



160 Acres with Log Home & Outbuildings - 70 Mile House



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160 Acres with Log Home & Outbuildings

70 Mile House, BC

PROPERTY DETAILS

Listing Number:	25125
Price:	\$1,199,000 + GST
Taxes (2024):	\$4,083.60
Size:	159.95 acres
Zoning:	RL-1

DESCRIPTION

Welcome to the heart of the historic XH Ranch with 160 acres of fully fenced, usable land featuring a 4,000 sq. ft. log home with suite potential on the lower level. This well-equipped ranch parcel includes a cabin, tanning hide shop, abattoir, hay storage, and multiple farm outbuildings, making it ideal for agricultural operations or a spacious hobby farm. The property is serviced by a drilled well and septic system, with easy road access via Prydatok Road. Naturally occurring ponds and gently undulating, parklike terrain add beauty and function, while direct access to Crown land offers endless outdoor recreation opportunities.

This is a rare chance to step into a legacy ranch property with existing infrastructure and room to grow. Several adjacent parcels may also be available for purchase, providing the opportunity to expand your footprint and create a large, contiguous land holding. Whether you're continuing ranch operations, starting a new agricultural venture, or seeking a peaceful, self-sufficient lifestyle, this property offers unmatched potential in a stunning natural setting. GST is applicable to this sale.

LOCATION

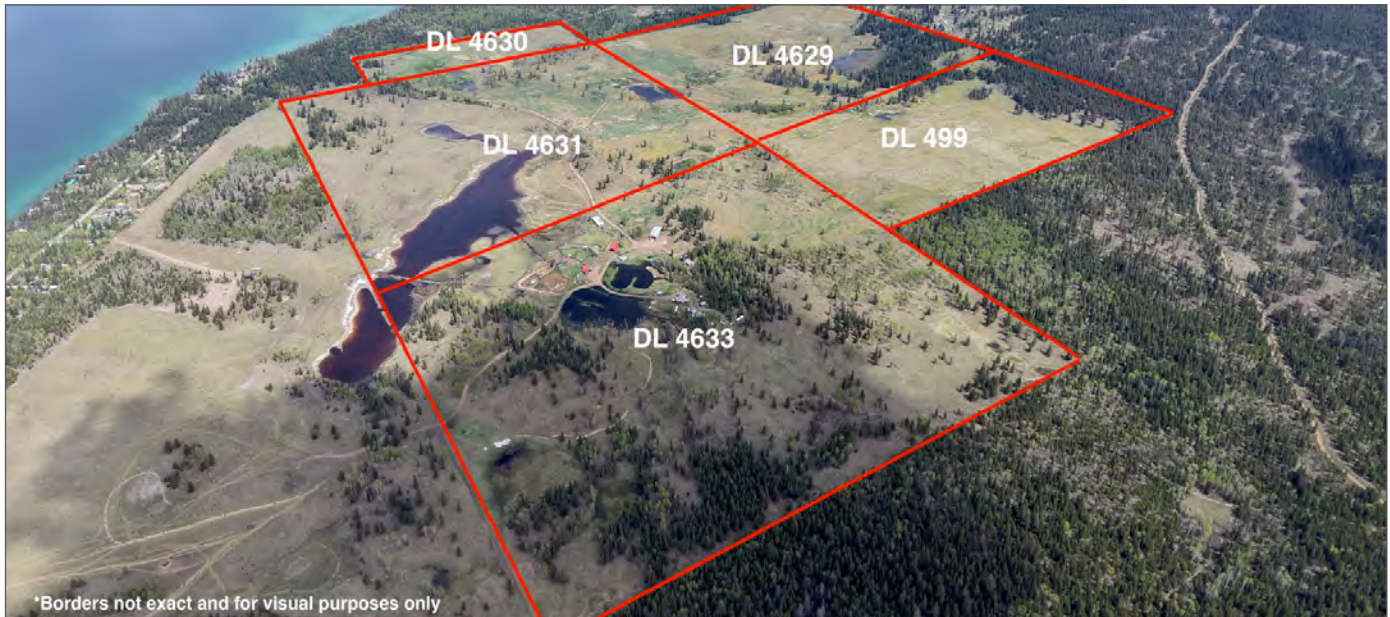
938 South Green Lake Road - 70 Mile House, BC

