



**174 Acre Fenced Bare Land**  
103 Mile House, BC - Cariboo/Chilcotin



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**Fawn Gunderson**  
Personal Real Estate Corporation  
[fawn@landquest.com](mailto:fawn@landquest.com)  
(250) 982-2314



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103 Mile House, BC - Cariboo/Chilcotin

## PROPERTY DETAILS

|                        |                        |
|------------------------|------------------------|
| <b>Listing Number:</b> | 25203                  |
| <b>Price:</b>          | \$599,000              |
| <b>Taxes (2024):</b>   | \$111.98 - Farm status |
| <b>Size:</b>           | 174 acres              |

## DESCRIPTION

This 174-acre property on Lily Pad Lake Road, just 10 minutes from 100 Mile House, is a rare find in the heart of the South Cariboo. The land is gently sloping with level benches with a mix of open pasture and light tree cover (about one-third forested). The south side also has a seasonal pond adding character and habitat. Fully fenced and cross-fenced, with three gated access points, it's well-suited for livestock or a variety of agricultural uses. Hydro runs along the road and across the corner of the property, providing power at the lot line, and a large concrete pad with a storage area is already in place—perfect for a travel trailer or staging equipment.

Surrounded by rolling hay fields, small lakes, and expansive rural acreages, this property offers a private and scenic setting with the convenience of being close to town. Currently leased for cattle grazing, it provides immediate income potential while leaving plenty of room for future plans. With ALR and Resource Agricultural zoning, it's ideal for developing a homestead, hobby farm, or larger-scale agricultural venture. Easy highway access, a spot on the school bus route, and proximity to all amenities in 100 Mile House make

this acreage both practical and full of promise for anyone seeking country living or a long-term land investment in the Cariboo.

## LOCATION

5082 Lily Pad Lake Road - 103 Mile House/108 Mile Ranch, BC

103 Mile House and 108 Mile Ranch are small, close-knit communities nestled in the South Cariboo region of British Columbia, just north of 100 Mile House along Highway 97. Located roughly 3 km and 12 km north of town respectively, these rural communities are surrounded by rolling hay fields, forested hills, and countless small lakes, offering a quiet country lifestyle with easy access to the services and amenities of 100 Mile House.

## DIRECTIONS

Coming from the south (Clinton, Cache Creek, or Kamloops), take Highway 97 North toward 100 Mile House. Drive through 100 Mile House, continuing past the turnoffs for 101 Mile and 103 Mile. After about 10 minutes (roughly 12 km from 100 Mile House), watch for signs for Lily Pad Lake Road on your left—it branches west off Highway 97 between 103 Mile and 108 Mile Ranch.

From Williams Lake and points northwest, follow Highway 97 South through Lac La Hache and past 108 Mile Ranch. Continue for about 5 km beyond 108 Mile Ranch and you will see Lily Pad Lake Road on your right, just before reaching 103 Mile. The road is well-marked and easily accessible year-round from the highway in either direction.



## AREA DATA

The Lily Pad Lake area, nestled between 100 Mile House and 108 Mile Ranch in British Columbia's South Cariboo, offers a blend of peaceful rural living and easy access to amenities. Surrounded by forest and Crown land, the properties here are typically larger parcels, often around an acre or more, providing privacy and a serene, nature-focused lifestyle. The nearby communities of 100 Mile House and 108 Mile Ranch offer schools, shopping, and services, while small glacial lakes like 101 Mile and 103 Mile add to the area's charm. Wildlife sightings—including deer, moose, and the occasional beaver—are part of everyday life, making this a sought-after setting for those who value the quiet beauty of the Cariboo.

Just north, 108 Mile Lake and Sepa Lake provide year-round recreation, from fishing for rainbow trout to paddling, hiking, and mountain biking along scenic trails. This area combines the best of both worlds: the conveniences of nearby towns with the tranquility of forested surroundings and abundant outdoor adventure. Whether you're looking for a

private homestead, a recreational retreat, or an investment in the Cariboo's growing real estate market, Lily Pad Lake and the 100-108 Mile corridor offer a rare balance of accessibility, privacy, and natural beauty.

