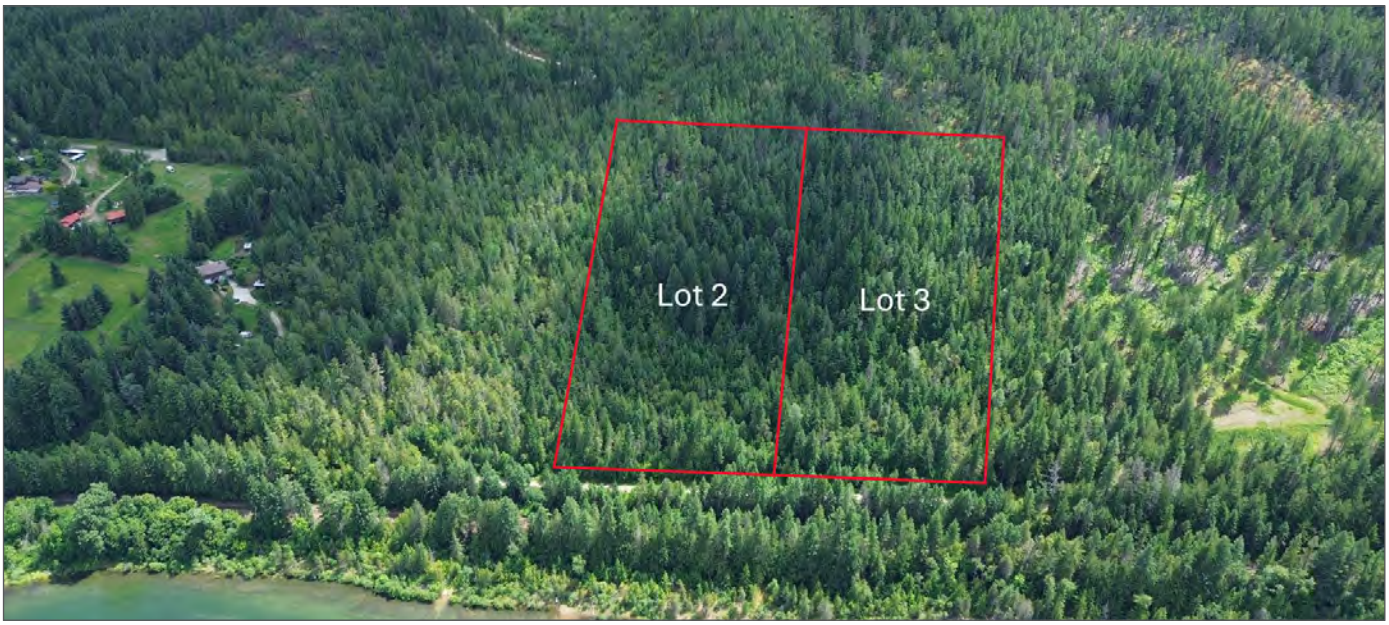
IMPROVEMENTS

None.

