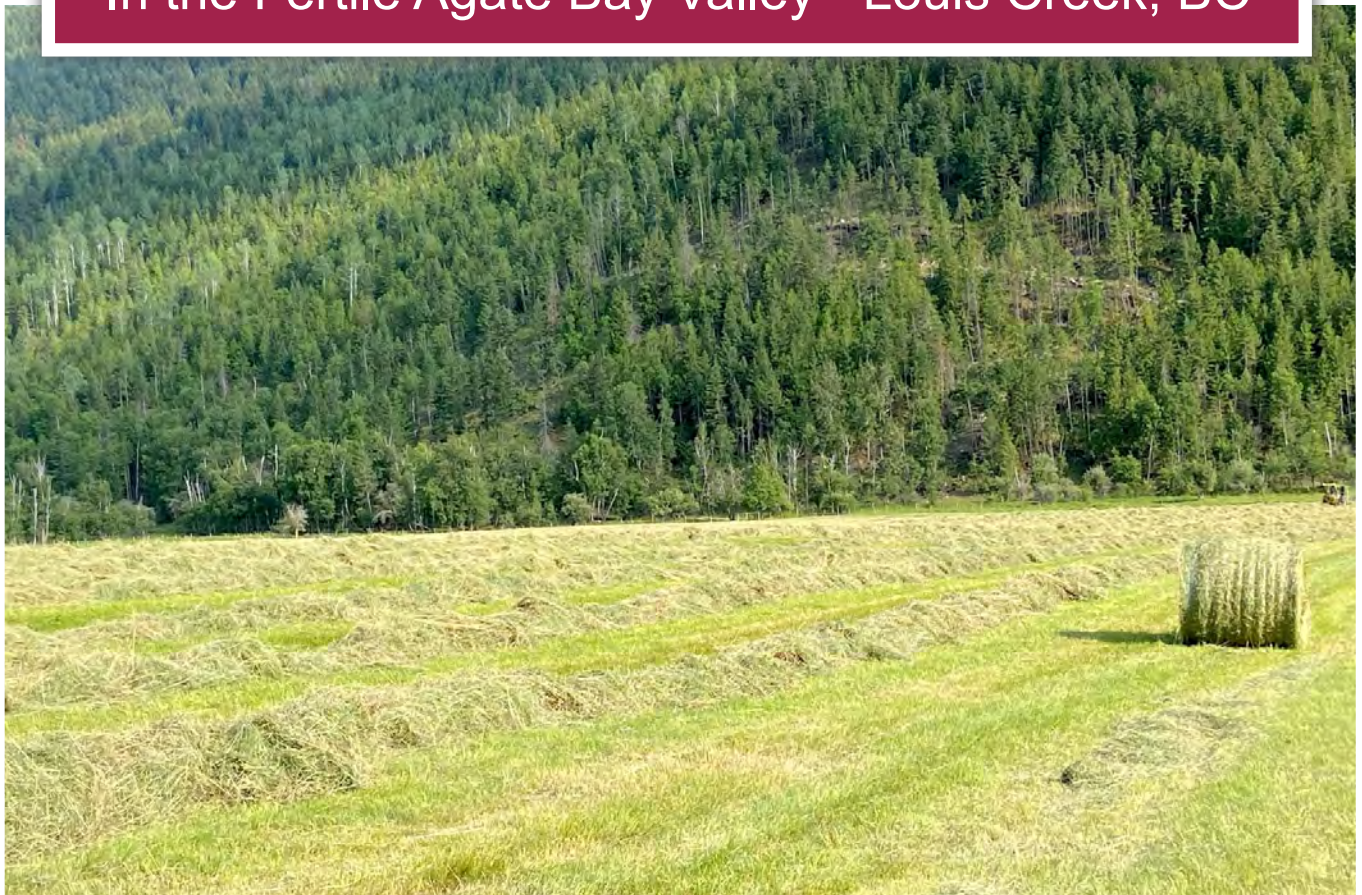




158 Acre Farm with Grazing Range
In the Fertile Agate Bay Valley - Louis Creek, BC



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PROPERTY DETAILS

Listing Number:	24013
Price:	\$1,299,000 + GST
Taxes (2023):	\$631.34
Size:	158 acres
Zoning:	RL-1

DESCRIPTION

Tucked away in the scenic and fertile Agate Bay Valley, and just 15 minutes from the Highway, this beautiful farm covers a total of 158 acres. It's an ideal retreat for those who are passionate about agriculture and nature, offering a combination of practicality and scenic beauty. The property comes with 3 water licences for both domestic and irrigation, ensuring that farming practices are both sustainable and efficient. A key component to the operation of the farm is the existing adjacent range permit (509 AUM), encompassing approximately 20,000 acres between Johnson Lake and Dixon Lake. This vast area allows for extensive grazing and a variety of outdoor activities, making it an invaluable asset for aspiring farmers or ranchers.