## VEGETATION

The Lily Pad Lake and 100 Mile House area sits in the South Cariboo transition zone, where the Interior Douglas-fir (IDF) and Sub-Boreal Spruce (SBS) biogeoclimatic zones meet. In the region, Douglas-fir is the primary tree species, especially on the drier south-facing slopes. Lodgepole pine is commonly found, often in even-aged stands from past fire activity. White spruce and hybrid spruce occur in cooler, wetter pockets and near creeks throughout. Aspen and trembling aspen thrive in mixed stands, along with paper birch, particularly in moist low-lying areas.

## RECREATION

The Lily Pad Lake and 100 Mile House area is a haven for outdoor recreation year-round. Dozens of nearby lakes, including 108 Mile, 103 Mile, and

Sepa Lake, offer excellent fishing for rainbow trout, bull trout, and kokanee, as well as opportunities for kayaking, paddleboarding, and canoeing in a peaceful setting. Miles of trails wind through forests and around lakes, making the area popular for hiking, mountain biking, horseback riding, and wildlife watching. In winter, those same trails transform into cross-country ski routes and snowshoe paths, while nearby frozen lakes provide skating and ice fishing for hearty anglers.

For those who enjoy more structured sports and community activities, 100 Mile House offers a surprising range for a small town. The South Cariboo Recreational Centre is home to an NHL-size arena for hockey and skating, along with curling sheets and an indoor walking track. There's also a golf course at 108 Mile Ranch, tennis courts, ball fields, and a network of community parks. Seasonal events, from fishing derbies to equestrian competitions and farmer's markets, bring the community together and add to the active, outdoor-oriented lifestyle that defines this part of the Cariboo.

## MAP REFERENCE

51°43'12.90"N and 121°22'59.33"W

## INVESTMENT FEATURES

A 174-acre parcel on Lily Pad Lake Road zoned Resource Agricultural (RA1) and situated within the Agricultural Land Reserve (ALR) offers several compelling investment features. The large land base allows for diverse agricultural opportunities, including hay production, grazing, hobby farming, or more intensive operations like greenhouses or specialty crops, all while maintaining the tax benefits and protections of ALR designation. Because the property is zoned Resource Agricultural, it typically permits farm buildings, barns, and a principal residence, with potential for a second dwelling



under farm use rules or for farm help, subject to local approvals.

Beyond agriculture, the property's sheer size creates long-term land banking potential—large ALR parcels are increasingly scarce in the South Cariboo, and demand for rural acreage continues to rise. The mix of open ground, forest, and wetland habitat provides additional value for eco-tourism, or recreational leasing such as hunting or horseback riding. Its proximity to 100 Mile House adds convenience while preserving a sense of privacy, making it appealing for buyers looking for a working farm, private estate, or future resale in a tightening market.

