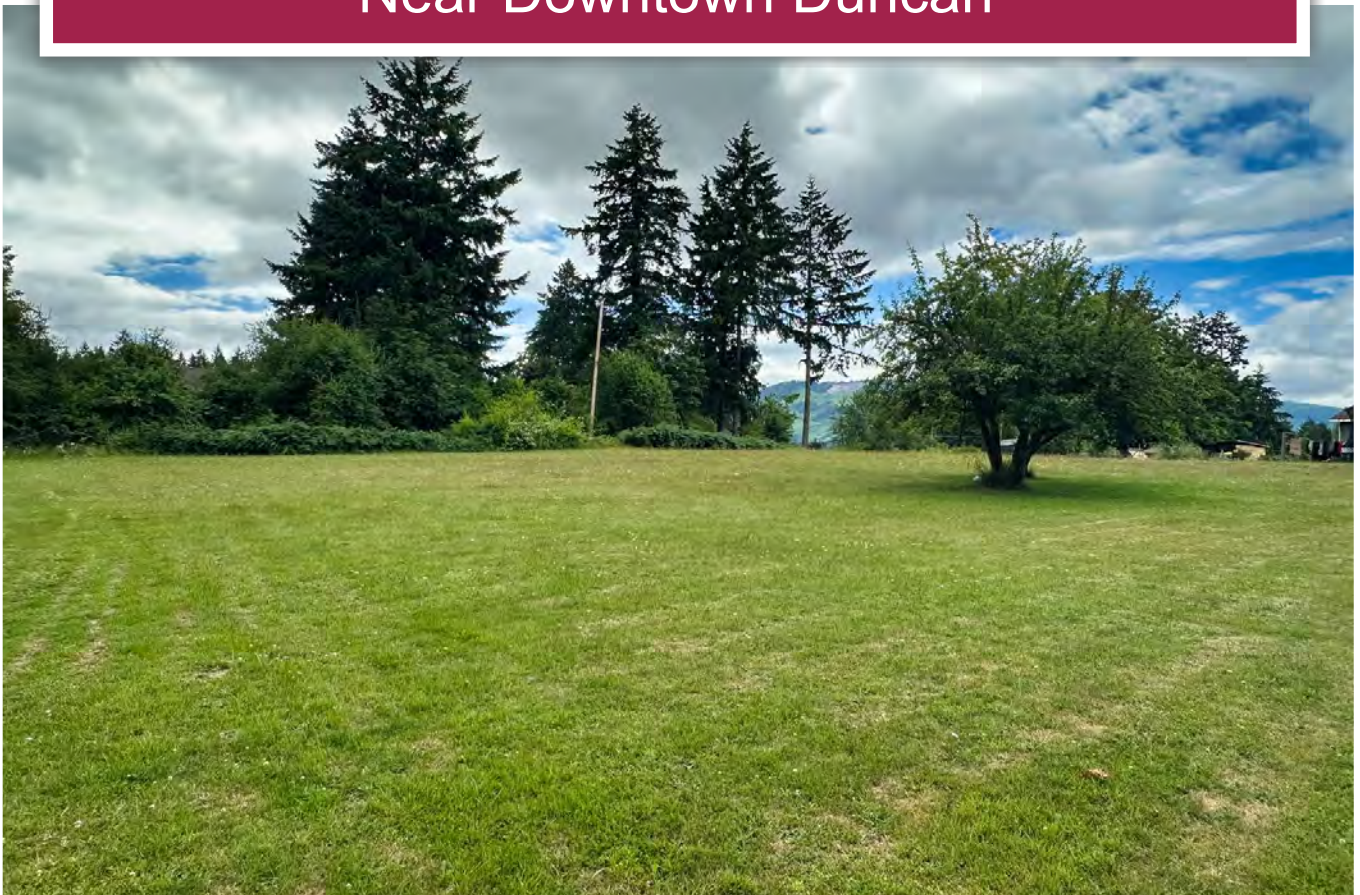




13.25 Acre Agri-Lifestyle Estate
Near Downtown Duncan



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13.25 Acre Income and Agri-Lifestyle Estate

Near Downtown Duncan

PROPERTY DETAILS

Listing Number:	25194
Price:	\$1,828,000
Taxes (2025):	\$6,432.51
Size:	13.25 acres

DESCRIPTION

This 13.25-acre parcel at 4970 Wilson Road presents a rare opportunity to own productive agricultural land in a highly sought-after location. Just minutes from downtown Duncan.