This land's agricultural potential is prominently showcased by its roughly 50 acres dedicated to hay cultivation, 25 acres of which is sub-irrigated. These fields benefit from a well-established gravity irrigation system, which significantly enhances water efficiency and crop health and can allow for up to 3 cuts in a good year. Additionally, the farm includes cattle handling infrastructure and a spacious calving barn, both designed to facilitate

efficient livestock management. These aspects underscore the farm's readiness for immediate agricultural usage, accommodating both seasoned farmers and those new to the agrarian lifestyle.

Central to this farm is a charming, move-in-ready residence, comprising 3 bedrooms and 1 bath and recently updated with a new certified wood stove. Encircled by a well-kept, fenced yard, the home provides a secure and private living environment. Adjacent to the house, there's a handy small shop equipped with a wood stove, alongside two storage sheds and a single carport. Situated just above the house is an approximately 5-acre "home" pasture, featuring a small barn, perfect for rearing chickens or starting a personal vegetable garden, thus enabling a sustainable, self-reliant way of life.

Adding another layer of value to the property is around 75 acres of timberland comprised of sought after cedar and fir trees. This not only adds to the farm's visual appeal but also presents an opportunity for timber harvesting. With its comprehensive setup, this farm is primed for operation, and all necessary licences and range permits will transfer with the sale.

LOCATION

1468 Agate Bay Road - Louis Creek, BC

DIRECTIONS

Contact the Listing REALTOR®

AREA DATA

Agate Bay Valley, nestled in the heart of British Columbia, boasts a rich tapestry of history and natural beauty. The valley, known for its lush

landscapes and vibrant ecosystems, has been a site of human activity for thousands of years, with Indigenous peoples being the first to inhabit the area. The arrival of European settlers in the 19th century marked a significant shift, as the region became a hub for the fur trade and later, the gold rush. These events profoundly shaped the area's cultural and economic landscape. Over time, Agate Bay evolved, with agriculture and forestry becoming the mainstays of its economy. The region's dense forests and fertile land supported these industries, allowing them to thrive well into the 20th century.

In recent years, Agate Bay Valley and the surrounding areas, including Wells Gray and Kamloops, have become renowned for their recreational opportunities, drawing visitors from around the globe. Wells Gray Provincial Park, known as Canada's Waterfall Park, is a major attraction, offering spectacular vistas, including the famous Helmcken Falls, one of Canada's highest waterfalls. The park's extensive wilderness provides a playground for outdoor enthusiasts, offering activities like hiking, canoeing, and wildlife watching. Meanwhile, Kamloops, located to the south of Agate Bay, is a vibrant city known for its diverse recreational offerings. It is a year-round destination, famous for its world-class mountain biking trails in the summer and excellent skiing opportunities in the winter. The region's rich blend of history, industry, and recreation makes it a unique and cherished part of British Columbia's cultural and natural heritage.

RECREATION

The Louis Creek region, nestled in the heart of British Columbia's rugged landscape, offers a plethora of recreational activities, making it a paradise for outdoor enthusiasts. In the winter months, the area transforms into a snowy wonderland, ideal for skiing enthusiasts. Nearby ski resorts, such as Sun Peaks Resort, provide a range of slopes suitable for both beginners and advanced skiers, along with

snowboarding opportunities and picturesque cross-country trails. During the warmer seasons, the region's extensive network of hiking and mountain biking trails come to life, offering breathtaking views of the Canadian wilderness. The proximity to lakes like Johnson Lake and Dixon Lake also presents ample opportunities for fishing, kayaking, and canoeing, allowing residents and visitors alike to immerse themselves in the serene beauty of the great outdoors all year round.

MAP REFERENCE

51° 6'49.86"N and 119°54'45.88"W

INVESTMENT FEATURES

Existing 20,000-acre range permit.