LEGAL

LOT 2 DISTRICT LOT 6499 KOOTENAY DISTRICT PLAN 780 EXCEPT PART INCLUDED IN PLAN NEP19532

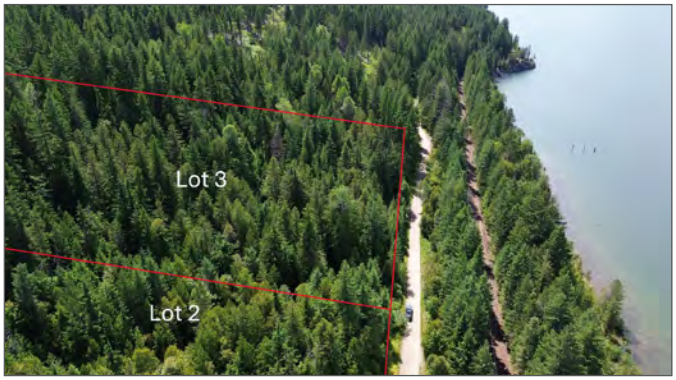
PID 009-623-884


Lot 2
Lot 3








Lot 3
Lot 2





















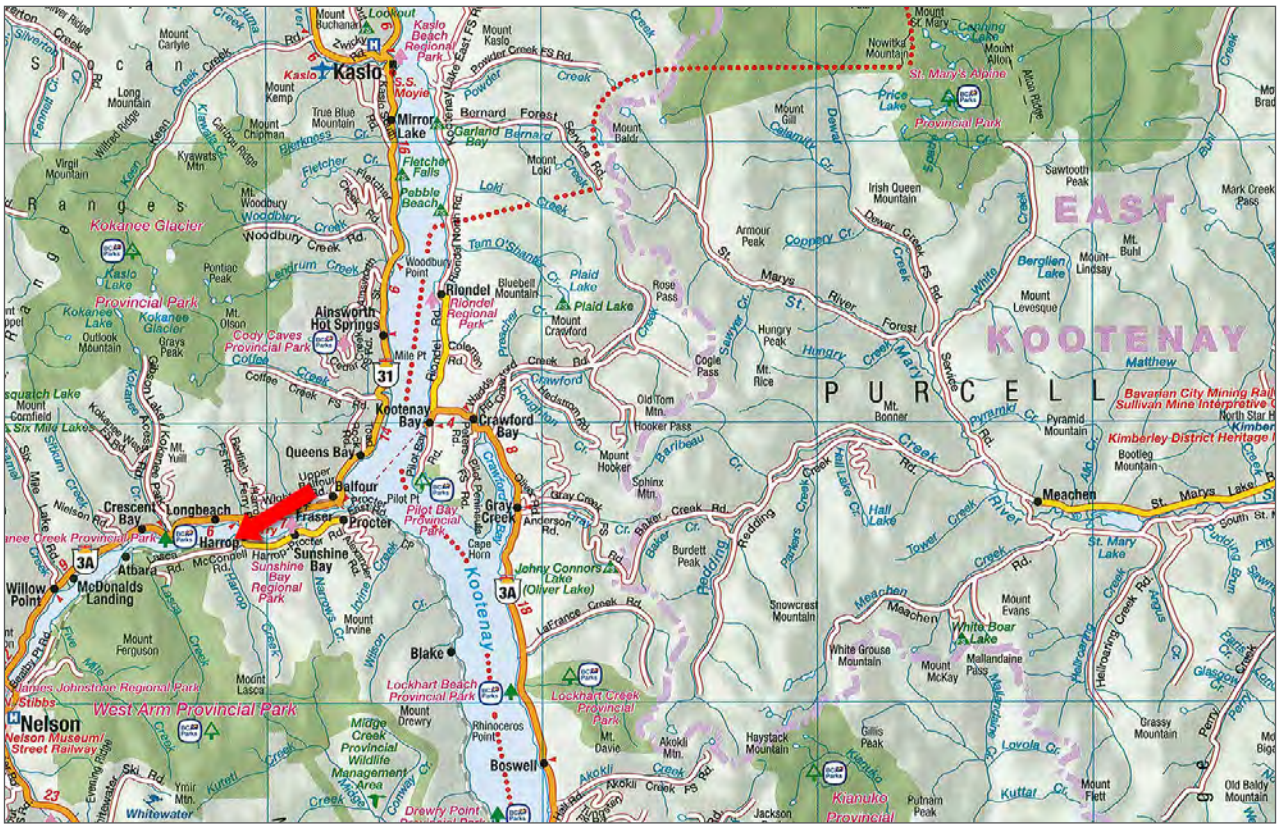





ALBERTA
CANADA
BRITISH COLUMBIA
WASHINGTON
IDAHO
MONTANA
UNITED STATES
Calgary
Banff
Golden
Revelstoke
Vancouver
Victoria
Kelowna
Penticton
Nelson
Cranbrook
Kamloops
Prince George
Jasper National Park
Banff National Park
Glacier National Park
Okanagan National Forest
Kootenai National Forest
Colville National Forest
Kaniksu National Forest
Pasayten Wilderness
North Cascades National Park
Glacier Peak Wilderness
Colville Indian Reservation
Strait of Georgia
Ocean