AREA DATA

The 70 Mile House and Green Lake area in BC's South Cariboo region offers a peaceful rural lifestyle with a mix of full-time residents, recreational property owners, and working ranches. Known for its scenic beauty, rolling pastureland, and crystal-clear lakes, the area is popular for outdoor activities like fishing, boating, horseback riding, and snowmobiling. Properties range from lakefront cabins and hobby farms to large acreages and ranches, with zoning that supports residential, agricultural, and recreational uses. The community has basic services nearby, with more amenities available in 100 Mile House, about 25 minutes away. Road access is excellent via Highway 97 and well-maintained local roads, making this an attractive location for both seasonal retreats and year-round living.

RECREATION

The 70 Mile House and Green Lake region in British Columbia's South Cariboo is a haven for outdoor enthusiasts, offering year-round recreational activities amidst stunning natural landscapes. In the warmer months, visitors enjoy swimming, boating, kayaking, and fishing in the emerald waters of Green Lake, which features numerous public access points and abundant birdlife, including osprey, loons, and eagles. The area is also home to extensive trails for hiking, horseback riding, mountain biking, and ATVing. During winter,



the landscape transforms into a snowy playground with opportunities for snowmobiling, cross-country skiing, ice fishing, and sleigh rides. The Gold Rush Snowmobile Trail begins in 70 Mile House and stretches north for hundreds of kilometres. Community hubs like the Green Lake Community Centre also host events and gatherings, adding to the area's welcoming and active lifestyle.

MAP REFERENCE

51°23'41.63"N and 121°12'8.08"W

SERVICES

- Residence is on well water
- Existing septic and lagoon systems
- Electricity
- Wood stove and baseboard heat in main residence

IMPROVEMENTS

- 4,332 square foot log home (1990)
- Abattoir
- Storefront

- Fully equipped hid tanning shop with storage space and sleeping quarters upstairs
- Livestock handling pens
- Haybarn and additional covered storage area
- Additional storage structures for tools and equipment
- Fencing