SERVICES

Water Licences

- Trott Gultch: C121542 and C121543
- Sinmax (Pass) Creek: F013297

Other Services

- Septic
- Hydro
- New WETT certified wood stove

IMPROVEMENTS

- Main residence: 1,026 ft² (built in 1967)
- Fencing/cross-fencing
- Pens and corrals
- Calving barn
- Storage buildings
- Carport
- Cattle loading infrastructure
- Sub-irrigation on approx. 25 acres

LEGAL

DISTRICT LOT 1208 KAMLOOPS DIVISION YALE
DISTRICT EXCEPT PLAN 41636
PID 013-036-050





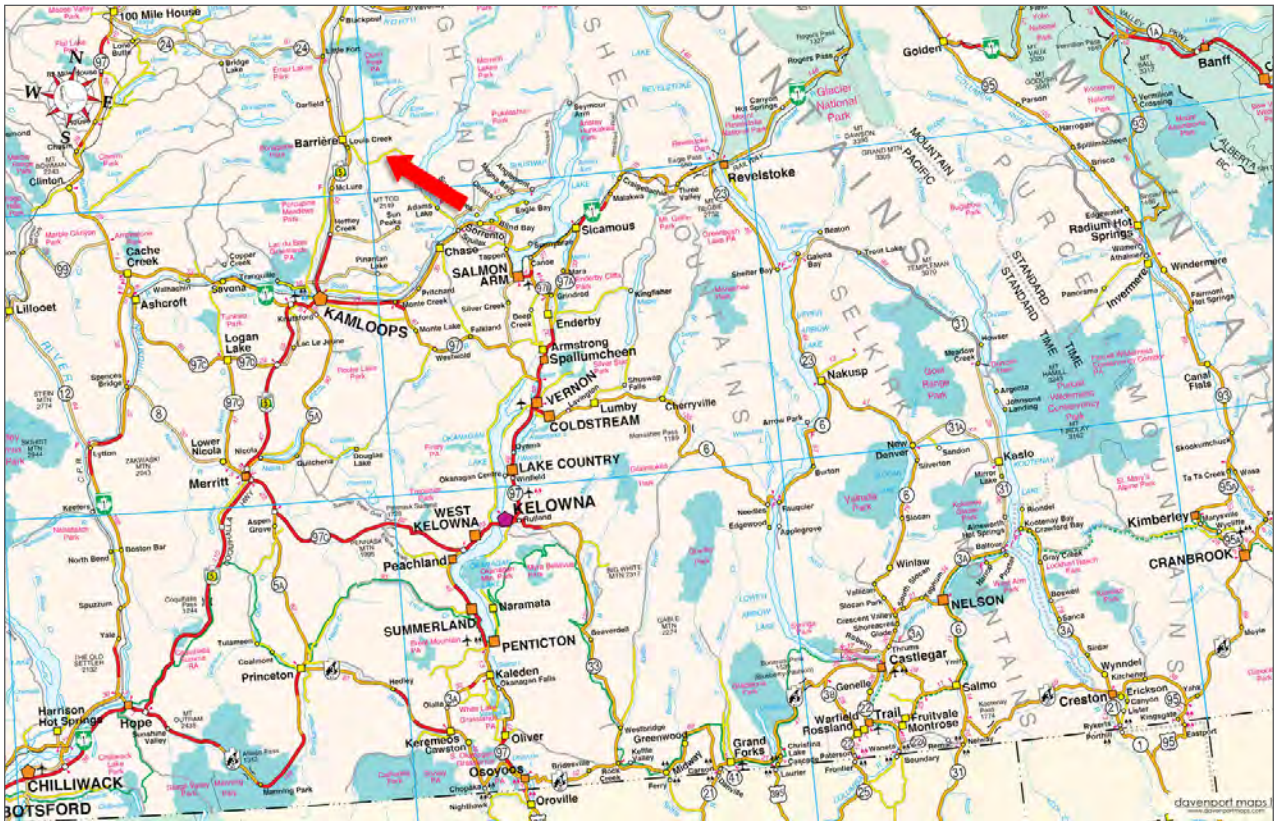
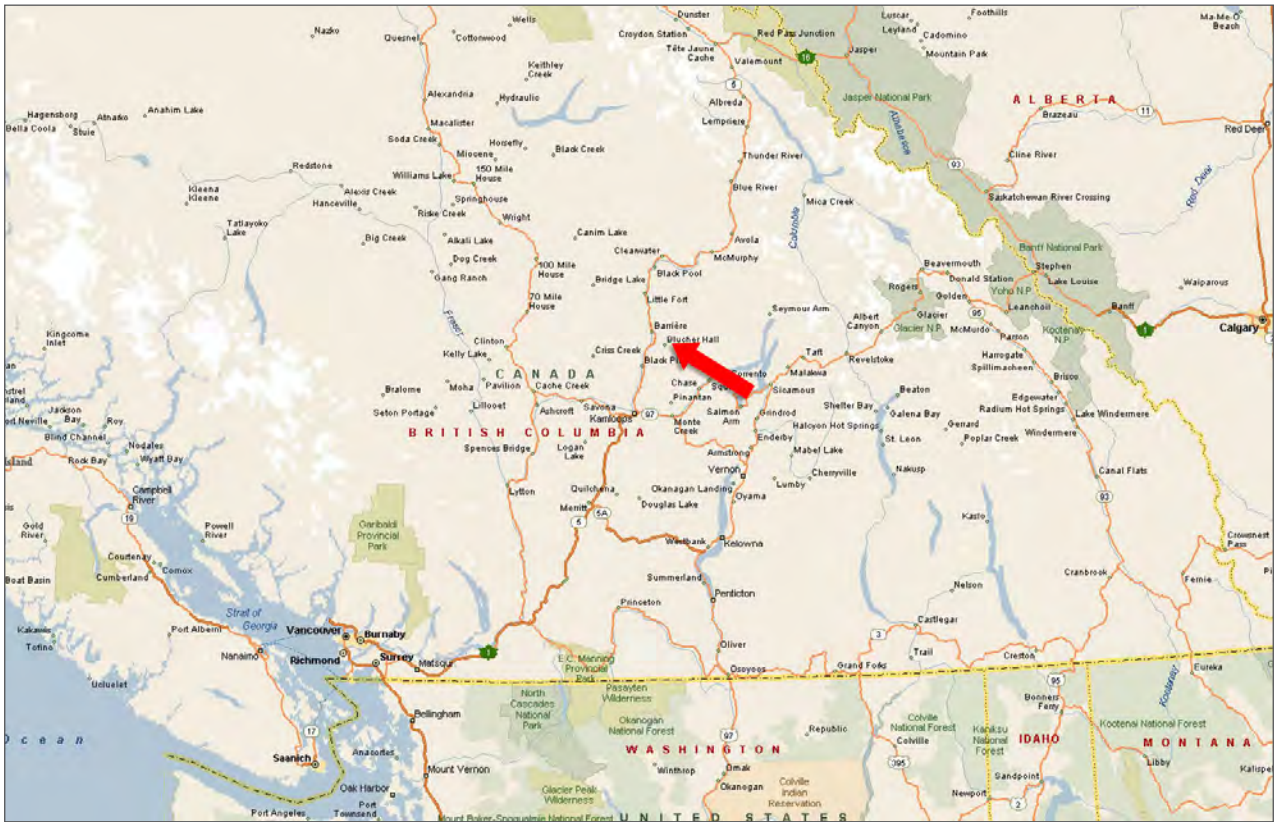


