



**122 Bare Land Acres Overlooking
the Slocan River - Winlaw, BC**



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PROPERTY DETAILS

Listing Number:	25085
Price:	\$419,000
Taxes (2024):	\$1,806
Size:	122.06 acres
Zoning:	No zoning.

DESCRIPTION

Escape to your slice of paradise with this expansive 122-acre property, ideal for privacy seekers. Elevated above the Slocan River, this property offers breathtaking views from various vantage points, showcasing the river's picturesque journey. Choose from multiple prime building sites that provide stunning vistas of the river, valley, mountains, and the riverside Winlaw Regional and Nature Park. This property ensures a tranquil atmosphere away from the hustle of urban life.

Surrounded by Crown land, the adventure begins right at your doorstep. Explore this seemingly limitless backcountry on foot, horseback, ATV, snowmobile, cross-country skis, or snowshoes. This pristine area is also a haven for wildlife, creating a hunter's dream.

The mixed forest, recently selectively logged, presents opportunities for hobby farming, food plots, pastures, gardens, fruit trees, and additional outbuildings. With water rights from Hird Creek to the property, you can easily envision year-round living in this setting. Off-grid living, which has

become more desirable and attainable, is another option worth considering.

Central Kootenay's climate is prime for gardening as evidenced by local produce marketed locally. The average frost-free period is about five months long, with a slightly longer growing season in the western part of the region.

Access is granted via a registered easement through a neighbouring property on McKean Road.

LOCATION

DL 12488 McKean Road - Appledale, BC

Notable Distances from Winlaw

- Nelson: 50 km
- Castlegar: 48 km
- Nakusp: 97 km
- Revelstoke: 201 km
- Kelowna (international airport): 350 km

DIRECTIONS

From Winlaw, turn west onto Winlaw Bridge Road. In 685 m turn west at the 'T' intersection. In 195 m turn right onto Slocan River Road. In 1.39 km turn left onto McKean Road. In 615 m turn left onto easement road located at 6217 McKean Road.

AREA DATA

The Slocan Valley is about 100 kilometres long, with the Valhalla Range providing a steep western boundary and the Slocan Range presenting gradual slopes to the east. Squeezed in between,

Slocan Lake occupies the northern reaches with the Slocan River to the south.

Unincorporated Winlaw is a small, funky community on the eastern bank of the winding Slocan River. Smack dab in the center of the valley, this tiny 'downtown' offers more than its fair share of fusion eateries, artisan boutiques, and micro-shops. Hiking, rafting, floating, rock climbing, and camping all just steps away.

Many first-time visitors to the valley are surprised by the lack of fast-food outlets, or strip malls. Entrepreneurs are the staple economic driver for the approximately 5,000 people who call the valley home. Many businesses are home-based by choice, while some residents commute to work in larger centers like Nelson, Castlegar, and Nakusp. Some Slocan Valley small farms originally started by Russian Doukhobors still produce organic fruit and vegetables. In recent years, a new crop of young farmers has relocated to the valley, producing bounty for local farmer's markets, restaurants, grocery stores, and food processors.

Nelson and Castlegar are a 50 km drive from the property, each having the benefit of extensive services, retail, and entertainment. While Nelson rests on the shores of the Kootenay Lake, Castlegar spreads along the Columbia River—both providing picturesque settings and amenities unique to each city.

Generally, the Slocan Valley has four distinct seasons and a relatively moist climate—except in the summer. About 950 mm of precipitation falls every year, mostly in late fall and winter. Temperatures vary with elevation and with proximity to Slocan Lake. Average summer temperatures are between 20 and 25°C, while the average temperature in winter is a pleasant -5° to 5°C. The best months for hot sunny weather are July, August, and September (300+ hours/month) with only 63 mm of rain. The significant snowfalls



arrive from December through January, averaging about 130 cm per month.

Wildlife in the area includes deer, elk, black bears, cougars, coyotes, mountain sheep, and the occasional beaver. Eagles perch in the cottonwoods along the Slocan River to fish, and there is an abundance of shorebirds, waterfowl, and songbirds.

RECREATION

The Slocan Valley's four seasons offer spectacular year-round recreation opportunities depending on conditions and elevation. It is not unrealistic to 'hit the ski slopes' in the morning and kayak in the afternoon.