The property combines solid rental income with long-term potential, featuring two primary homes: a 4 bedroom/2 bath, ~2,354 sq. ft. home currently rented for \$3,500/month, and a 3 bedroom/2 bath, ~2,500 sq. ft. home currently rented at \$2,500/month.

Also on site are a guest cabin used occasionally by the owner and a partially converted barn structure, both of which offer further rental or guest-use possibilities.

The land is primarily level and open, covered in natural pasture grasses and bordered by mature vegetation that provides excellent privacy from neighboring properties. With full sun exposure throughout the day and partial views over the surrounding valley and distant mountains, the property offers an attractive rural setting that balances openness and seclusion.

While the rental structures offer reliable income, it's important to note that some areas of the property and buildings would benefit from cleanup and general maintenance. Deferred upkeep, largely due to tenant use and lack of consistent attention, means that future owners may want to address rubbish removal and invest in improvements to bring the homes and grounds to their full potential.

Still, with its combination of location, agricultural zoning, rental income, and land quality, this property is ideally suited for buyers seeking a multi-home holding investment, hobby farming lifestyle, or a rural compound with significant upside over time.

LOCATION

4970 Wison Road - Duncan, BC

DIRECTIONS

Contact the listing agent.

AREA DATA

Nestled in one of Vancouver Island's most desirable regions, 4970 Wilson Road offers the best of rural living just minutes from the vibrant community of Duncan. The Cowichan Valley is known for its laid-back lifestyle, strong sense of community, and connection to the land. People are friendly, welcoming, and deeply rooted in local culture, whether it's through the arts, farming, food, or outdoor recreation.

The area enjoys a uniquely mild, Mediterranean-like climate, the warmest in Canada, with long, dry summers and temperate, green winters. This climate not only supports lush agricultural activity,



but also makes it ideal for year-round outdoor living. Residents enjoy everything from weekend hikes and wine touring to paddling on the Cowichan River or browsing the region's famous farmers' markets.

Duncan, the nearby town center, is a thriving hub of amenities and culture. It offers full city services, including excellent schools, medical facilities, boutique shops, grocery stores, and a wide range of dining options. You'll also find an active arts scene, Indigenous cultural landmarks like the world-renowned Totem Walk, and community events that bring people together year-round.

Though 4970 Wilson Road is in a peaceful, rural setting surrounded by farmland and nature, it remains easily accessible. Transit routes run within a short distance, and daily errands or family outings are just a few minutes' drive away. With property values in the surrounding area continuing to show strong demand, this location offers not only lifestyle, but long-term investment value.

Whether you're looking to live, invest, or farm, life in the Cowichan Valley promises space, serenity,

and community, all wrapped in a temperate coastal climate.

RECREATION

For outdoor enthusiasts, the area offers easy access to an abundance of recreational options. Cowichan River Provincial Park spans over 1,400 hectares and is a favorite for hiking, swimming, fly fishing, and paddling. The Trans-Canada Trail weaves through the park, offering scenic routes for walking and biking. Nearby, the BC Forest Discovery Centre combines forest trails with family-friendly exhibits and historic steam train rides, a charming window into the region's forestry heritage.

Agriculture also plays a big part in the local lifestyle. Duncan is home to one of the oldest year-round farmers' markets in BC, where locals gather each week to shop for fresh produce, meats, baked goods, and handcrafted wares. The surrounding valley, with its Mediterranean-like climate, has become a hub for small-scale farming and artisanal food production. It also supports a flourishing wine scene, with wineries like Blue Grouse, Unsworth,



and Cherry Point offering tastings and events that celebrate the region's farm-to-table spirit.

Life in the Cowichan Valley offers a rich blend of natural beauty, creative energy, and community spirit. In the heart of it all is Duncan, a small city with a strong cultural identity, known affectionately as the "City of Totems" thanks to its remarkable collection of more than 40 hand-carved poles displayed throughout downtown. This vibrant core is also home to over 300 locally owned shops, cafés, and eateries, creating a welcoming atmosphere perfect for casual strolls, boutique shopping, and sampling the region's growing culinary scene.

Arts and culture thrive here. The Cowichan Performing Arts Centre draws audiences from across the region with its year-round lineup of theatre, live music, dance, and community events. Cultural initiatives and funding programs help support local artists and bring diverse creative programming to residents and visitors alike.

In short, the Cowichan Valley offers a lifestyle that's deeply connected to land, art, and community,

making it an ideal place for those who value balance, creativity, and the outdoors.