COCHRANE
CALGARY
CANMORE
Banff
Golden
Revelstoke
Glacier National Park
MOUNTAIN PACIFIC
Redwood Meadows
Turner Valley
Radium Hot Springs
Windermere
Invermere
Canal Flats
Elkford
Sparwood
Crowsnest Pass
Fernie
Kimberley
CRANBRACK
Creston
Erickson
Wynndel
Salmo
Eureka
NELSON
Castlegar
Trail
Fruitvale
Montrose
Warfield
Rossland
Grand Forks
Greenwood
Midway
Oroville
Osoyoos
Oliver
Keremeos
Cawston
Kaleden
PENTICTON
Naramata
SUMMERLAND
Peachland
WEST KELOWNA
KELOWNA
LAKE COUNTRY
COLDSTREAM
VERNON
Lumby
Cherryville
Armstrong
Spallumcheen
Enderby
KAMLOOPS
SALMON ARM
Chase
Sicamous
Barriere
Clearwater
Nakusp
New Denver
Kaslo
Winlaw
Gray Creek
Riondel
Boswell
Sirdar
Moyie
Yahk
Kingsgate
Porthill
Newgate
Gateway
Wardner
Jaffray
Grasmere
Roosville
Port of Roosville
Skookumchuck
Ta Ta Creek
Wasa
Fort Steele
Wycliffe
Cranbrook
Kootenay Pass
Yellow Lake
Summit Lake
Mount Fernie Provincial Park
Height Of The Rockies Provincial Park
Top Of The World Provincial Park
Purcell Wilderness Conservancy
Elk River Valley Provincial Park
Whiteswan Lake Provincial Park
Premier Lake Provincial Park
Bugaboo Provincial Park
Valhalla Provincial Park
Monashee Provincial Park
Shuswap Lake Provincial Park
Mount Revelstoke National Park
Glacier National Park
Yoho National Park
Kootenay National Park
Okanagan Mountain Provincial Park
Okanagan Lake Provincial Park
Okanagan Centre
Okanagan Landing
Kalamalka Lake Provincial Park
Ellison Provincial Park
Mission Creek Greenway Park
Myra Canyon Provincial Park
Kettle Valley Railway Provincial Park
Kettle River Provincial Park
Gladstone Provincial Park
Monte Creek Provincial Park
Monte Lake Provincial Park
Paul Lake Provincial Park
Roche Lake Provincial Park
Dunn Peak Provincial Park
Raft River Provincial Park
Wells Gray Provincial Park
Mount Robson Provincial Park
Mount Terry Fox Provincial Park
Mount Thom Provincial Park
Mount Fernie Provincial Park
Height Of The Rockies Provincial Park
Top Of The World Provincial Park
Purcell Wilderness Conservancy
Elk River Valley Provincial Park
Whiteswan Lake Provincial Park
Premier Lake Provincial Park
Bugaboo Provincial Park
Valhalla Provincial Park
Monashee Provincial Park
Shuswap Lake Provincial Park
Mount Revelstoke National Park
Glacier National Park
Yoho National Park
Kootenay National Park
Okanagan Mountain Provincial Park
Okanagan Lake Provincial Park
Okanagan Centre
Okanagan Landing
Kalamalka Lake Provincial Park
Ellison Provincial Park
Mission Creek Greenway Park
Myra Canyon Provincial Park
Kettle Valley Railway Provincial Park
Kettle River Provincial Park
Gladstone Provincial Park
Monte Creek Provincial Park
Monte Lake Provincial Park
Paul Lake Provincial Park
Roche Lake Provincial Park
Dunn Peak Provincial Park
Raft River Provincial Park
Wells Gray Provincial Park
Mount Robson Provincial Park
Mount Terry Fox Provincial Park
Mount Thom Provincial Park
davenport maps