LEGAL

DL 4633 Lillooet District

PID 013-419-536







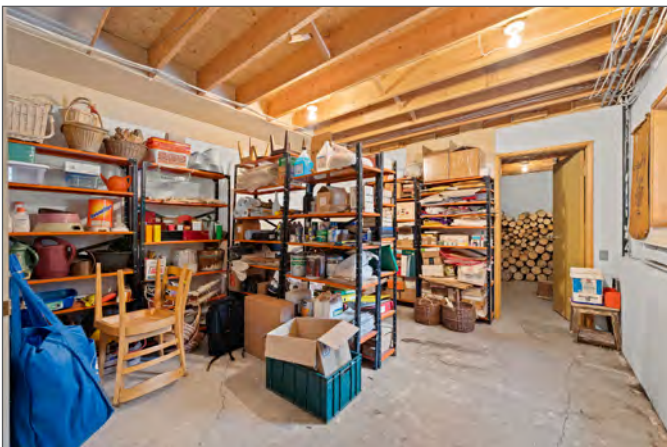


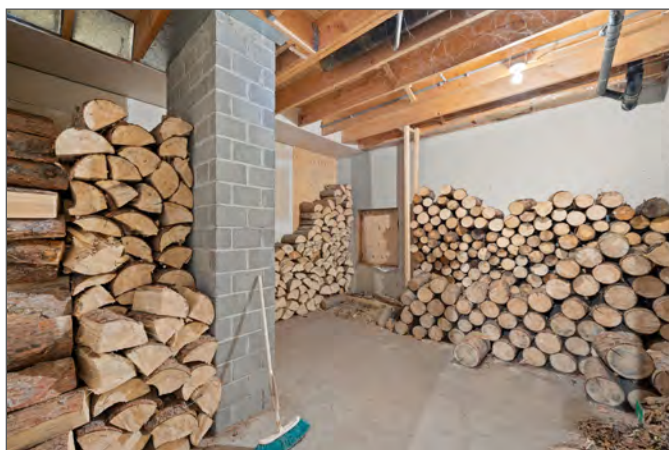
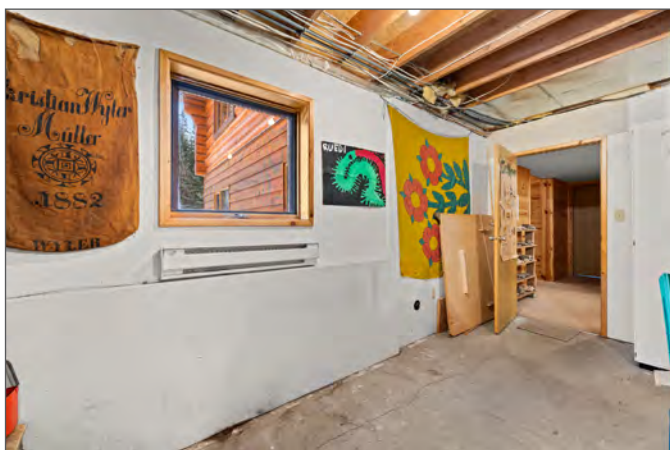