HISTORY

Long before European settlement, the Cowichan Valley was home to the Quw'utsun peoples, part of the Coast Salish, who thrived in this fertile landscape for thousands of years. Today, the Cowichan Tribes remain the largest First Nations group in British Columbia, and their deep connection to the land is still evident throughout the valley. In the mid-19th century, colonial interest focused on this "warm land," valued for its abundant waterways and productive farms, as noted by the Hudson's Bay Company in 1852. Settlement followed the arrival of the Esquimalt and Nanaimo (E&N) Railway in 1886. A crowd famously greeted the inaugural train at "Duncan's Crossing," marking the humble beginnings of what would become the city of Duncan, officially incorporated by 1912.

Duncan's early economy centered on forestry and agriculture, with modest waves of cultural migration contributing to its evolution, such as the Chinese community in the early 1900s, and long-standing

heritage industries like knitting, logging, and milling. Nearby Wilson Road lands, including what is now 4970 Wilson, have long been part of the agricultural patchwork extending from the river plain. The surrounding roads, like Wilson, wind through old farmland and riparian forest, tracing property lines laid during colonial farm grants rather than the grid patterns seen elsewhere. With improved highways like the Trans-Canada and Highway 18 (connecting Duncan to Lake Cowichan), this land became a desirable country-town fringe: close to urban amenities but still rooted in rural character.

Today, these lands remain a vivid part of the valley's story, a living blend of indigenous heritage, settler farming legacy, and small-town evolution. Owning property on Wilson Road places you directly in that continuum, in a region defined by rich soil, tranquil riparian forests, winding heritage roads, and a community that honors both tradition and progress.

MAP REFERENCE

48°45'2.90"N and 123°40'48.65"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

Rental income.

SERVICES

Hydro, drilled well and septic.

IMPROVEMENTS

- Main residence
- Second residence
- Guest cabin
- Partially constructed guest cabin



ZONING

A-1 Agricultural Resource 1
Cowichan Valley Regional District, Electoral Area
A-Mill Bay/Malahat, South Cowichan Zoning Bylaw
No. 3520

Additional zoning information can be found on the
Cowichan Valley Regional District website.
<https://www.cvrld.ca/232/Zoning-Bylaws>