BC Parks

Two of BC's major provincial mountain wilderness parks, the Valhalla and Kokanee Glaciers, surround the valley. Serrated, glacier-covered granite peaks dominate the landscape with huge lake-filled glacial valleys that provide habitat for many kinds of wildlife and offer excellent opportunities for water-based recreation. The wilderness experiences provided throughout the West Kootenays are diverse with hot springs, alpine meadows, spectacular summer



and winter recreation, wildlife observation, and photography.

Winlaw Regional and Nature Park has designated waterfront access to the Slocan River. This idyllic 22.7-acre park, just minutes from Winlaw, offers picnic areas, a covered gazebo, a playground, riverside swimming beaches, and winding elevated boardwalks.

Slocan River

The river offers opportunities for both kayaking and rafting, with some sections featuring Class I-III rapids. Floating downstream showcases the surrounding mountains and provides plentiful options to enjoy sandy and smooth rock beaches. For the anglers, rainbow and bull trout provide another lure to this river.

Golfing

Appledale, just north of Winlaw, has a 9-hole course with incredible views, a relaxed atmosphere, and well-manicured fairways. The club offers a restaurant with pub-style fare and live music nights.

Winter Activities

The Slocan Valley offers vast backcountry skiing, cat skiing, heli-skiing, and snowmobiling along the Powder Highway. Epic cross-country skiing,

snowshoeing, and ice fishing combine to provide a wonderland of snowy activities. Two ski resorts nearby, the internationally acclaimed Red Mountain Resort and Whitewater Resort, both have excellent terrain and facilities.

Slocan Valley Rail Trail

The Slocan Valley Rail Trail used to be the lifeline of the valley at the turn of the last century. The old rail bed has been turned into a recreational trail offering stunning scenery and multi-day adventures. Following the contours of the Slocan River, the trail makes its way from Slocan Lake in the north, towards the Kootenay River and Crescent Valley in the south. 52 km of trail is also groomed in the winter for cross-country skiing.

HISTORY

400 creatives and homesteaders call this section of the Slocan Valley home. In the late 1890s, John Brown Winlaw took the Canadian Pacific Railway to the end of the line and set up the first lumber mill. The early 1900s brought the Russian Doukhobors to the region, followed swiftly by an economic boost through silver mines that dotted the area. Through the early 1970s, the region's rural and rebellious nature drew draft dodgers, artists, and those looking for a quieter, liberated lifestyle.