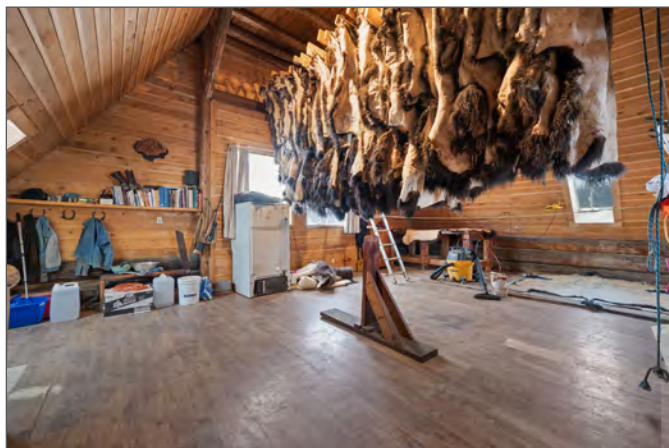






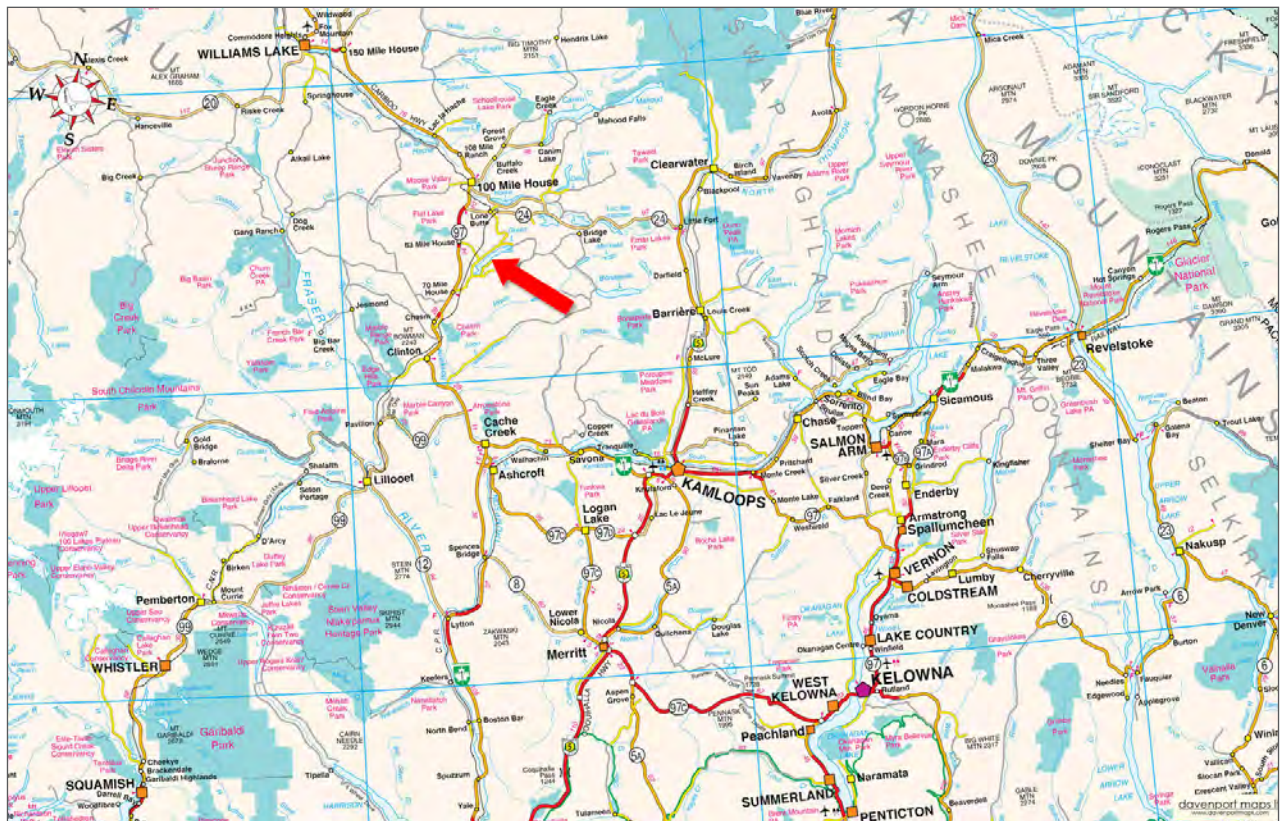
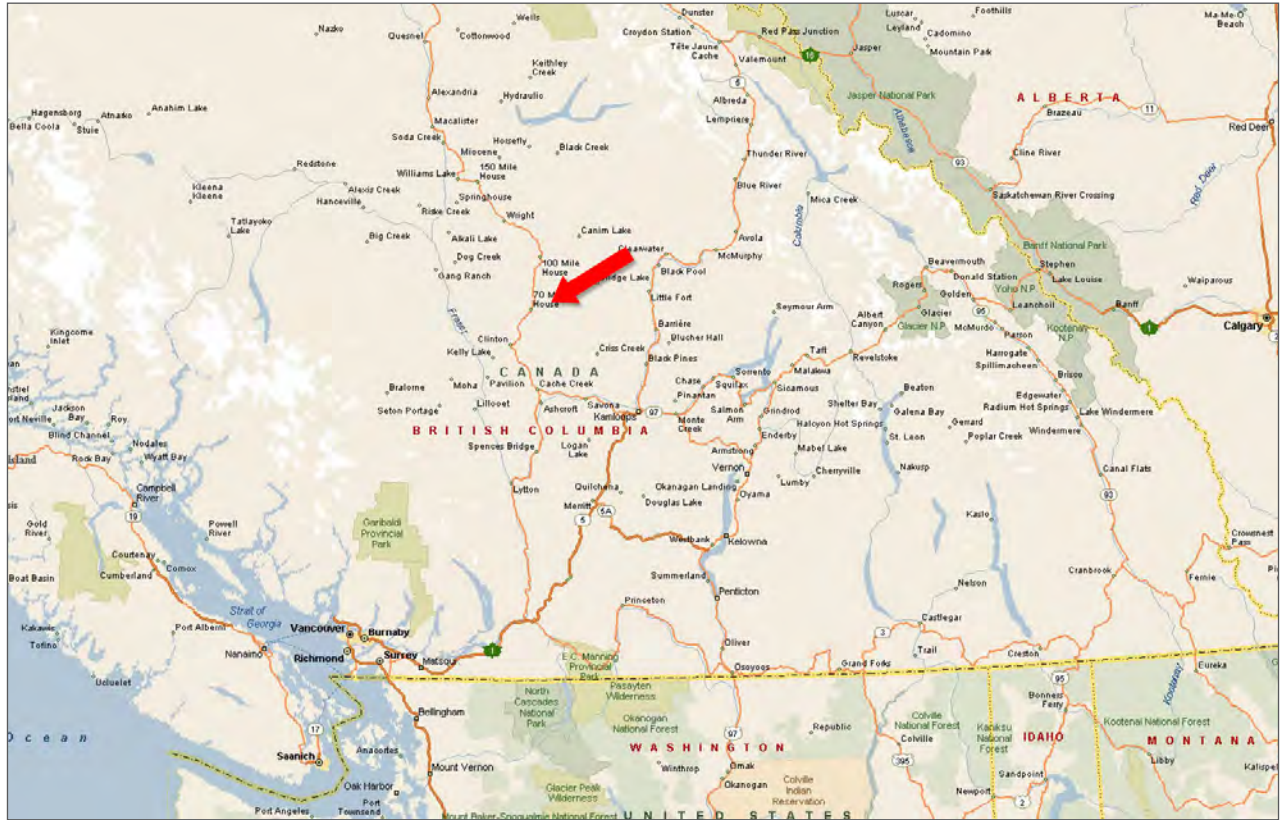