LEGAL

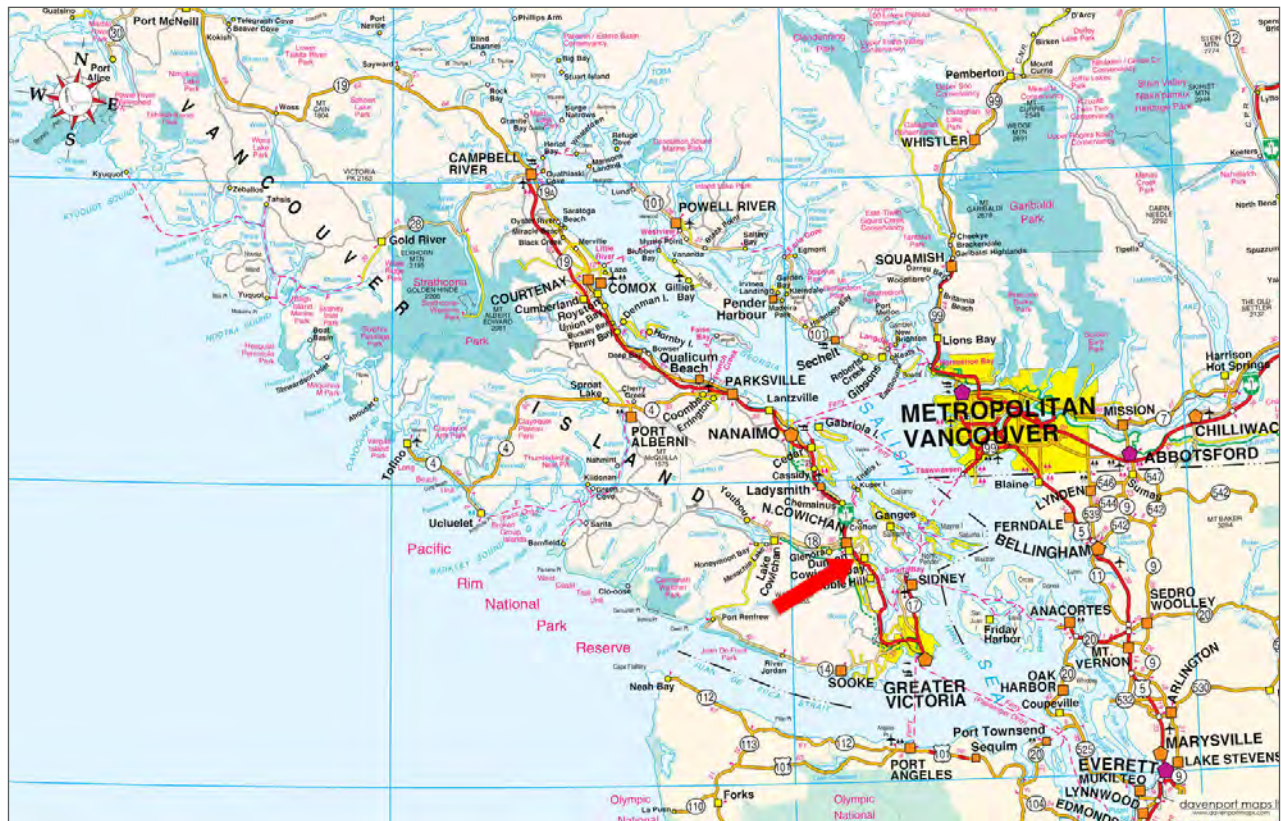
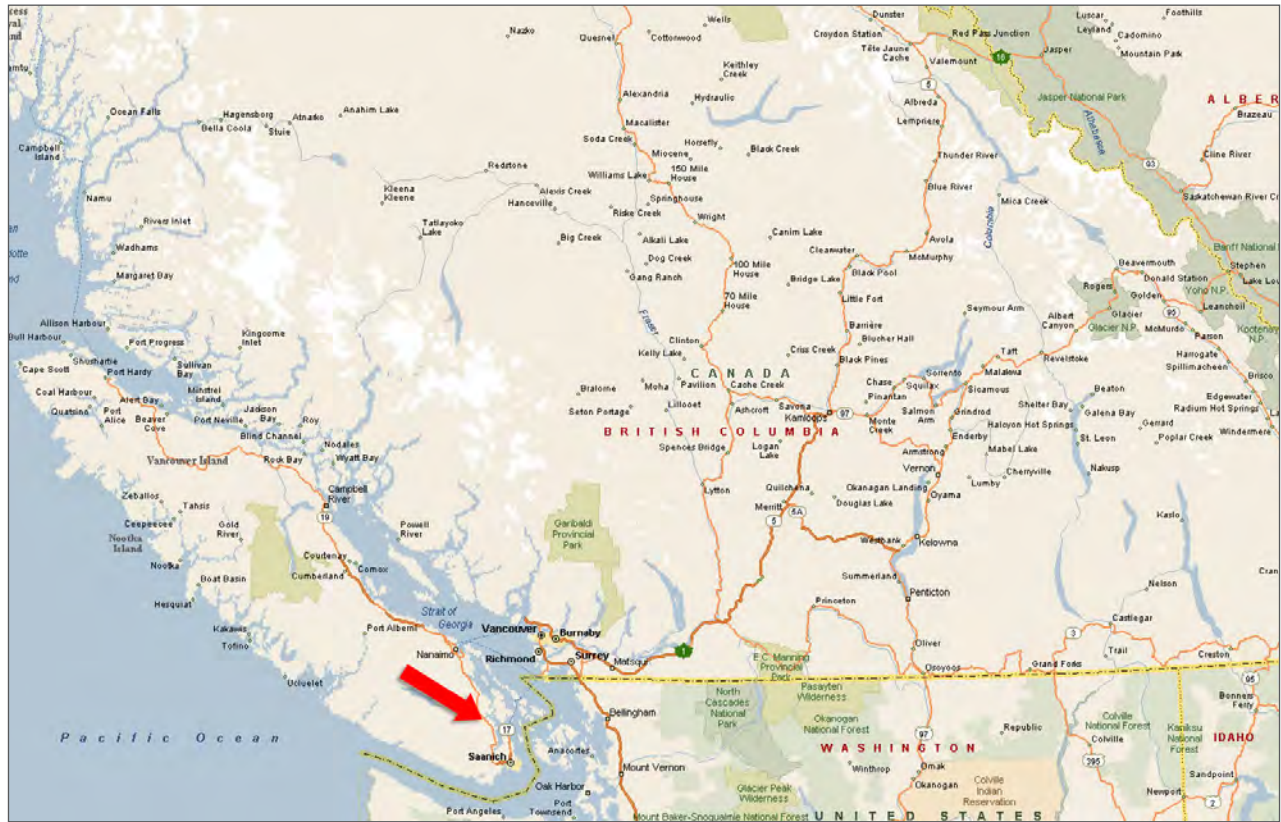
