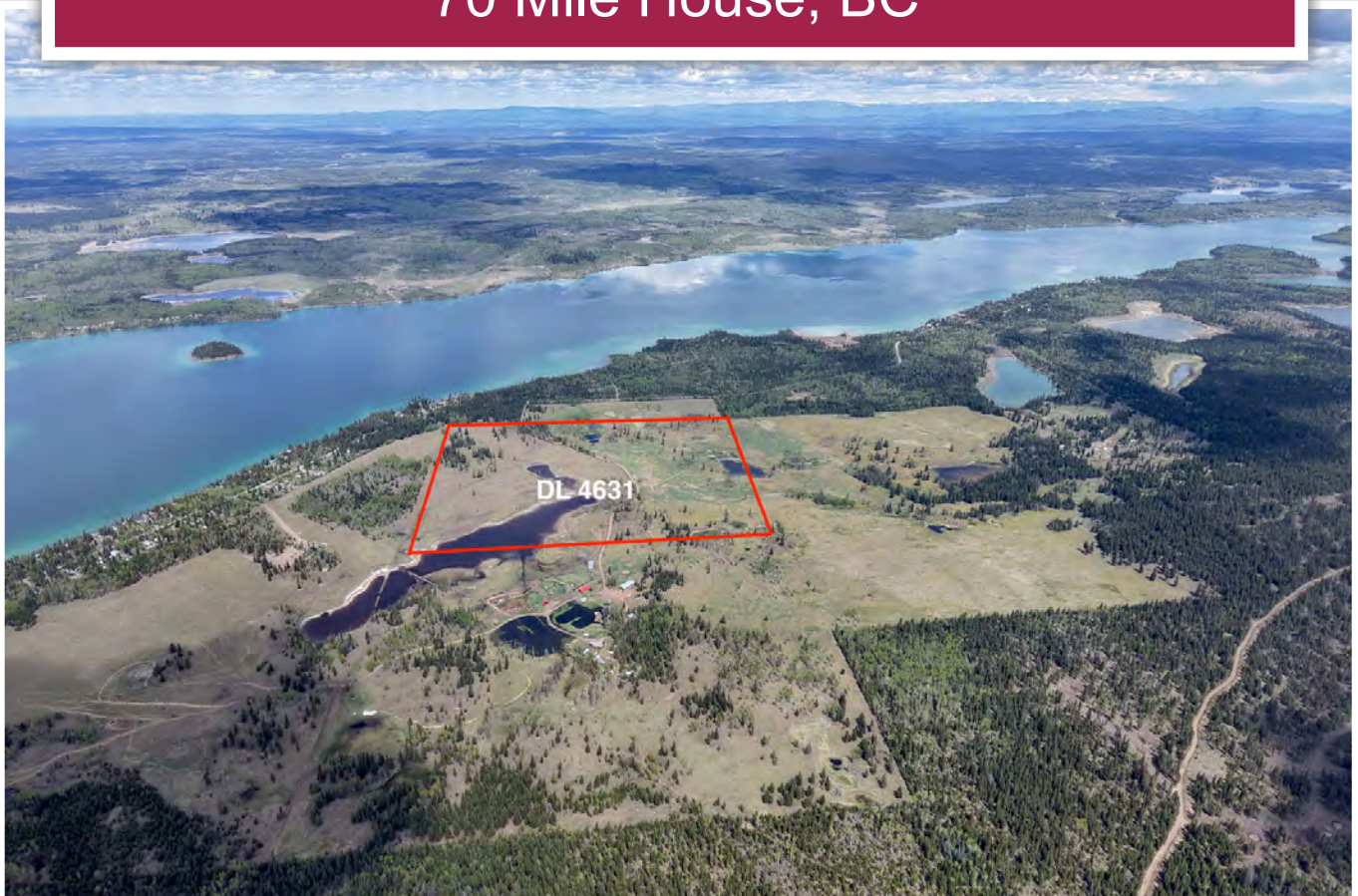




160 Acres of Parklike Perfection

70 Mile House, BC



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160 Acres of Parklike Perfection