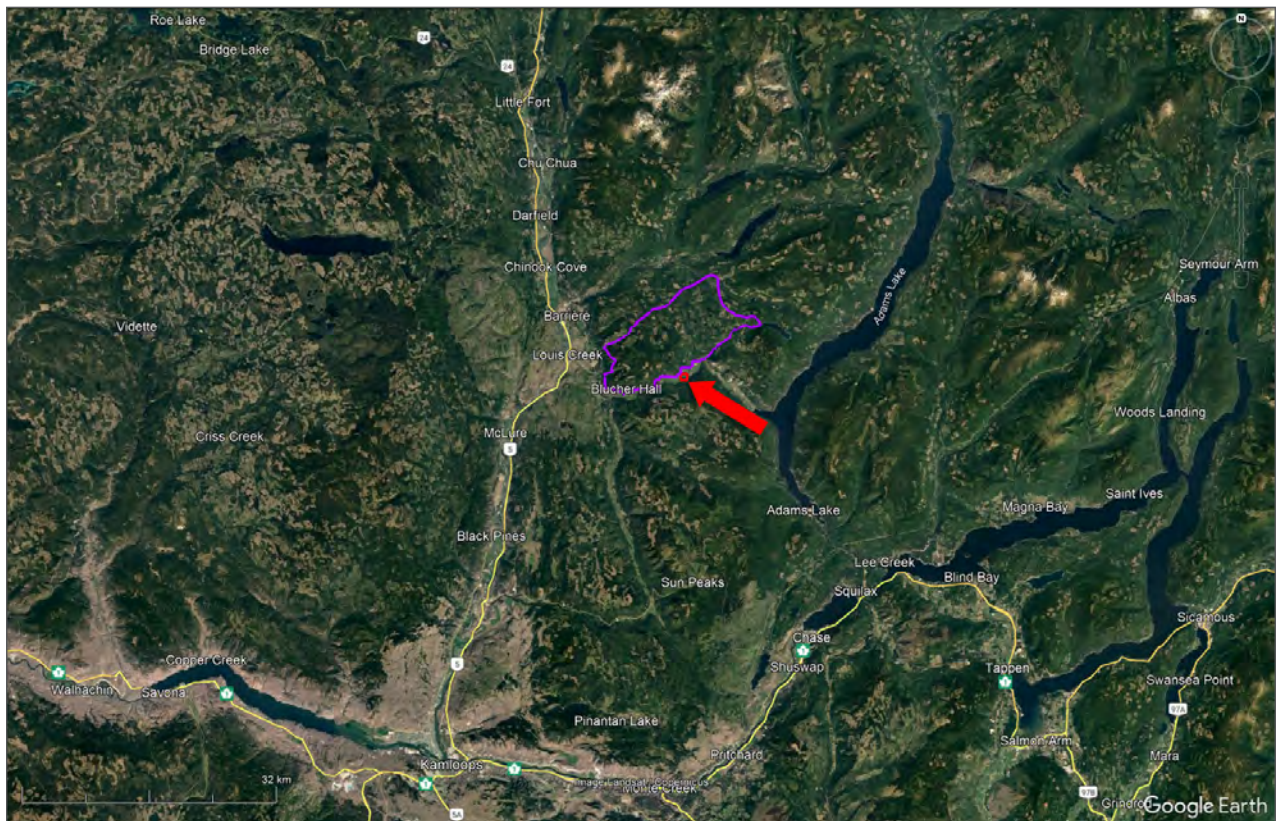
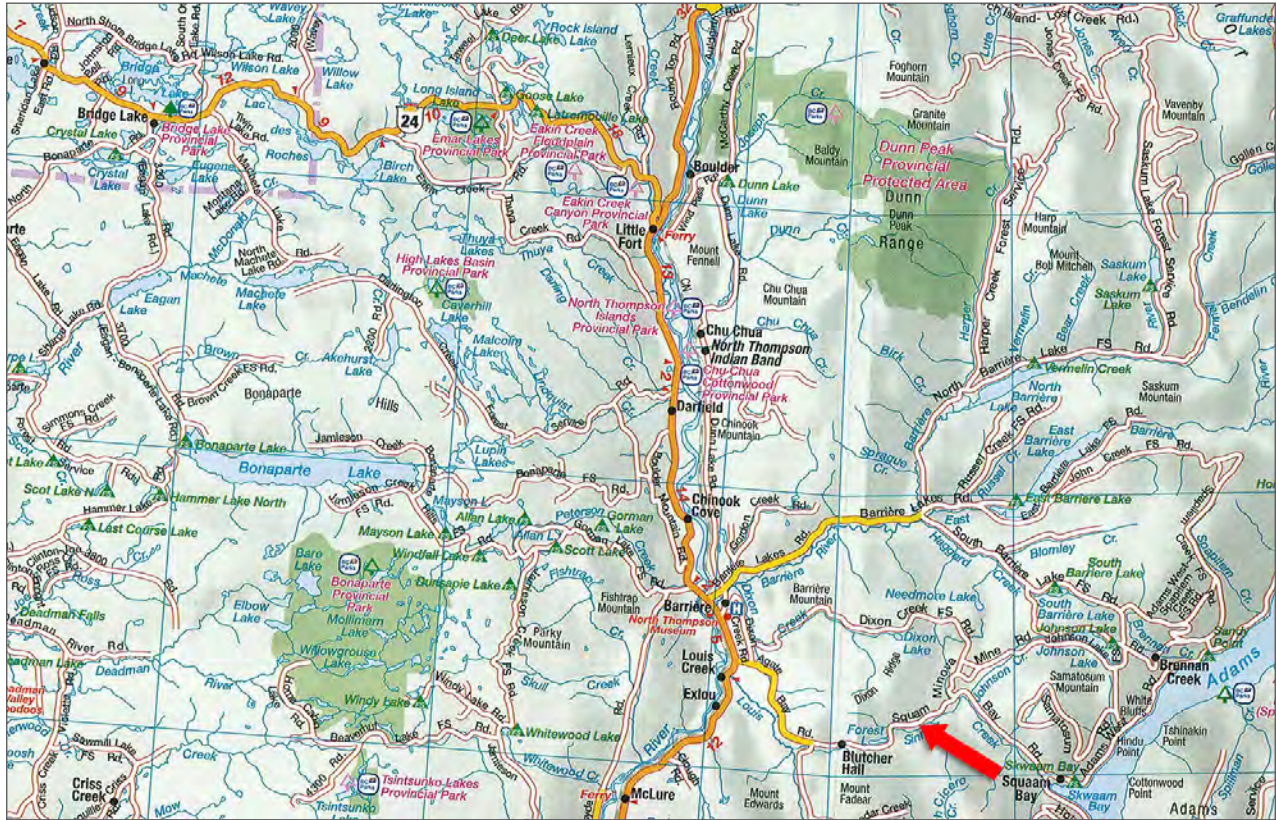


