



**157 Acres of Prime Rural Land
on Nulki Lake**



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157 Acres of Prime Rural Land on Nulki Lake

Rural Vanderhoof, BC

PROPERTY DETAILS

Listing Number:	26062
Price:	\$319,000
Taxes (2025):	\$13.42 - Farm status
Size:	157 acres
Zoning:	AG1

DESCRIPTION

Discover the ultimate blend of natural beauty, privacy, and opportunity with this exceptional 157-acre parcel located just 17 minutes from the town of Vanderhoof. Whether you're looking to build your dream home, generate income from timber, or establish a small farm—this property delivers on all fronts. Boasting over 200 metres of low accessible shoreline along Nulki Lake, a productive and highly regarded fishing lake in the region, this is a rare chance to own a substantial piece of rural British Columbia with direct waterfront access. Cast a line from your dock, watch wildlife roam at the water's edge, and enjoy the kind of peace and quiet that's becoming increasingly hard to find. The land is partially cleared, offering immediate potential for agricultural use, while the remaining mixed timber stand—estimated by the owner at approximately 25 loads of aspen and 75 loads of spruce—presents a meaningful opportunity to offset your purchase through timber harvesting. The natural landscape is further enriched by abundant wildlife, with deer, moose, and elk frequently seen throughout the area. For those ready to build, an elevated building site offers sweeping views over Nulki Lake—the perfect canvas for a custom home, cabin, or retreat. Power is already at the lot line, simplifying future

development, and the property is easily accessible via a well-maintained road. Properties of this size, location, and versatility don't come along often. If you've been searching for your own private slice of BC's north—with water, wildlife, timber, and land all in one package—this is it!

LOCATION

17 minutes southwest from the town of Vanderhoof.

DIRECTIONS

From Vanderhoof, turn left on Nechako Avenue (destination in approx. 20 km). Nechako Avenue becomes Kenny Dam Road.

AREA DATA

Situated in the Bulkley-Nechako Regional District in north-central BC, Vanderhoof has a population of 4,346. A quiet resource-based community. Vanderhoof enjoys mild summers with cold, dry winters.

VEGETATION

Combination of spruce and aspen trees.

RECREATION

Fishing, boating, hunting, ATV, snow mobile.