70 Mile House, BC

PROPERTY DETAILS

Listing Number:	25124
Price:	\$599,000 + GST
Taxes (2024):	\$136.53
Size:	159.73 acres
Zoning:	RL-1

DESCRIPTION

This beautiful 160-acre property combines natural character with practical features that make it ideal for a variety of rural uses. The land offers a gently rolling, parklike setting with open meadows, scattered tree cover, and several naturally occurring water bodies that enhance both the aesthetics and agricultural potential of the property. It is fully fenced, making it turnkey for livestock, and includes a well-established access road that connects directly to the property, allowing for ease of entry year-round. With hydro nearby, it's well-positioned for future development, whether for residential, recreational, or commercial farm use.

The varied topography offers multiple build sites with stunning views, as well as sheltered areas perfect for animals or crop cultivation. The combination of cleared pasture and treed pockets makes the property both functional and scenic. Whether you're looking to establish a private ranch, create a retreat, or invest in land with long-term value, this parcel offers exceptional versatility. Bordering Crown land adds another layer of value, opening

up endless recreational opportunities right from your doorstep. GST is applicable on the sale.

LOCATION

DL 4631 - 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°24'7.66"N and 121°12'8.16"W

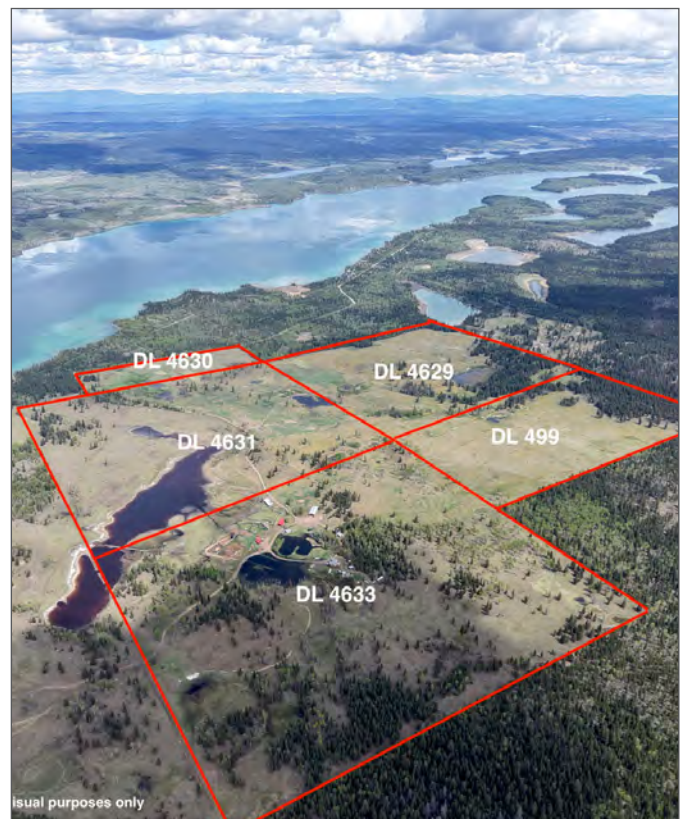
SERVICES

Hydro

LEGAL

DISTRICT LOT 4631 LILLOOET DISTRICT

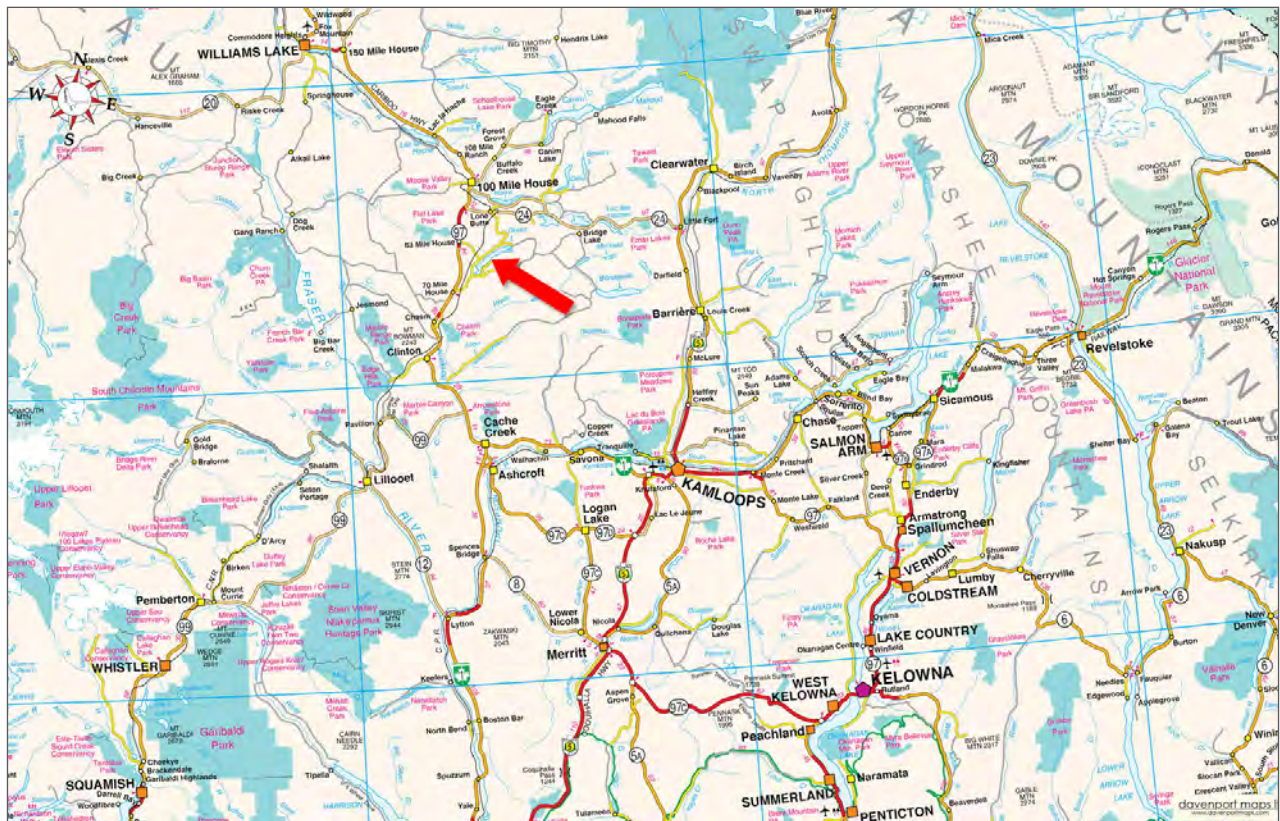
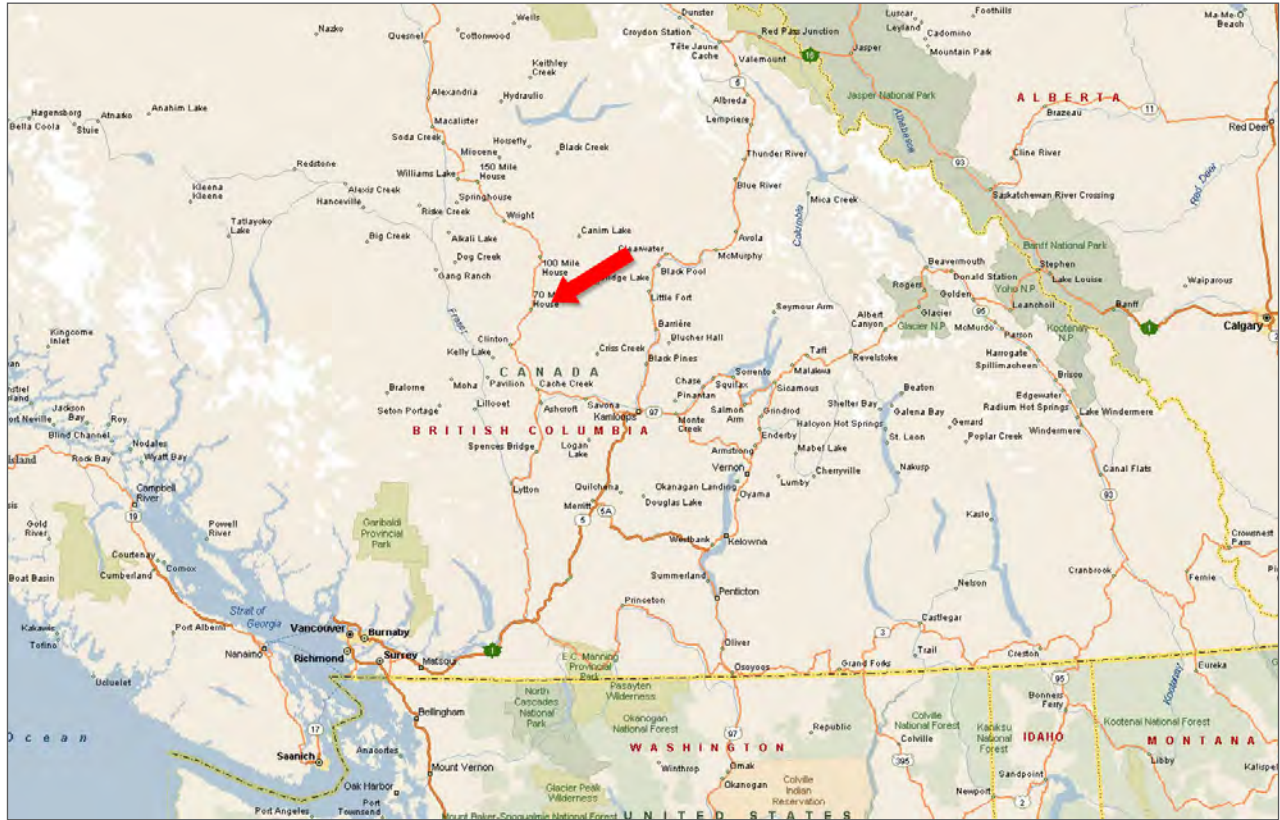
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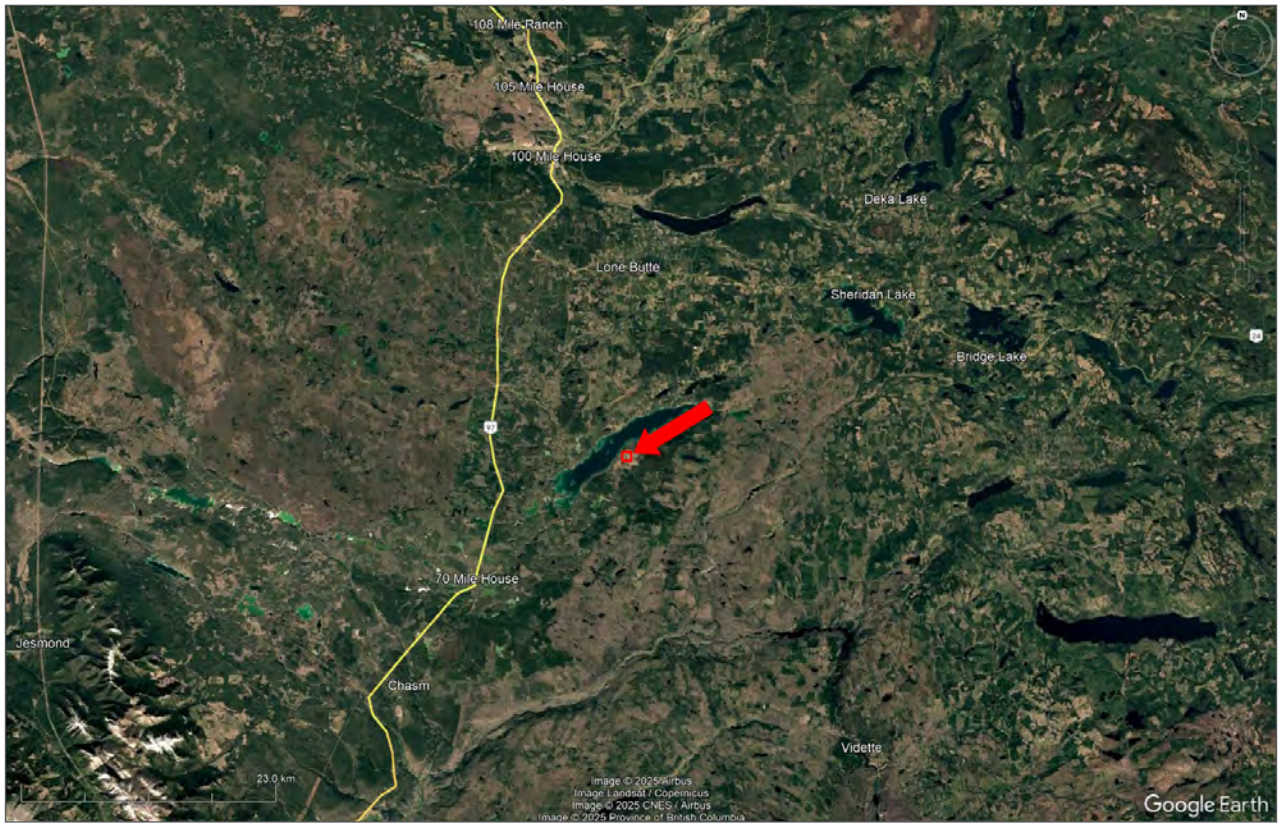
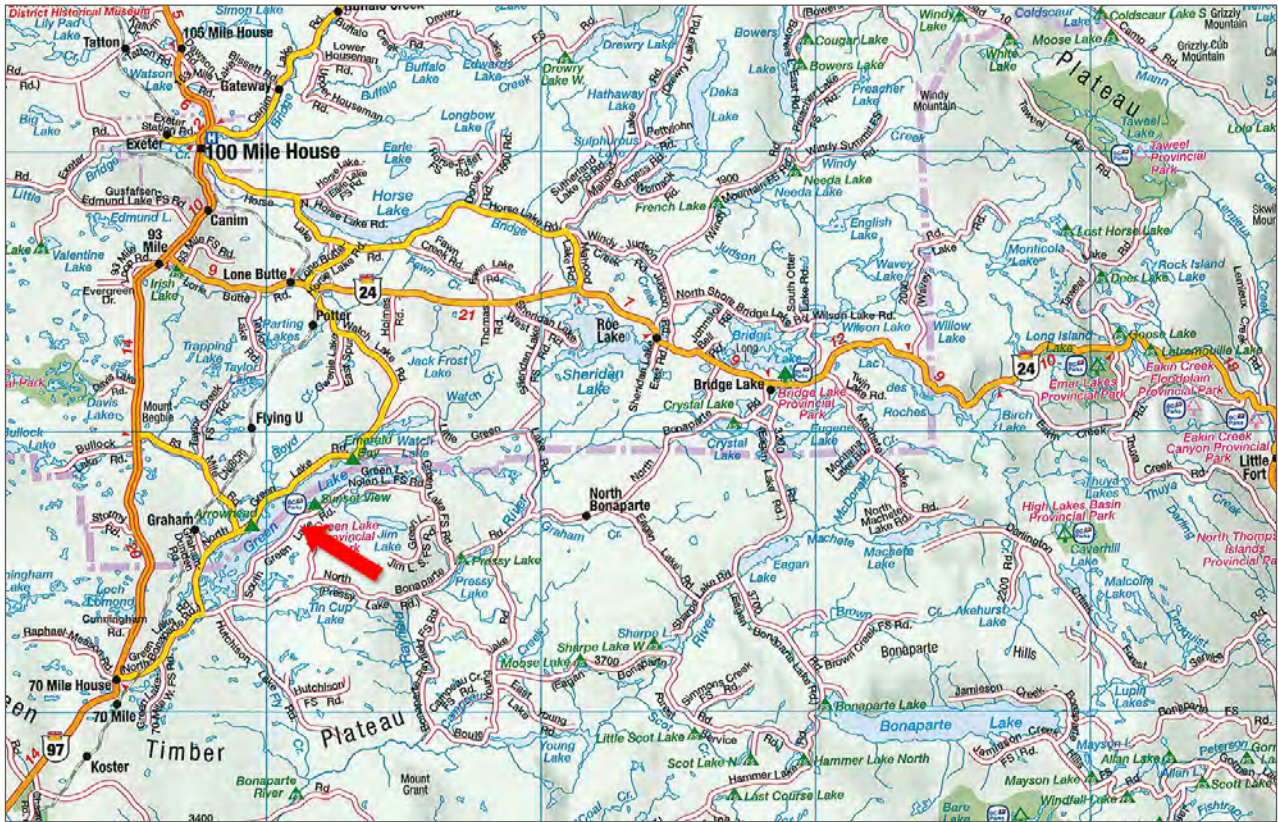