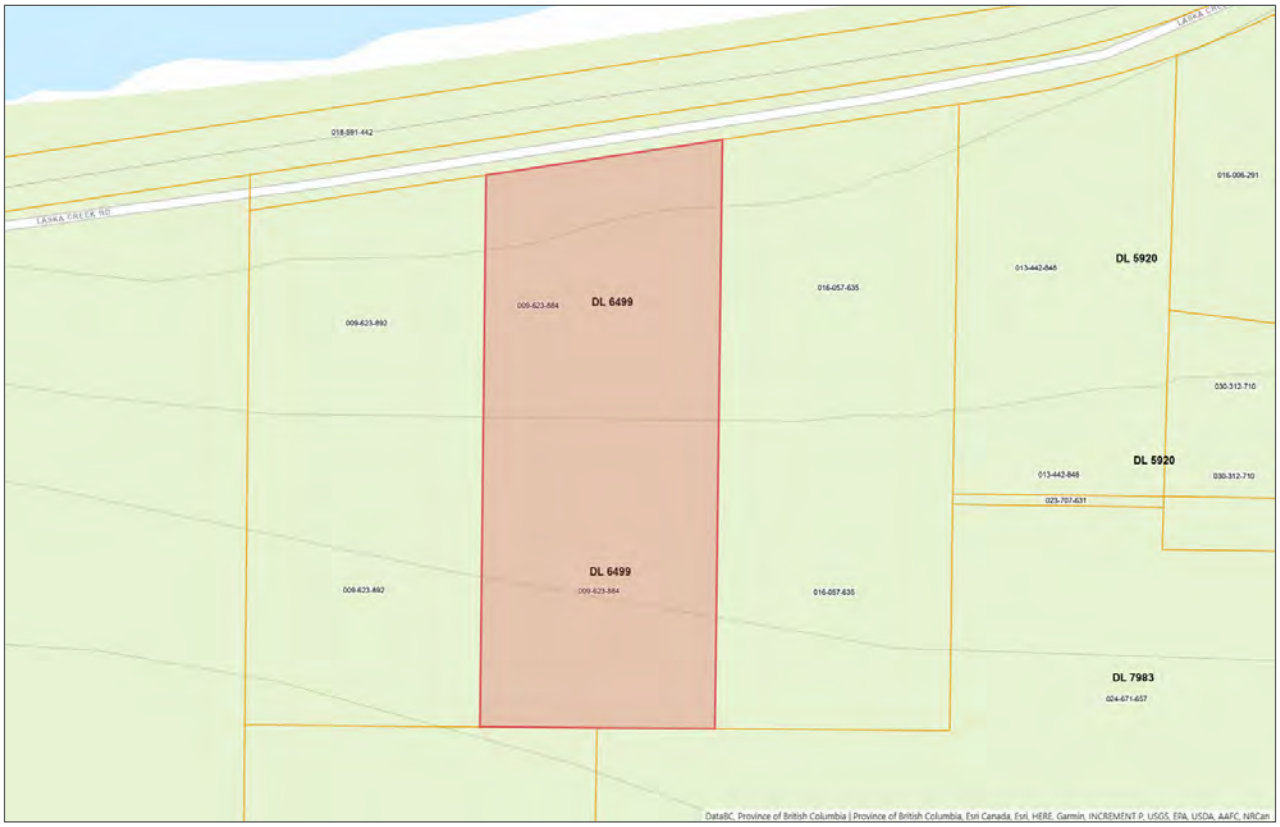

Ainsworth
Walkers
Kootenay Lake
Crawford Bay
Queens Bay
Gray Creek
Balfour
Procter
Fraser
Longbeach
Crescent Bay
Sunshine Bay
Harrop
Willow Point
FAIRVIEW
Nelson
MOUNTAINSTATION
10.0 km
Image © 2026 Airbus
Image © 2026 Maxar Technologies
Google Earth