## SERVICES

- BC Hydro at lot line
- No services on the land

## ZONING

Resource Agricultural RA1 within the ALR

## LEGAL

DISTRICT LOT 3572 LILLOOET DISTRICT

PID 013-366-165

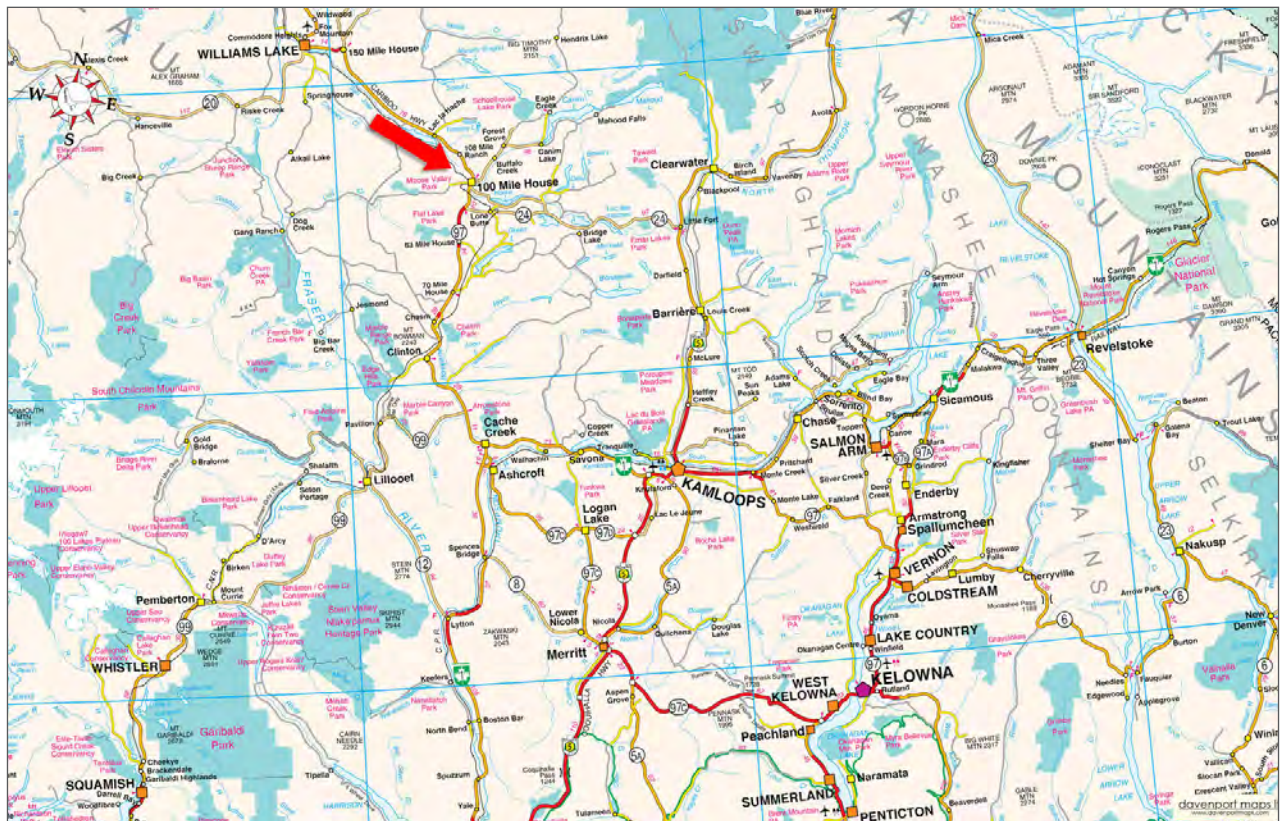