MAP REFERENCE

49°37'31.98"N and 117°33'56.93"W

SERVICES

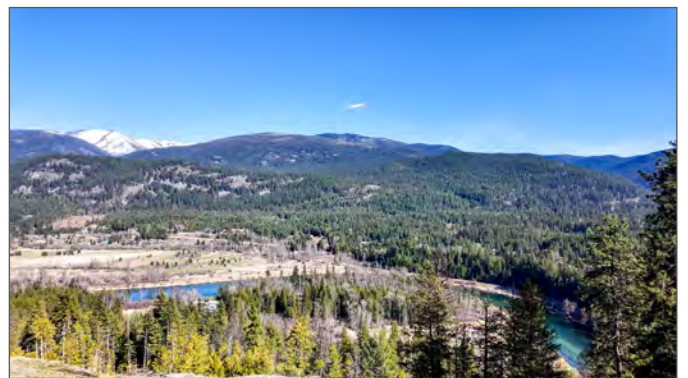
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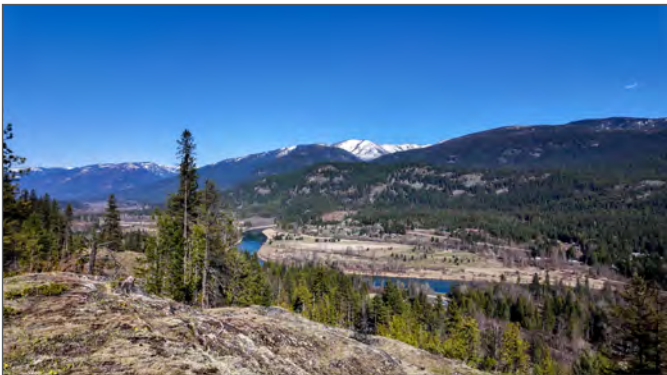
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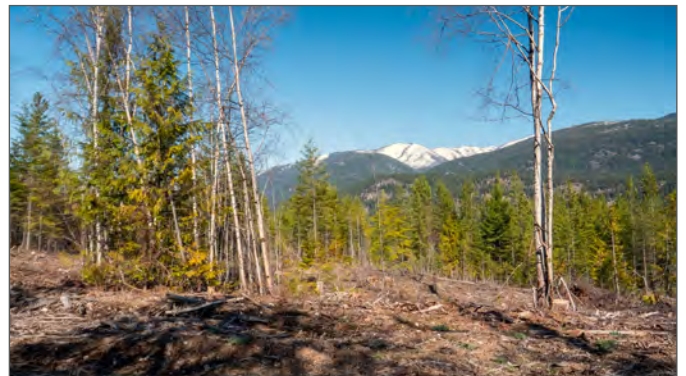
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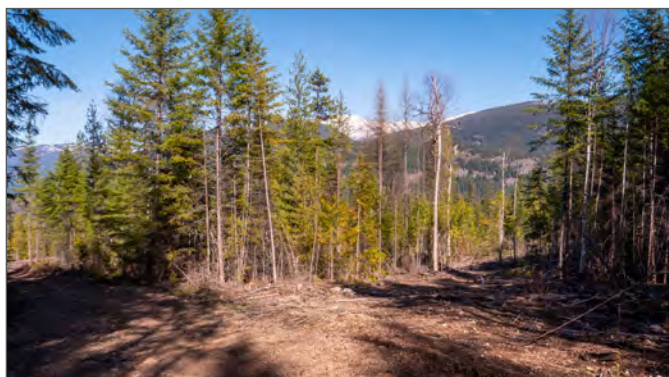
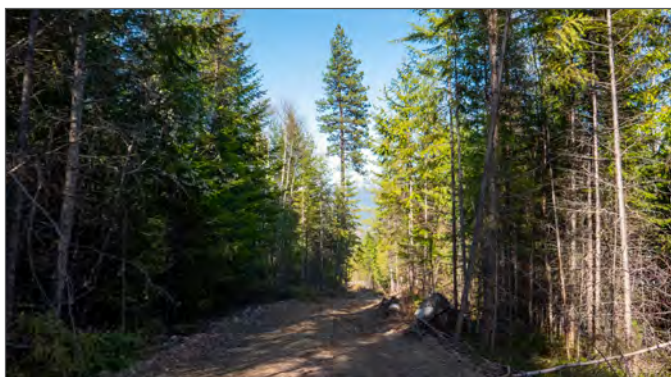