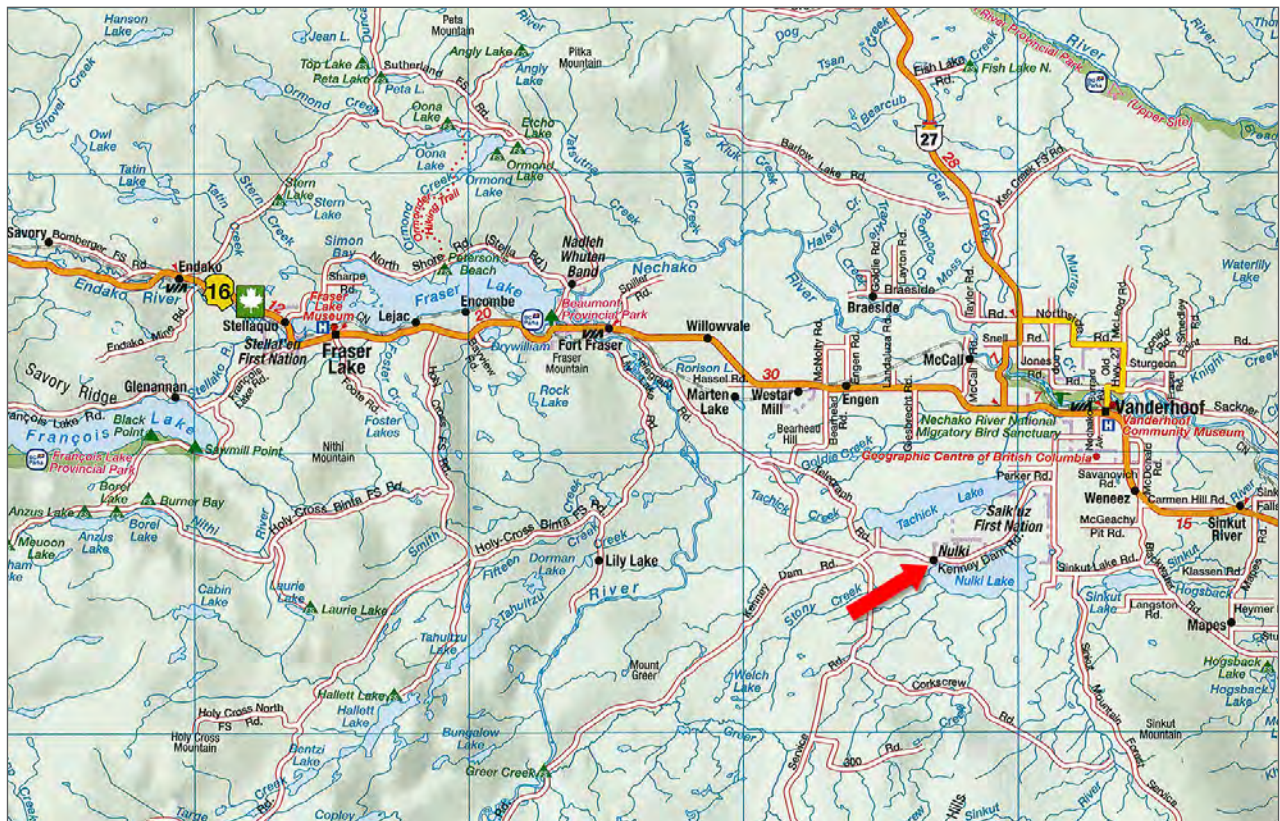
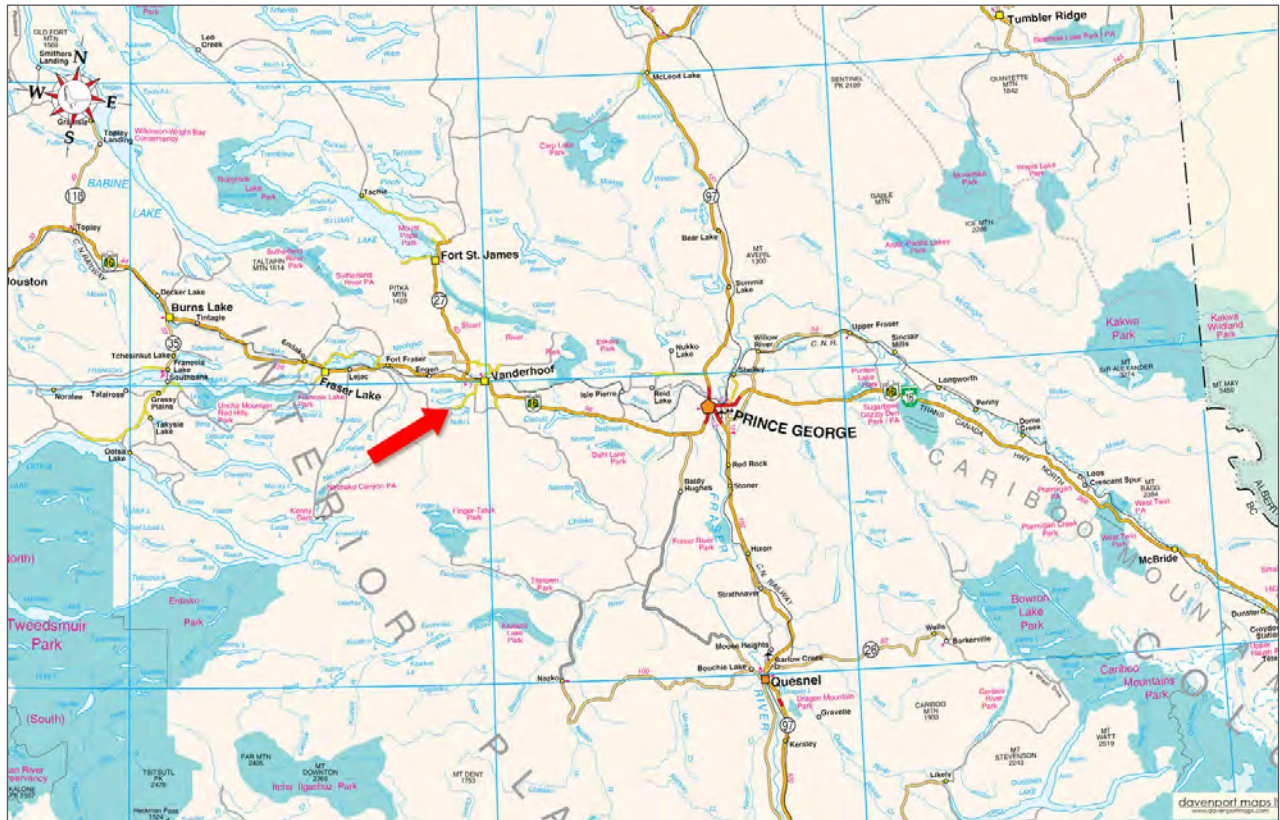
SERVICES