Kaslo
Mirror Lake
Bernard Forest
Riondel
Ainsworth Hot Springs
Kootenay Bay
Crawford Bay
Queens Bay
Balfour
Crescent Bay
Longbeach
Fraser
Procter
Harrop
Sunshine Bay
Gray Creek
Meachen
Willow Point
McDonalds Landing
Atbara
Blake
Boswell
Nelson
West Arm Provincial Park
Kokanee Glacier
Kokanee Glacier Provincial Park
Cody Caves Provincial Park
Riondel Regional Park
Kaslo Beach Regional Park
Pilot Bay Provincial Park
Sunshine Bay Regional Park
Johnny Connors Lake (Oliver Lake)
Lockhart Beach Provincial Park
Lockhart Creek Provincial Park
Midge Creek Provincial Wildlife Management Area
Drewry Point Provincial Park
Kianuko Provincial
Plaid Lake
Bluebell Mountain
Mount Crawford
Mount Hooker
Mount Bonner
Pyramid Mountain
Mount Lindsay
Mount Buhl
Mount Levesque
Mount Evans
Mount McKay
Mount Fergus
Mount Lasca
Mount Drewry
Mount Davie
Mount Flett
Old Baldy Mountain
Snowcrest Mountain
White Grouse Mountain
Haystack Mountain
Gillis Peak
Putnam Peak
Jackson
Irish Queen Mountain
Sawtooth Peak
Mark Creek Pass
Rose Pass
Cougar Pass
Mt. Rice
Hungry Peak
Armour Peak
Old Tom Mtn.
Hooker Pass
Sphinx Mtn.
Burdett Peak
Cape Horn
Rhinoceros Point
Akokli Mtn.
Akokli Creek
Grassy Mountain
Bootleg Mountain
Mount Gill
Mount Baldy
Mount Loki
Mount Kemp
Mount Chapman
Mount Carlyle
Mount Buchanan
Mount Kaslo
Mount St. Mary
Nowitka Mountain
Mount Wilson
Price Lake
St. Mary's Alpine Provincial Park
Berglien Lake
White Boar Lake
Hall Lake
St. Mary Lake
Matthew
Kimberley District Heritage
Bavarian City Mining Rail
Sullivan Mine Interpretive
North Star H
EAST
KOOTENAY
PURCELL
Kootenay
Slocan
Ranges
Whitewater
Ski Hill
Nelson Museum
Street Railway
Stubbs
Five Mile Point
Six Mile Lakes
Kokanee Creek Provincial Park
Kaslo Lake Provincial Park
Woodbury Creek
Loki Creek
Plaid Creek
Hungry Creek
Mary Creek
Coffee Creek
Colebrook Creek
Crawford Creek
Gray Creek
Baker Creek
Redding Creek
Hall Lake Creek
Tower Creek
Meachen Creek
Lafrance Creek
Akokli Creek
Kuttar Cr.
Lovola Cr.
Glasgow Cr.
Hellroaring Creek
Coppery Cr.
Calamity Cr.
Sawyer Cr.
Baribeau Cr.
Fletcher Cr.
Pebble Beach
Tom O'Shanter
Garland Bay
Powder Creek
Lemdrum Creek
Kaslo River
Duncan River
Lardeau
Meachen
Creston
Cranbrook
Kimberley
Fernie
Golden
Revelstoke
Castlegar
Trail
Grand Forks
Osoyoos
Penticton
Kelowna
Vernon
Salmon Arm
Kamloops
Merritt
Hope
Chilliwack
Abbotsford
Vancouver
Whistler
Squamish
Sechelt
Powell River
Campbell River
Courtenay
Nanaimo
Duncan
Victoria
Port Alberni
Tofino
Ucluelet
Prince Rupert
Terrace
Kitimat
Smithers
Houston
Burns Lake
Prince George
Quesnel
Williams Lake
100 Mile House
Clearwater
Valemount
Jasper
Hinton
Edson
Grande Prairie
Dawson Creek
Fort St. John
Fort Nelson
Watson Lake
Whitehorse
Dawson City
Yukon
Alberta
Saskatchewan
Manitoba
Ontario
Washington
Idaho
Montana
Alaska


Longbeach
Harrop
812 m
Image © 2026 Maxar Technologies
Google Earth


Lasca Creek Rd
Lasca Creek Rd
Lasca Creek Rd
231 m
Image © 2026 Maxar Technologies
Google Earth


DL 6083
Laska Creek Rd
018-581-442
DL 6499
009-623-884
009-623-892
016-057-635
DL 5920
013-442-848
016-006-291
030-312-710
023-707-631
DL 7983
024-671-657
DataBC, Province of British Columbia | Esri, HERE, Garmin, INCREMENT P, NGA, USGS, NRCan


LASKA CREEK RD
018-581-442
DL 6499
009-623-884
009-623-892
016-057-635
DL 5920
013-442-848
016-006-291
030-313-710
030-312-710
023-707-631
DL 7983
024-671-657
DataBC, Province of British Columbia | Province of British Columbia, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan

LANDQUEST
REALTY CORP.

Your Land. Your Legacy. Our Expertise.






www.landquest.com



Geoff Massing

Representative
geoff@landquest.com
(250) 270-6888



Sandy Sleath

Representative
sandy@landquest.com
(250) 615-9902

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.