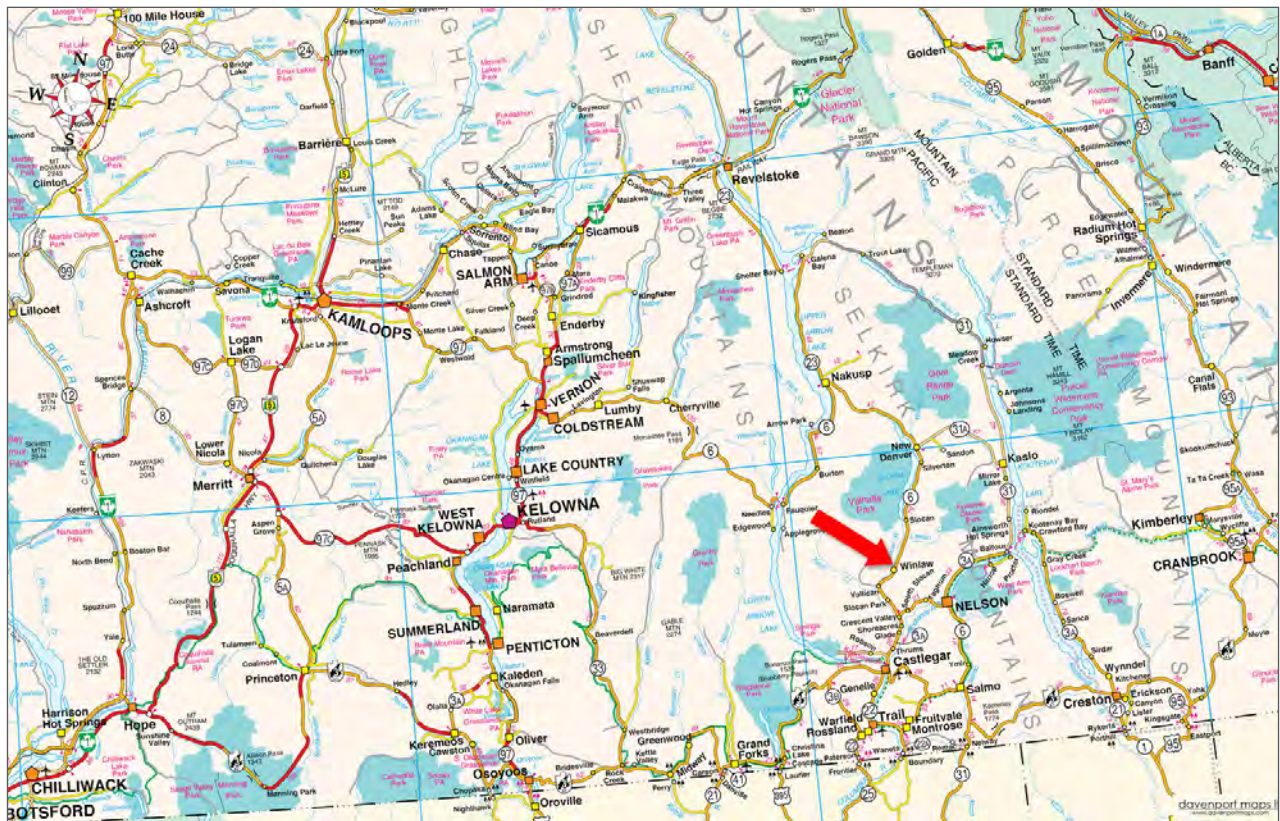


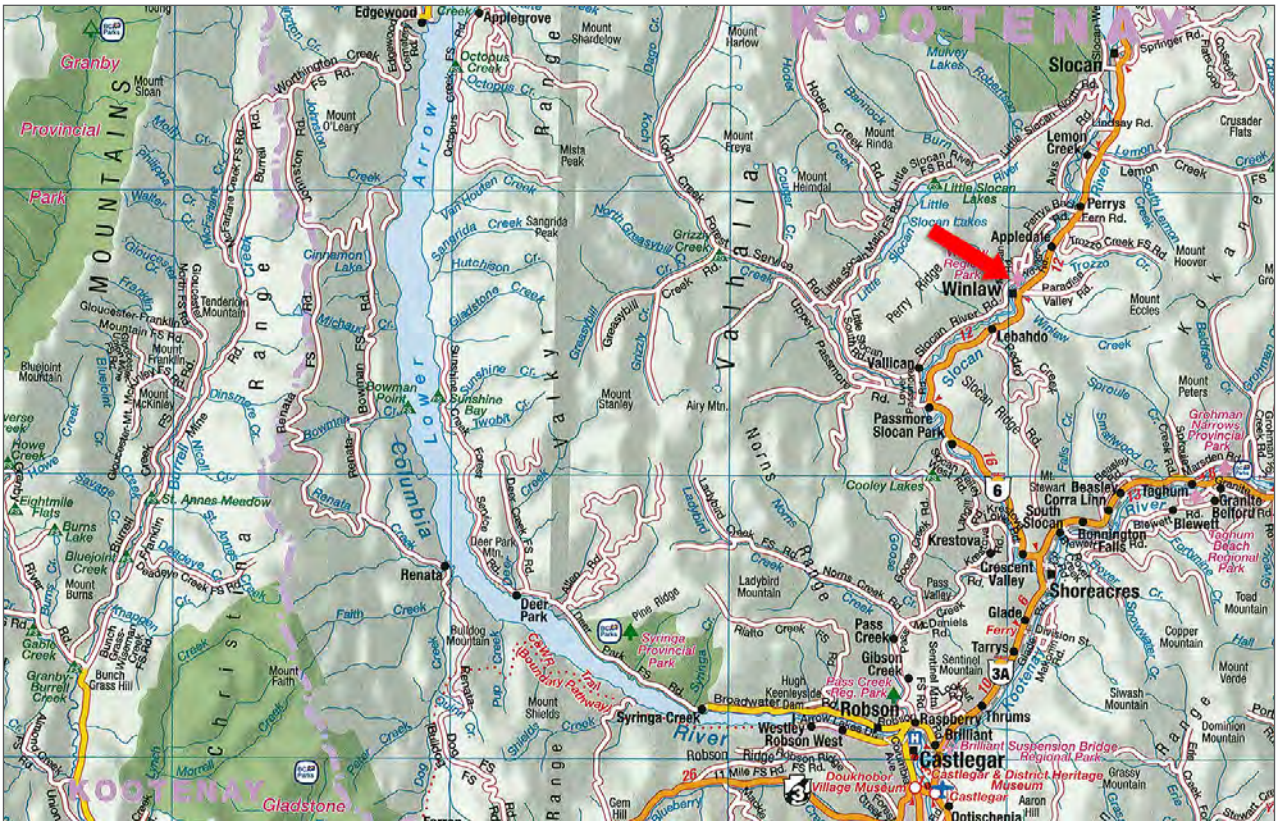