Power at lot line.

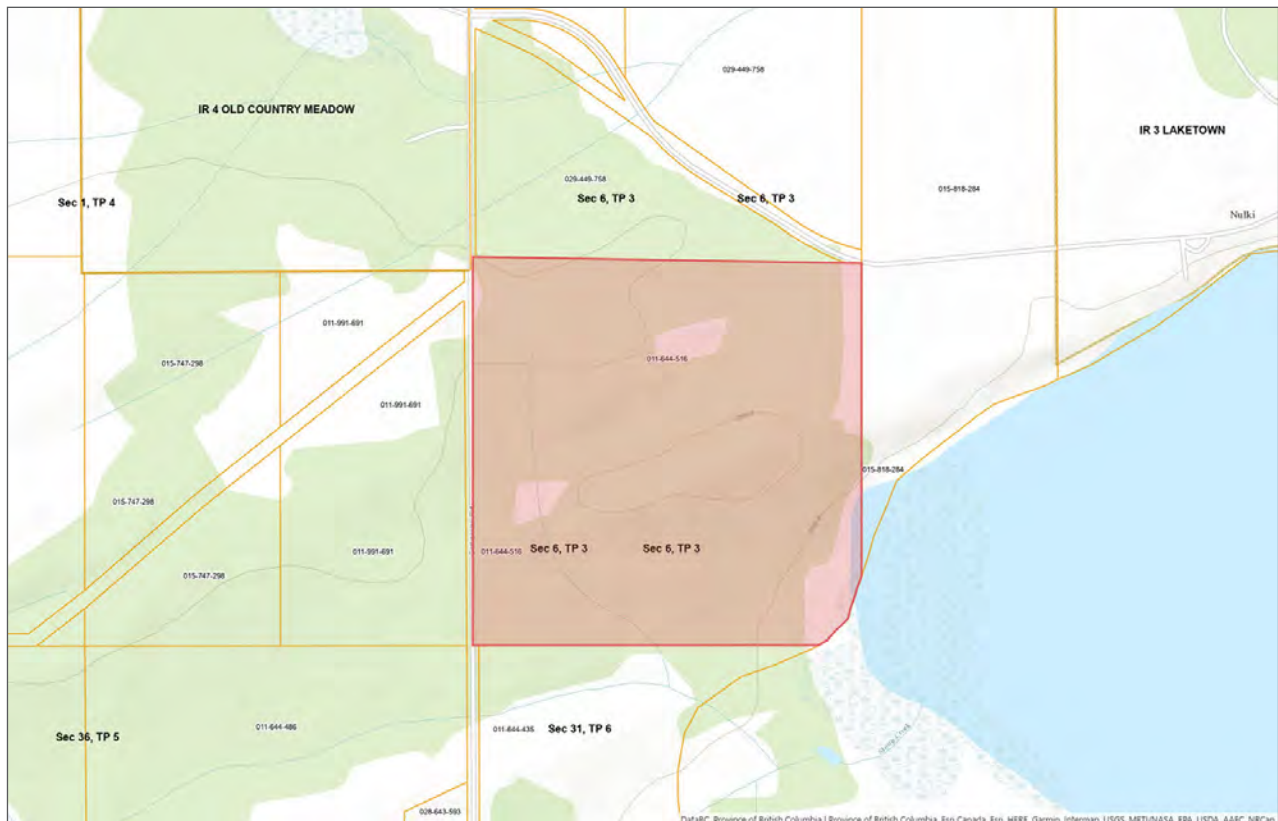
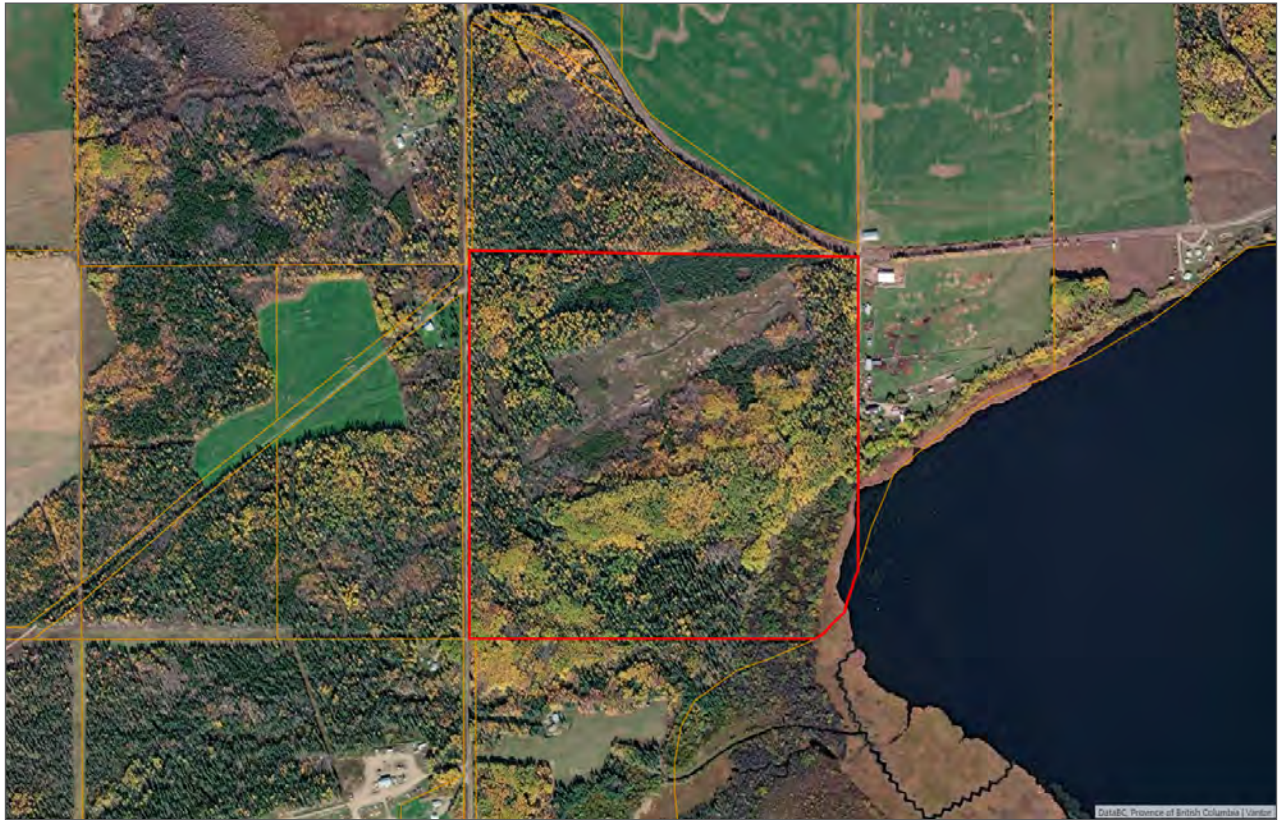
LEGAL

THE SOUTHWEST ¼ OF SECTION 6 TOWNSHIP
3 RANGE COAST DISTRICT - PID 011-644-516











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