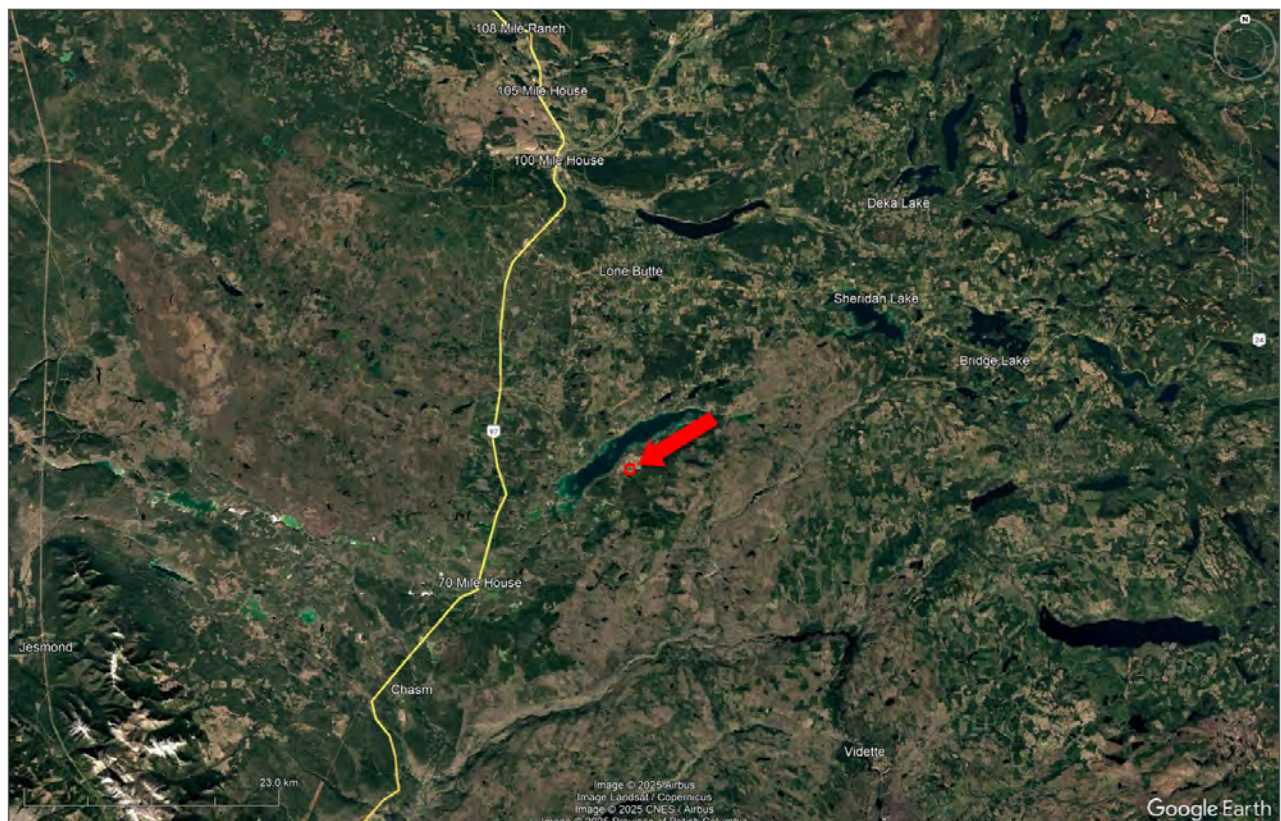


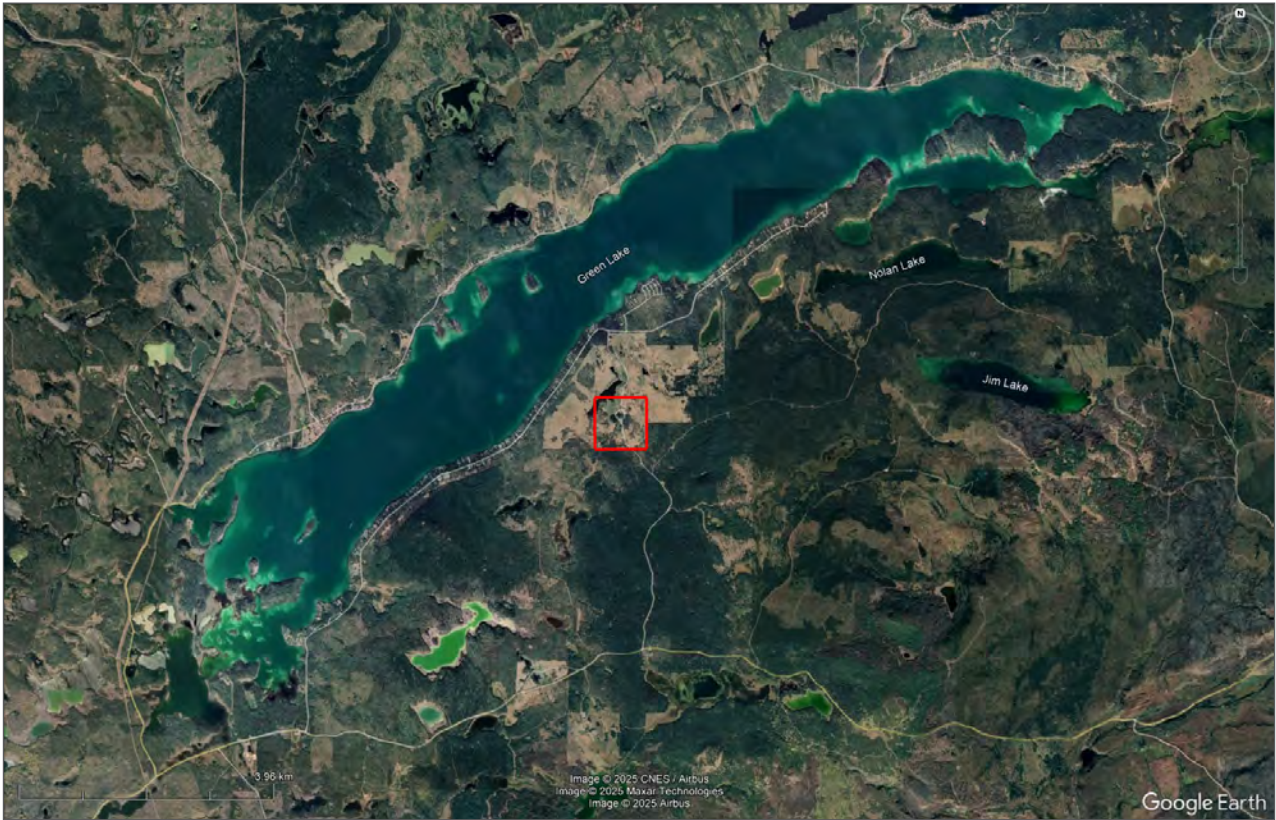