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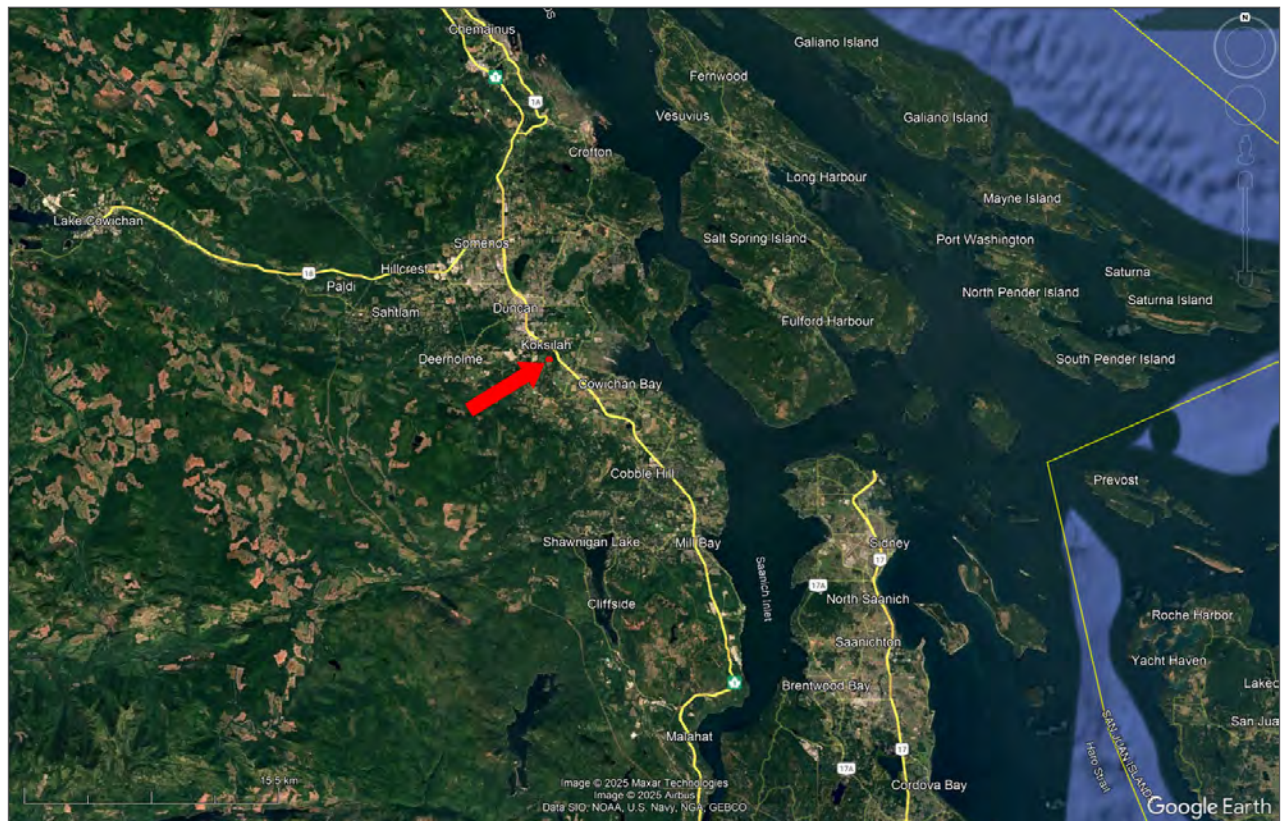
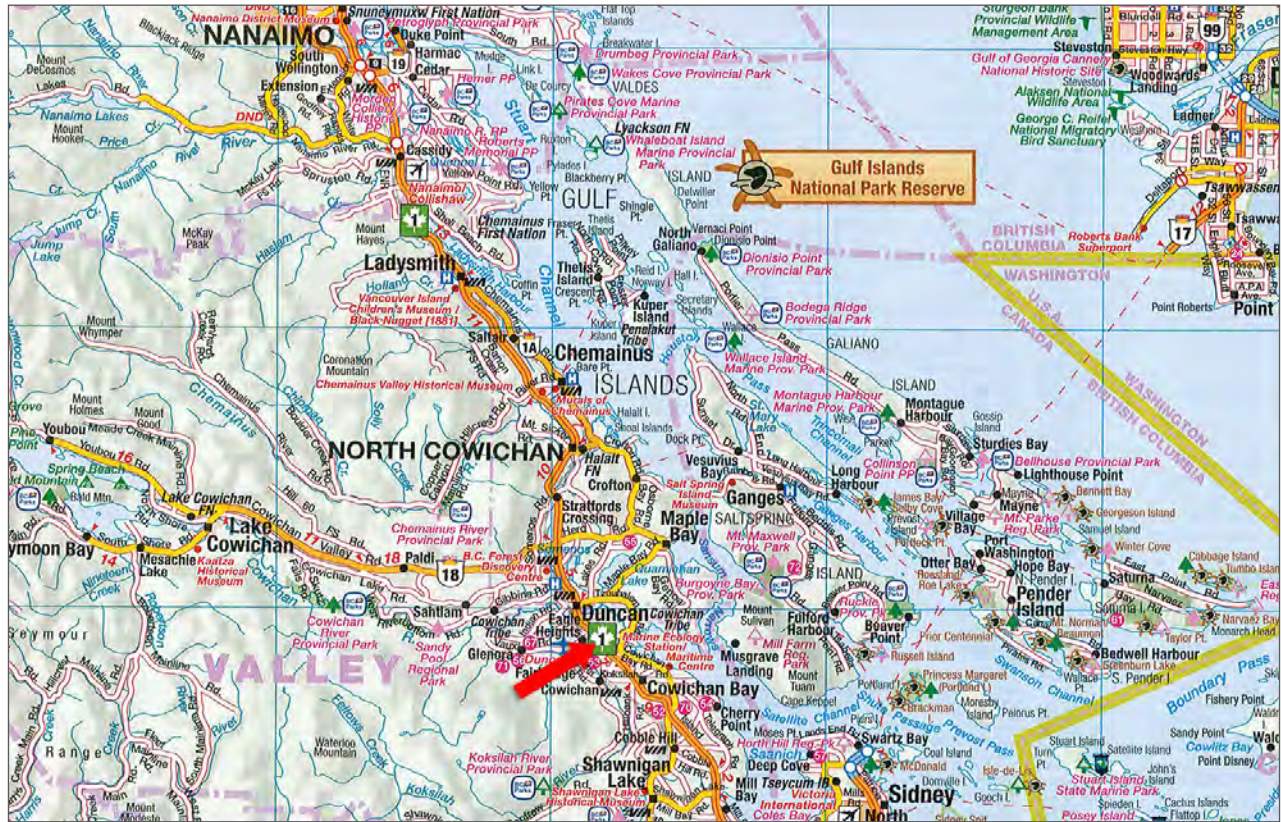