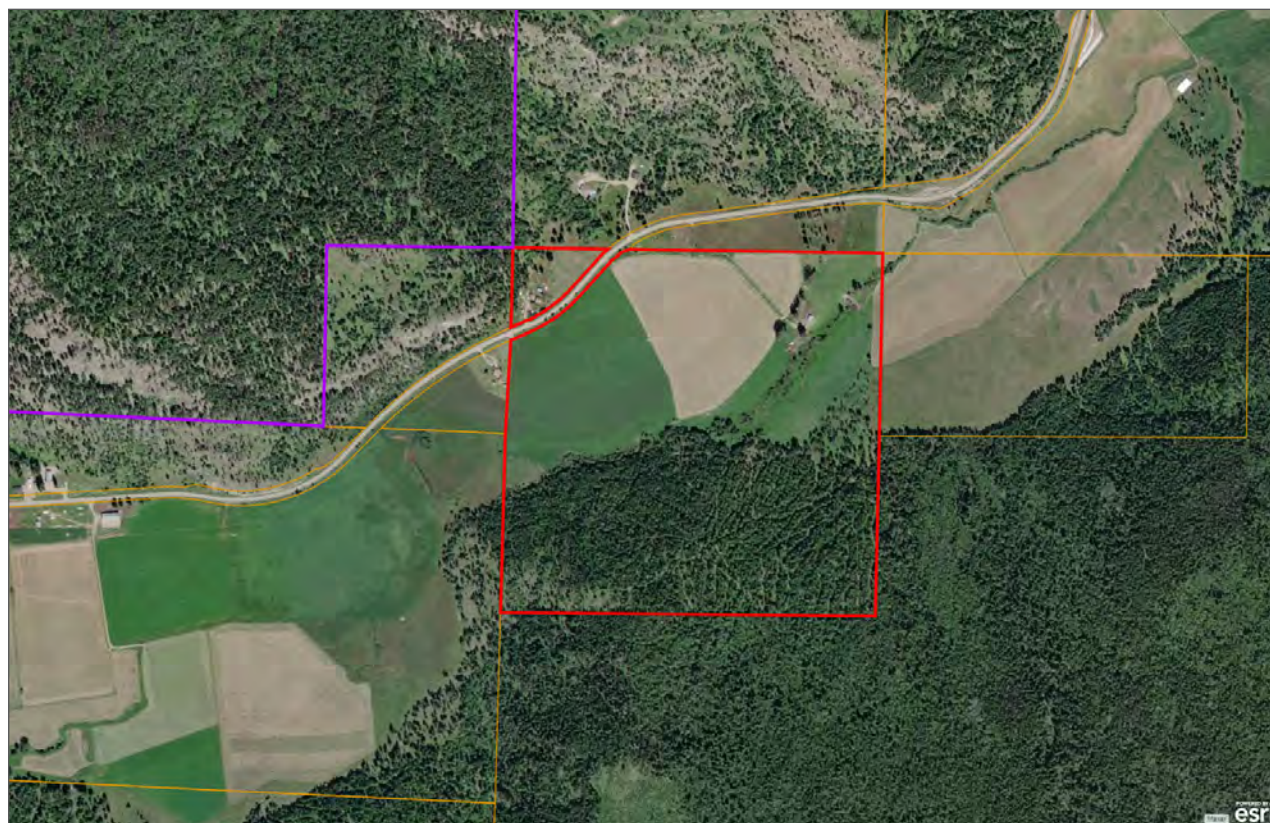
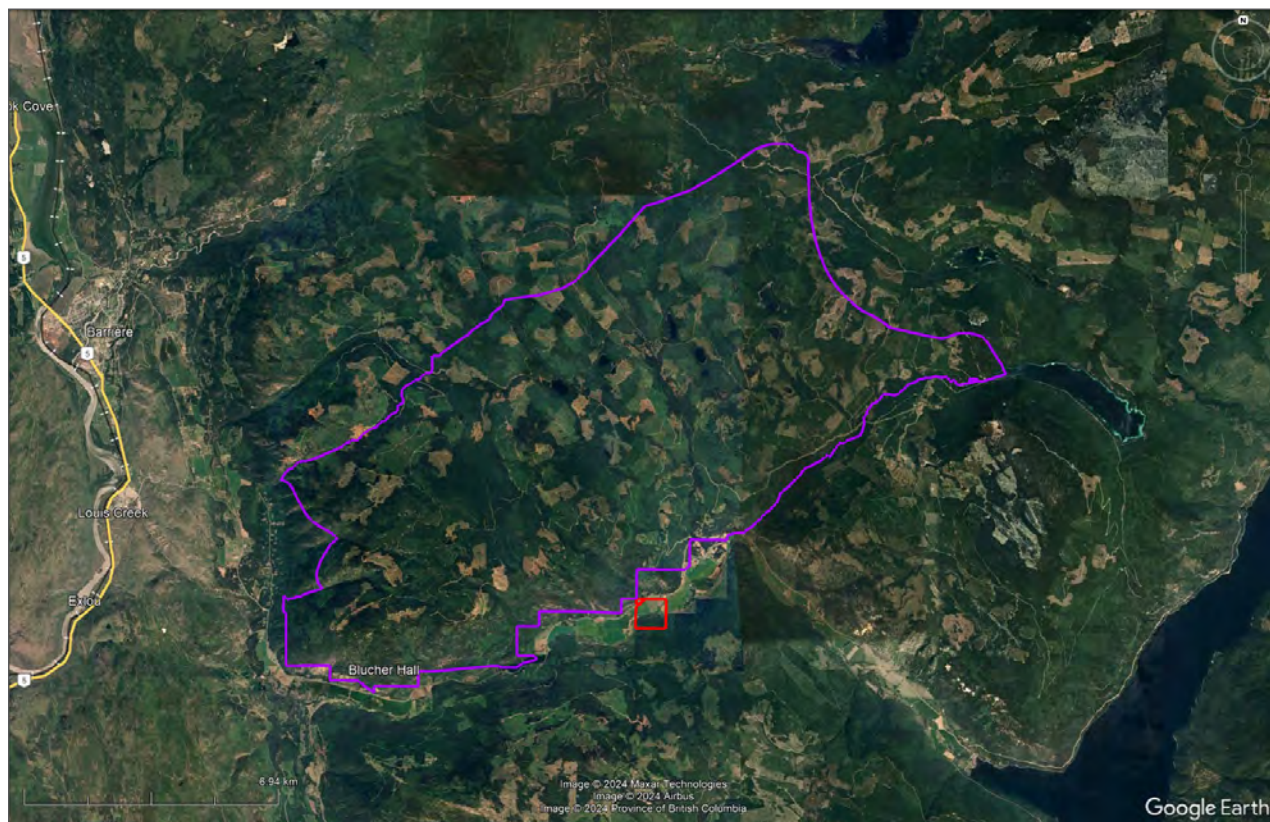