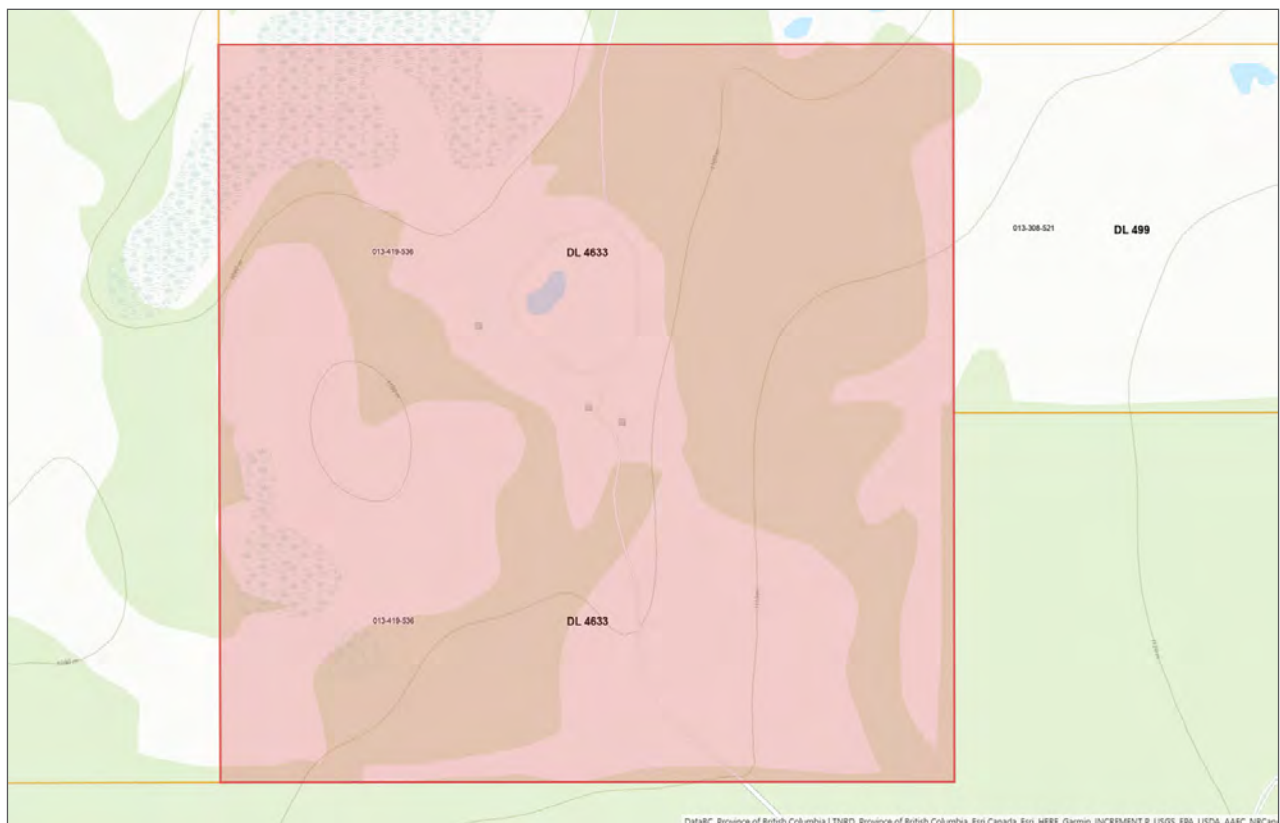
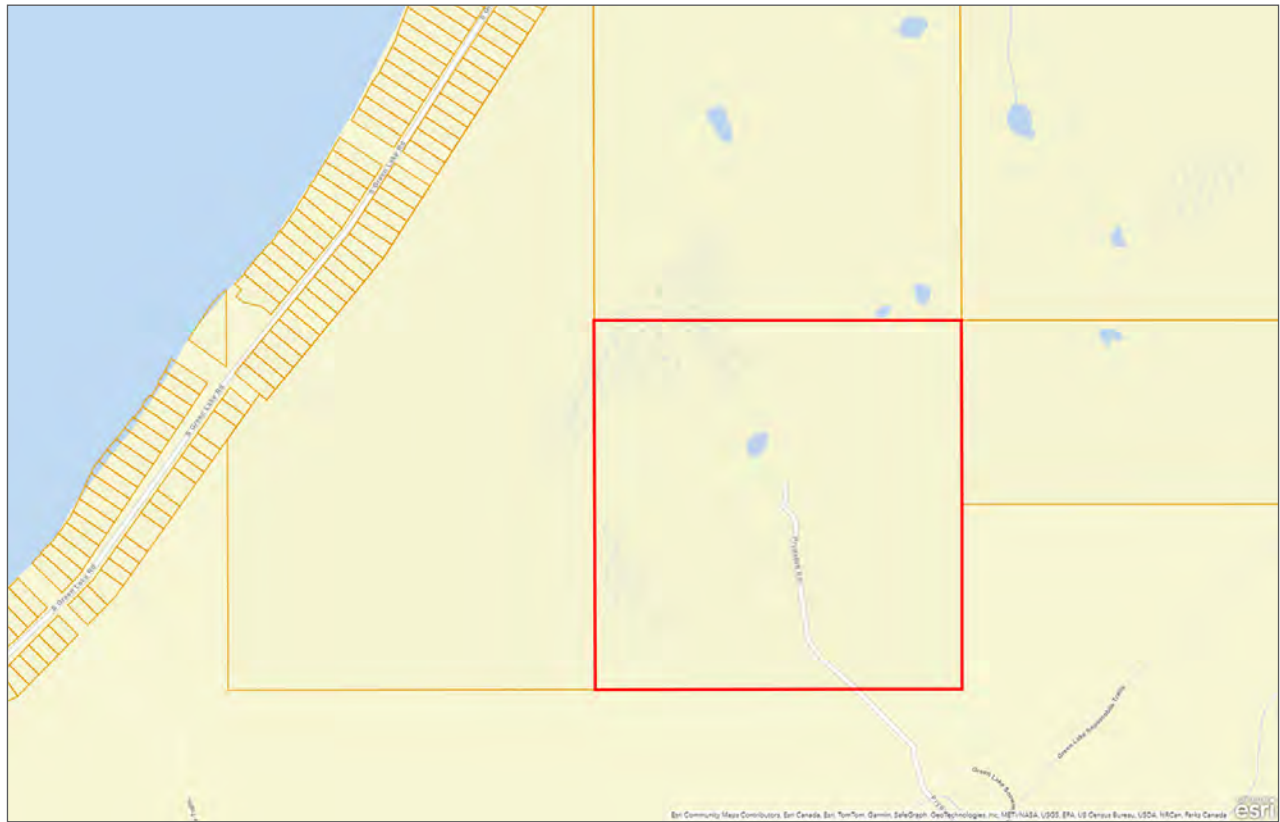














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