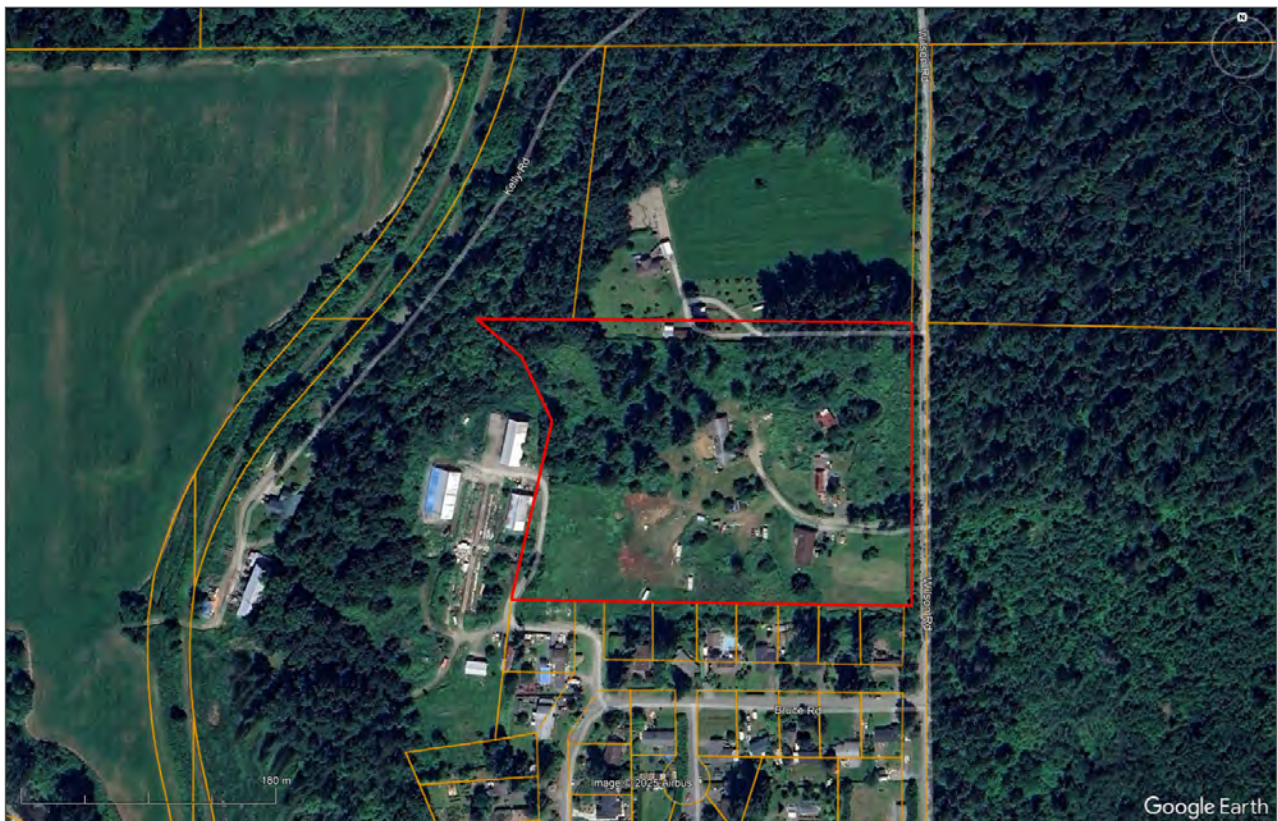


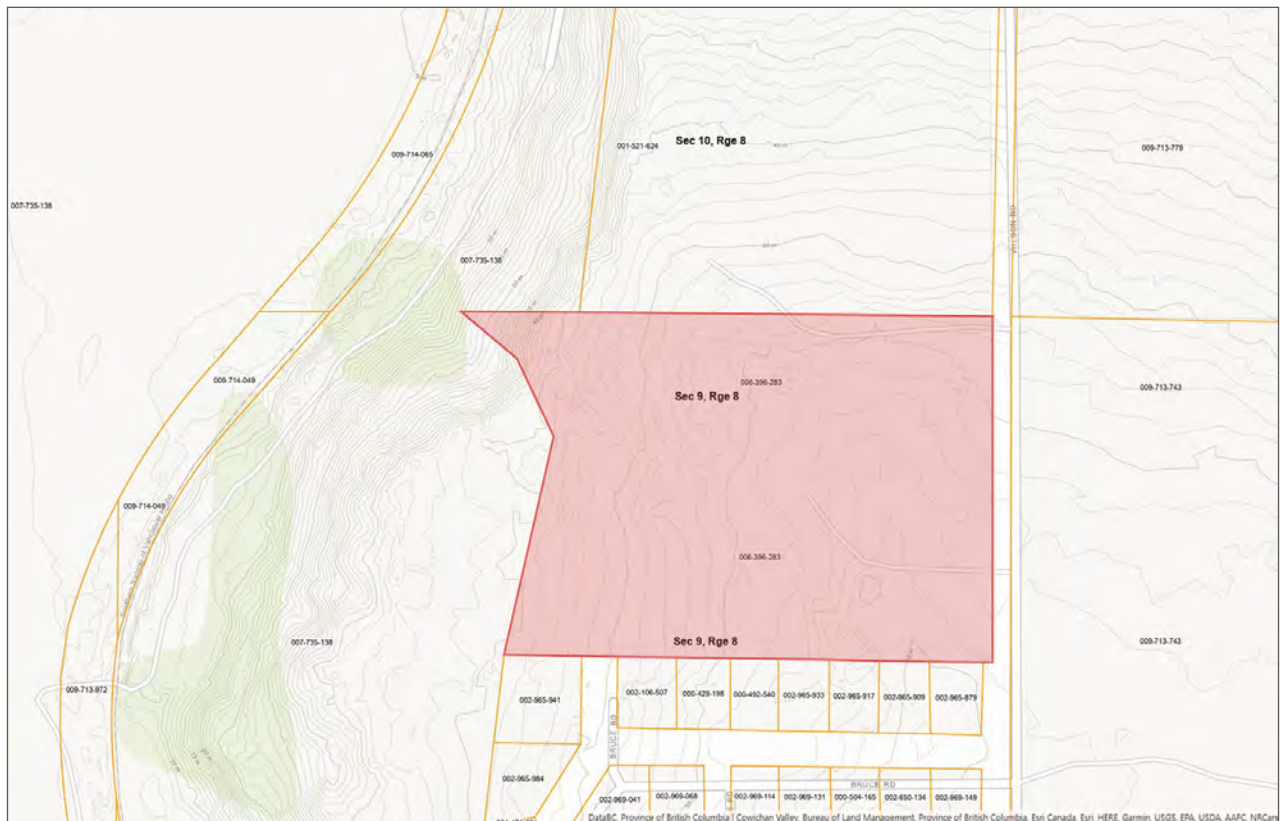