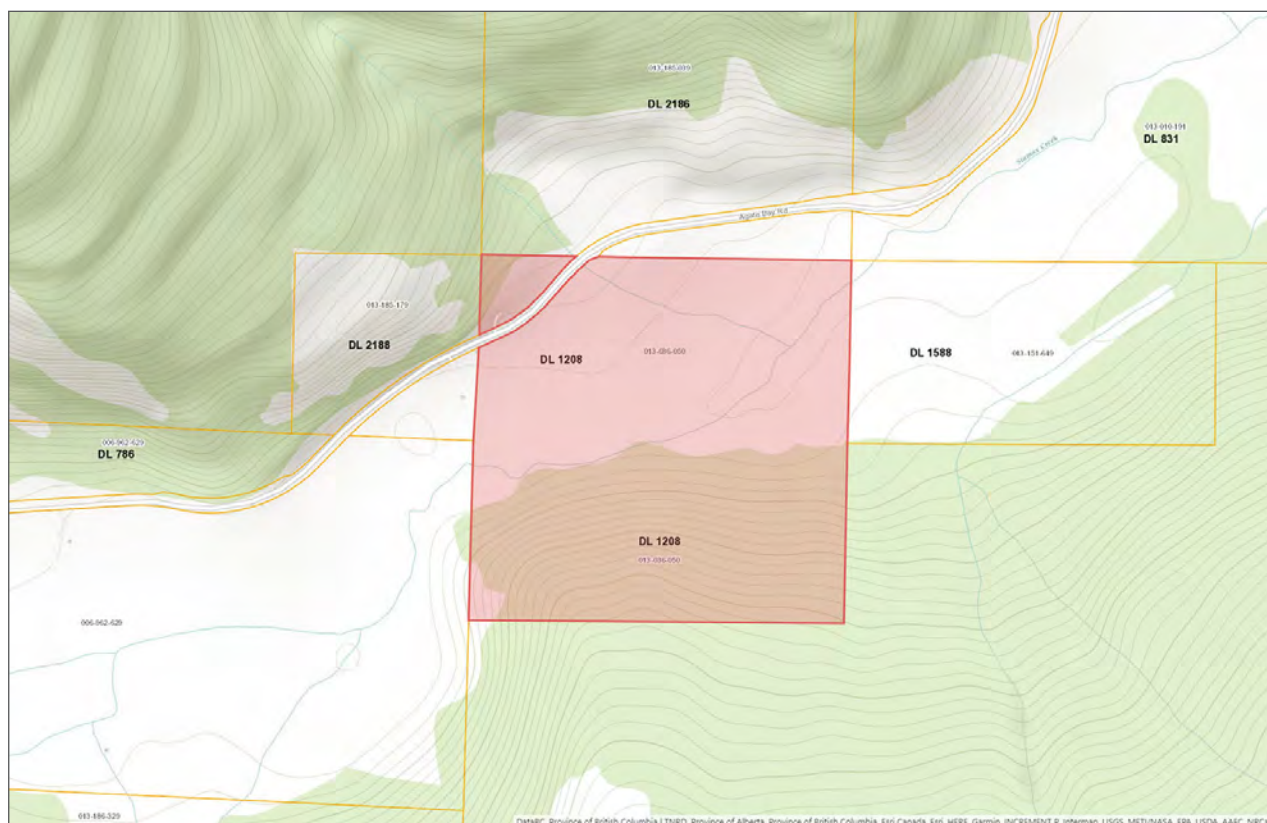
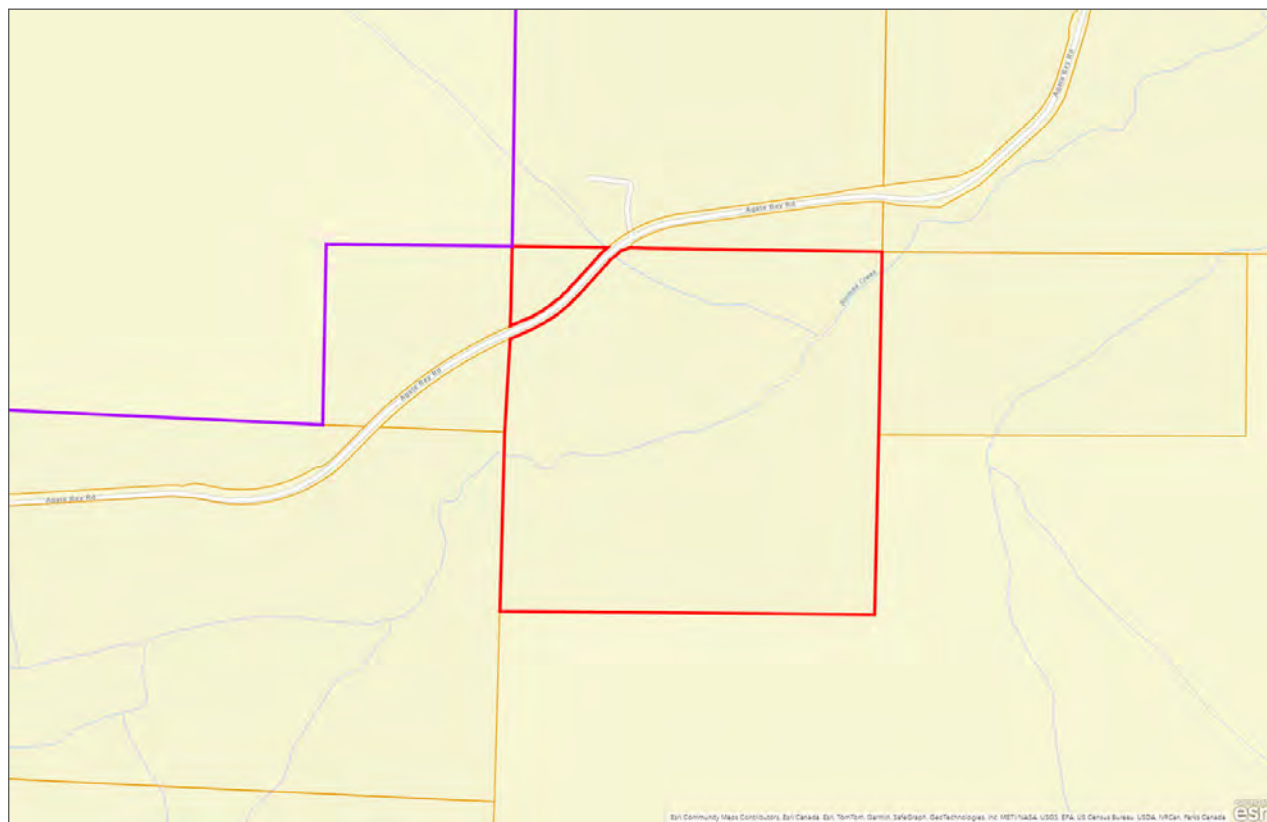














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