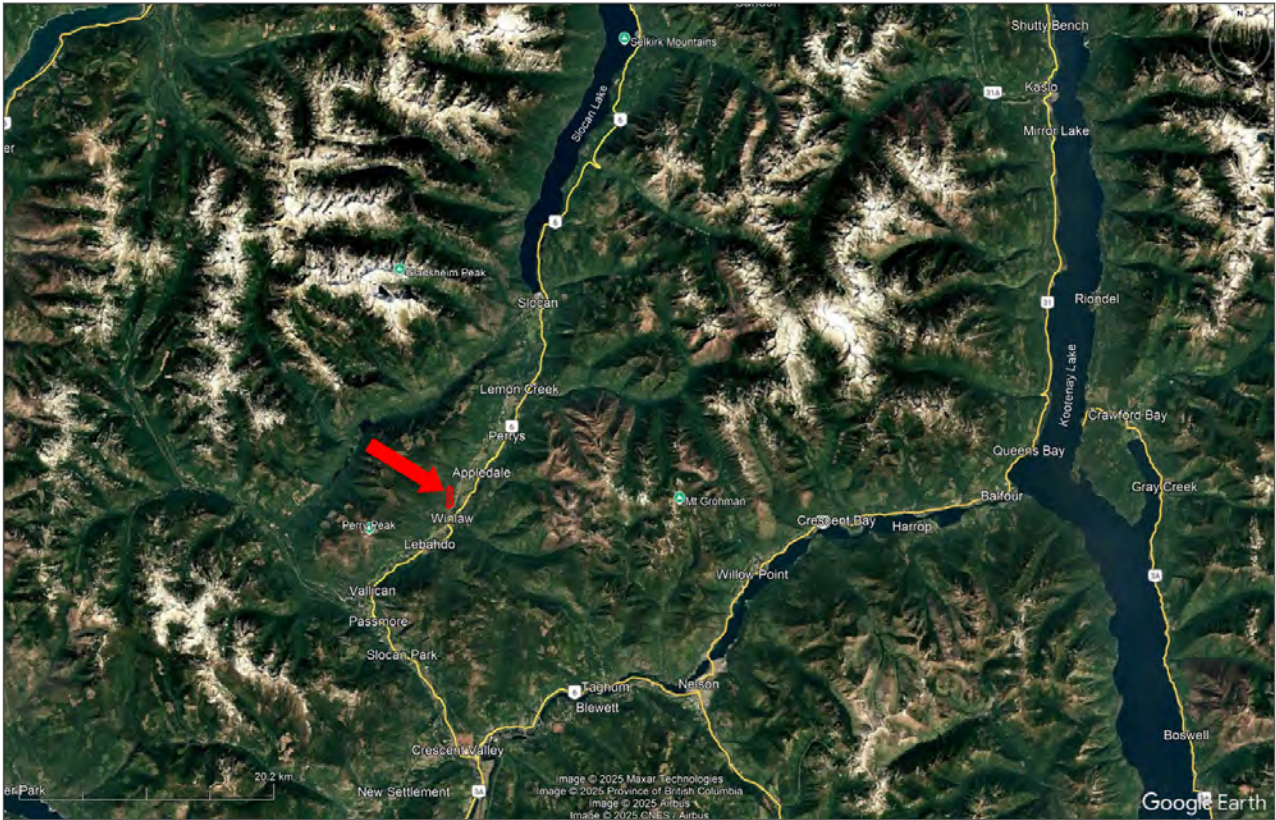