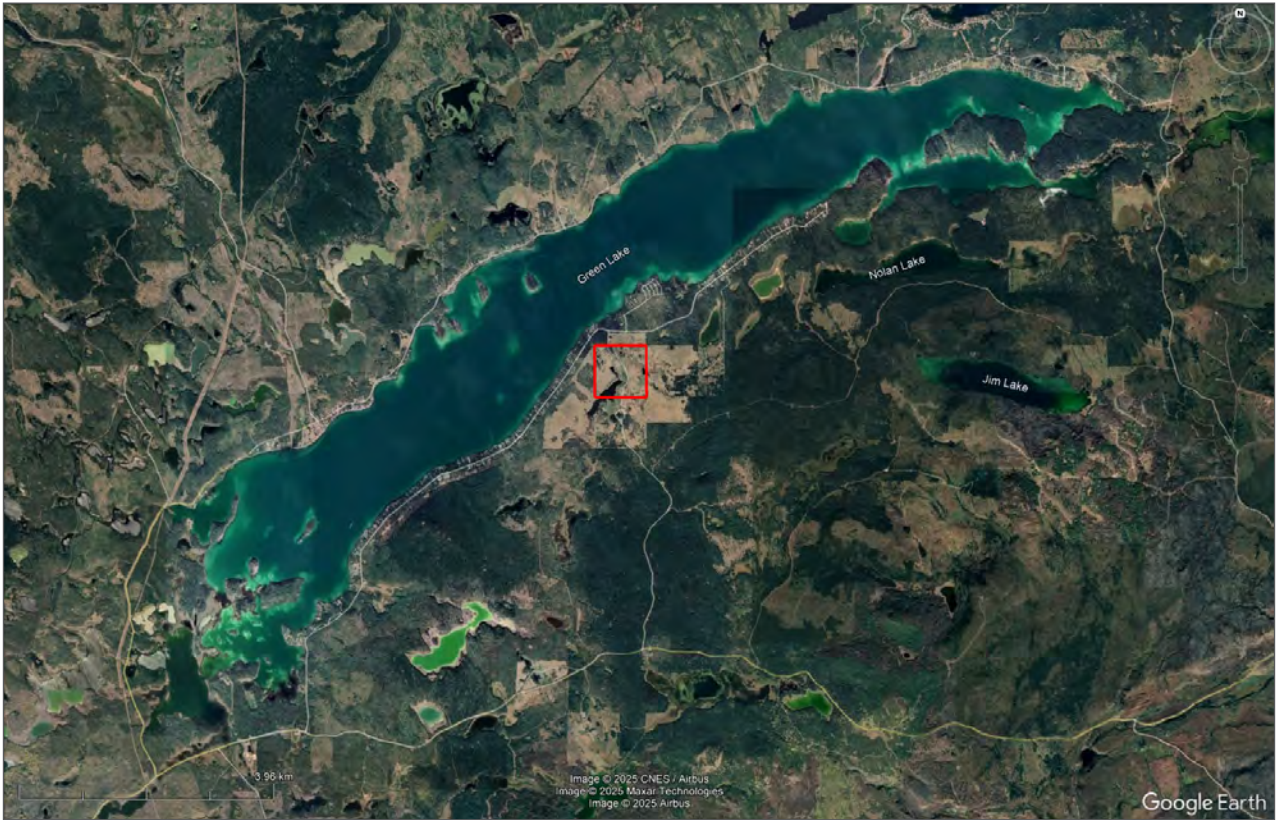


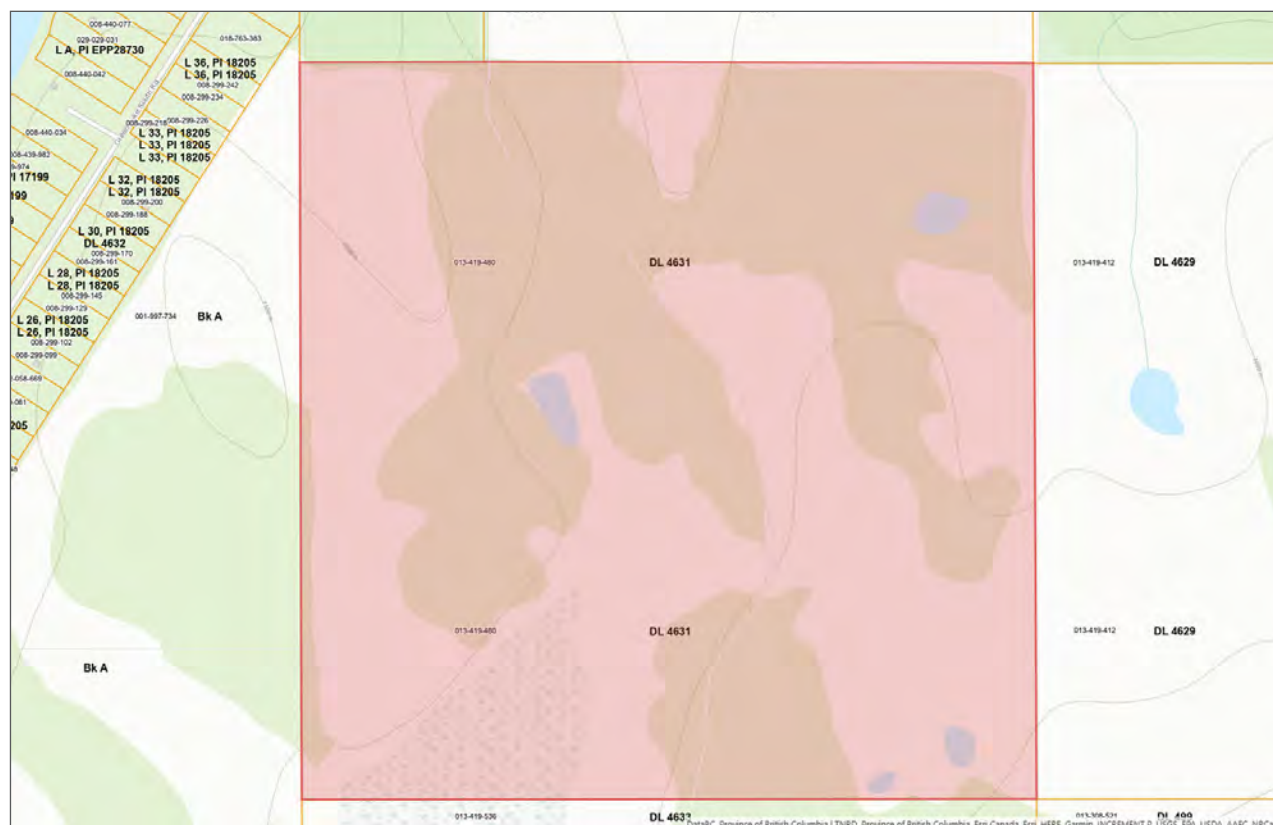














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