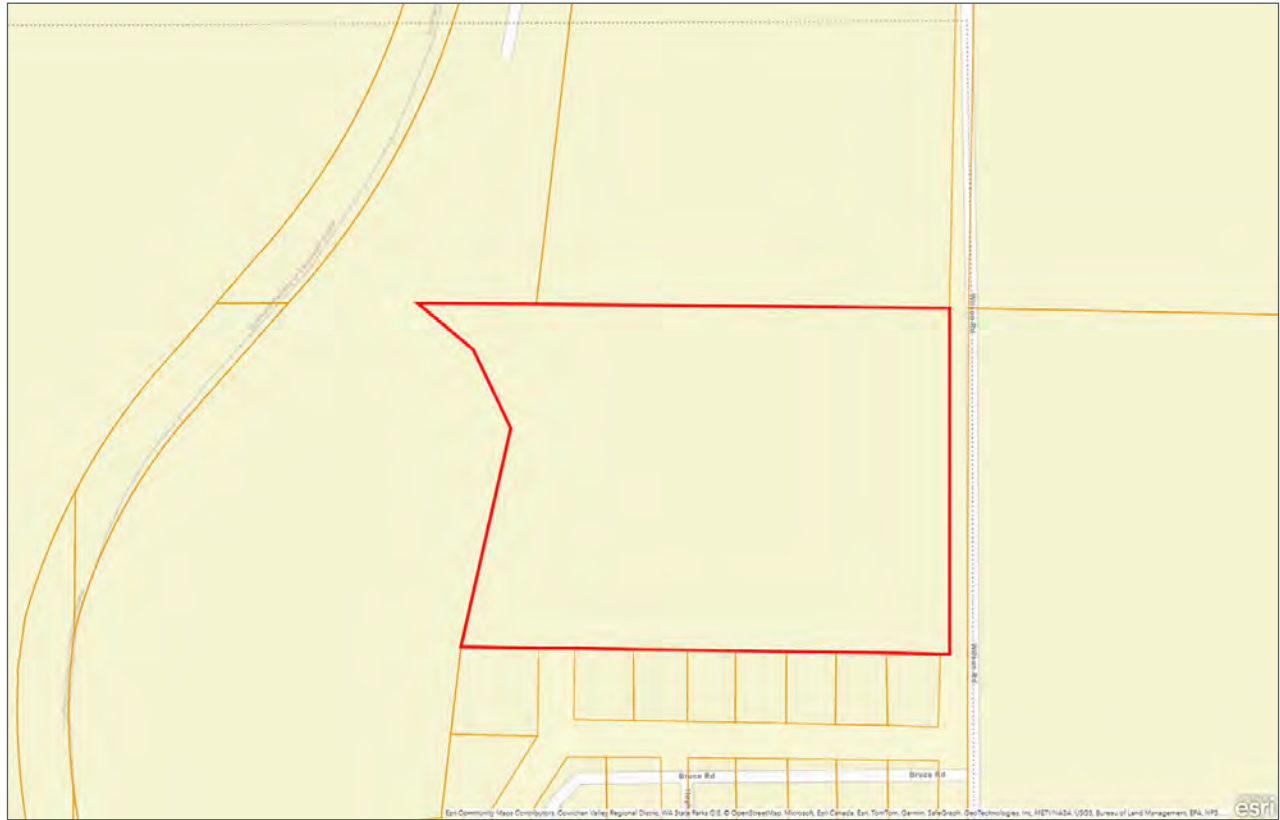












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