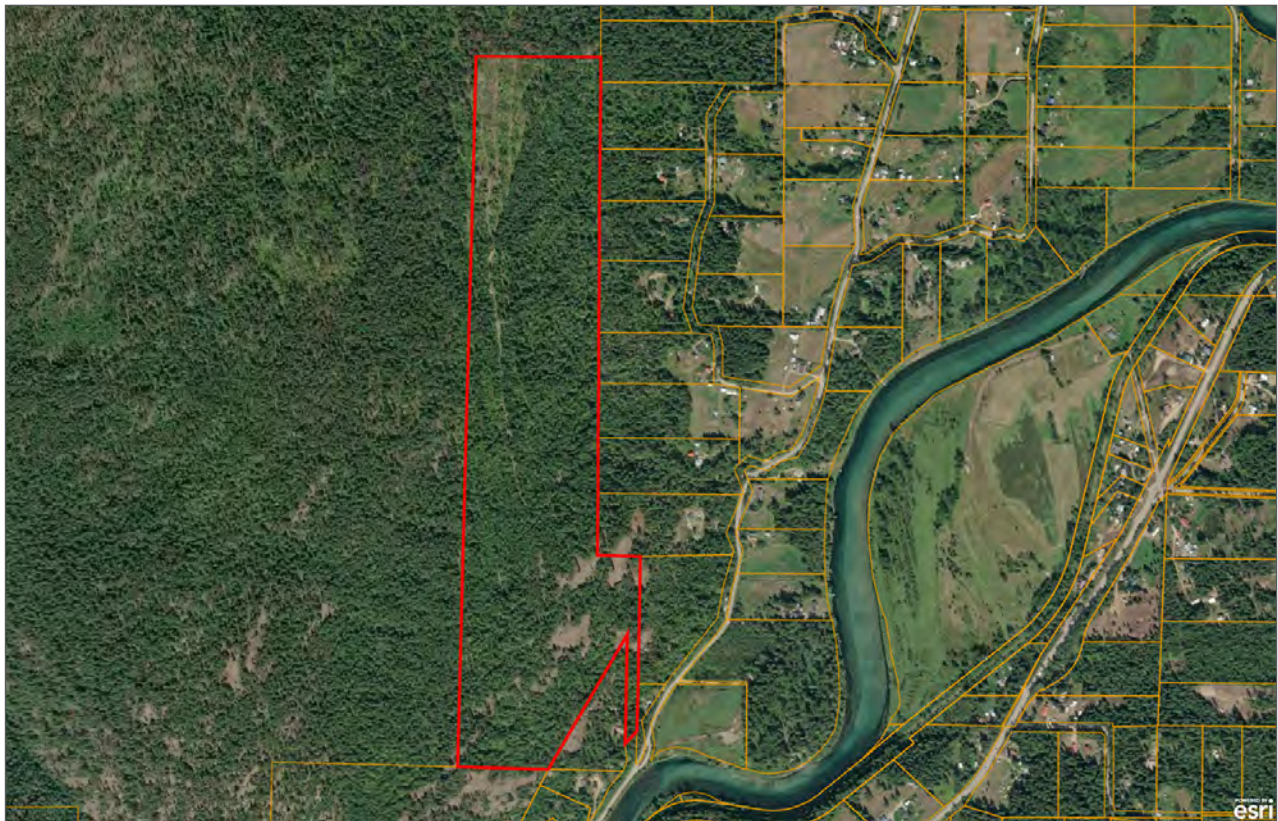
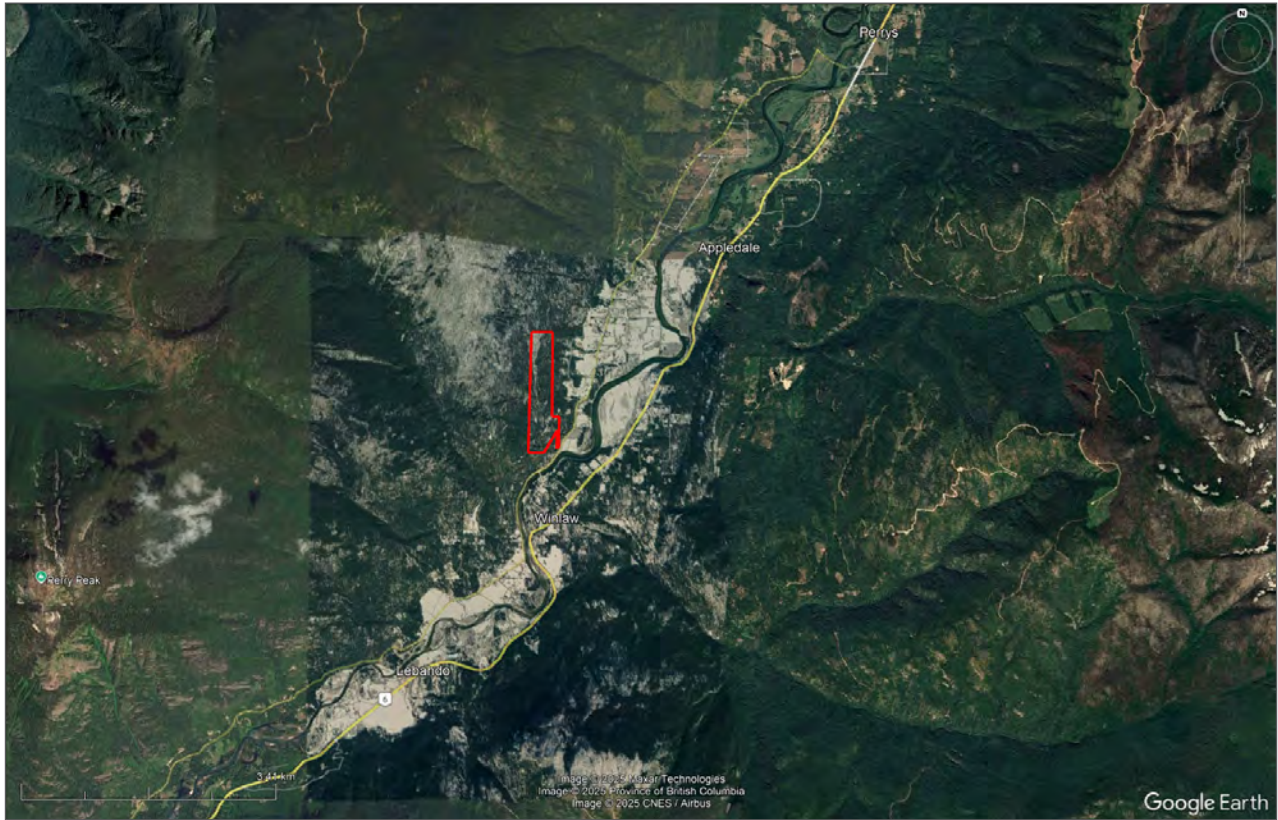


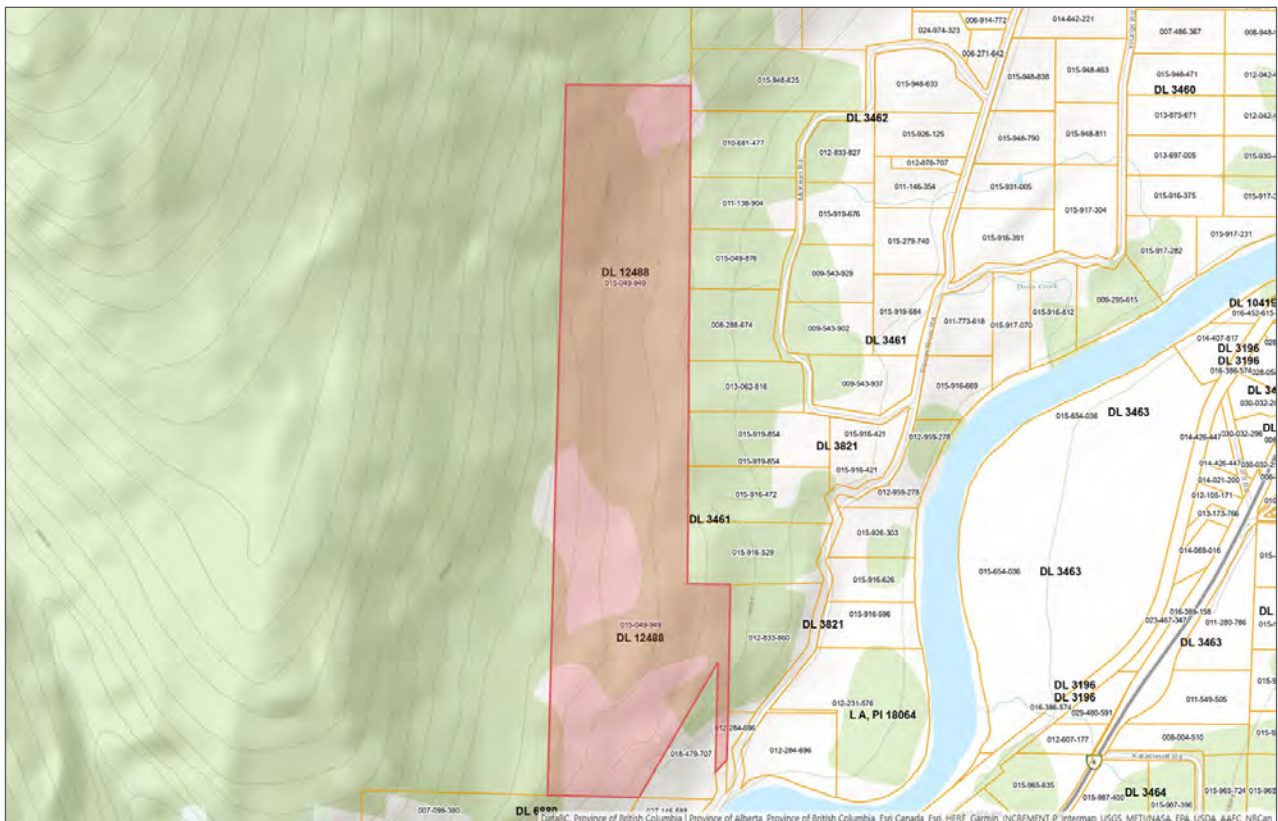
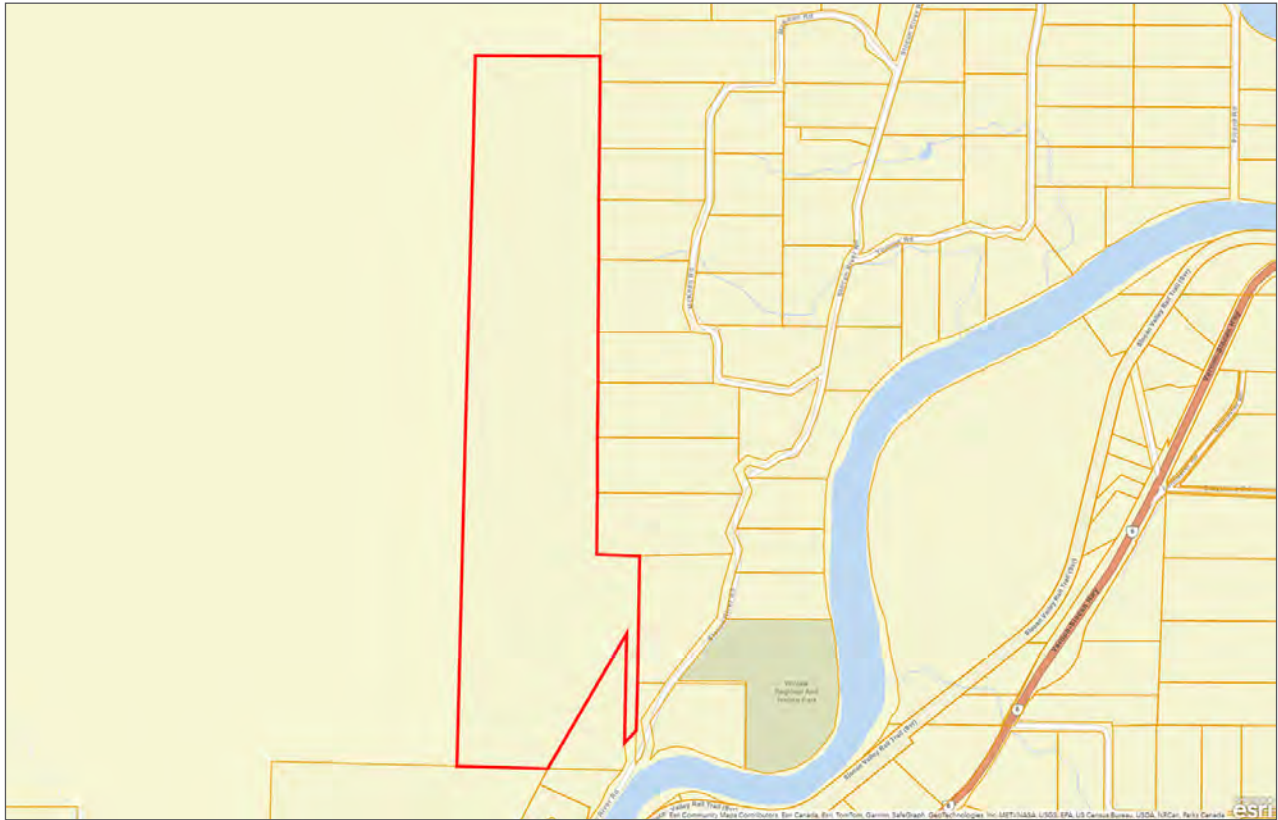














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