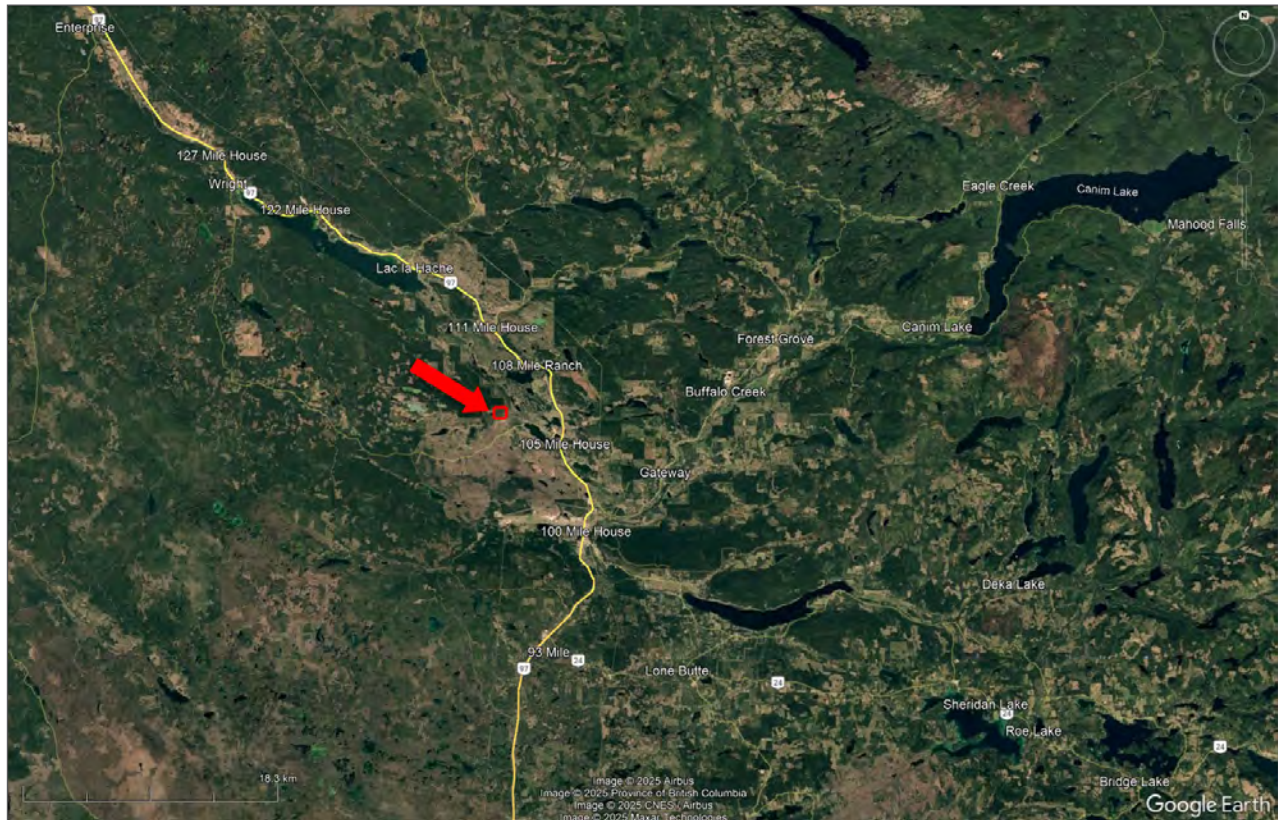


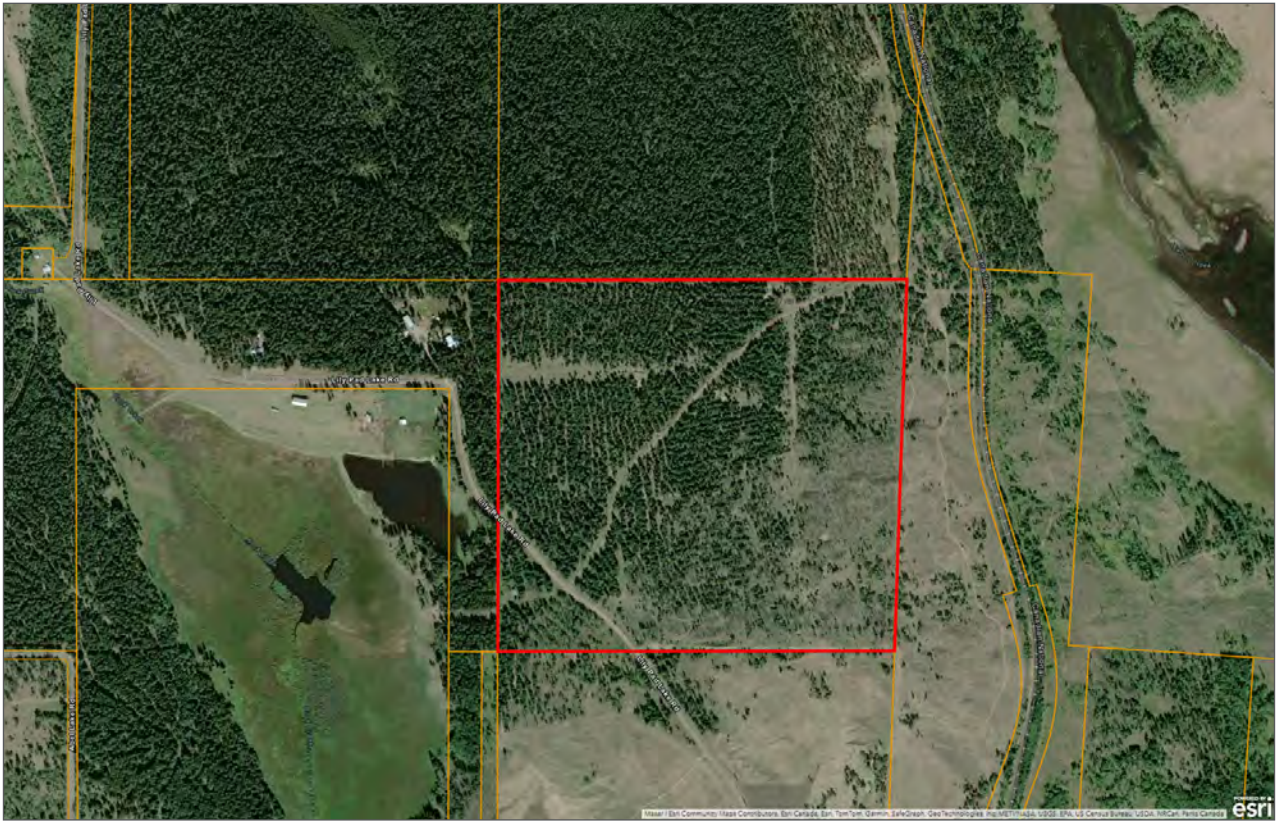


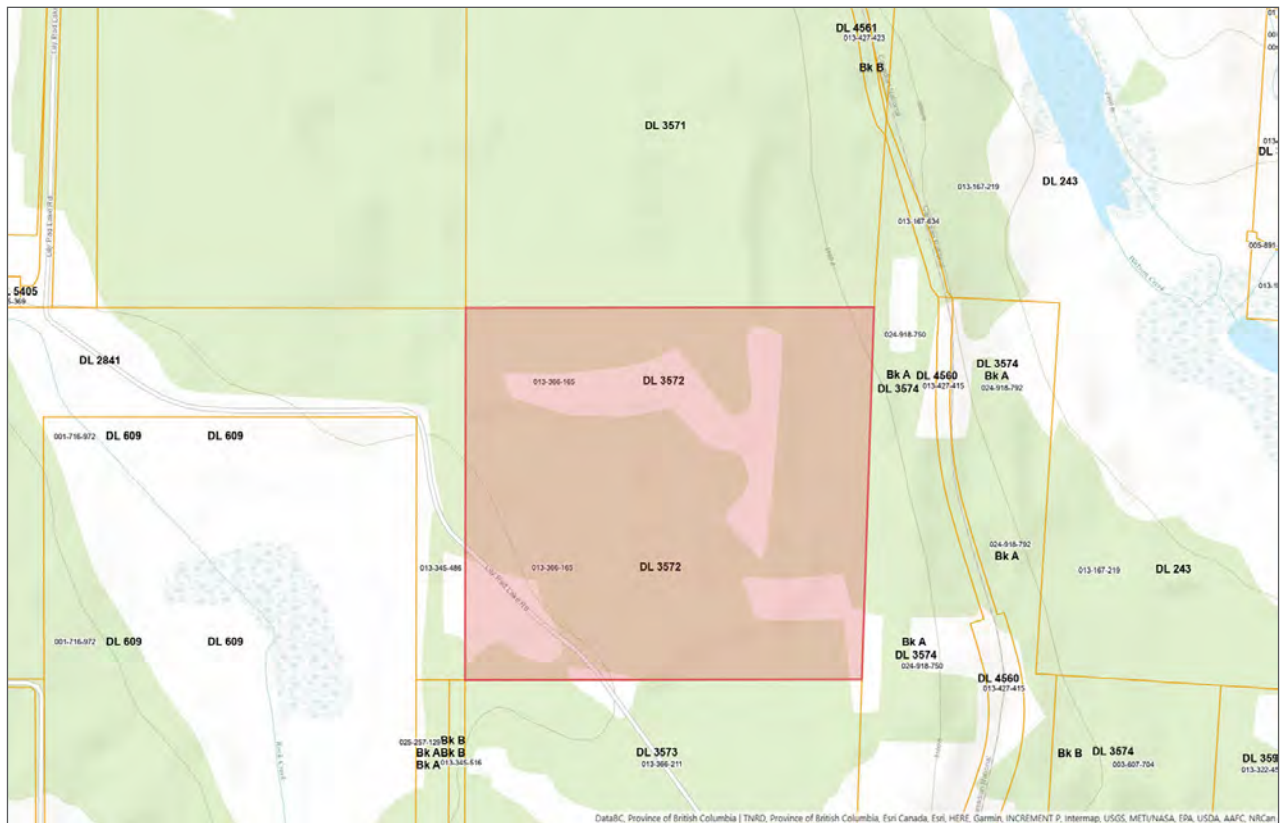
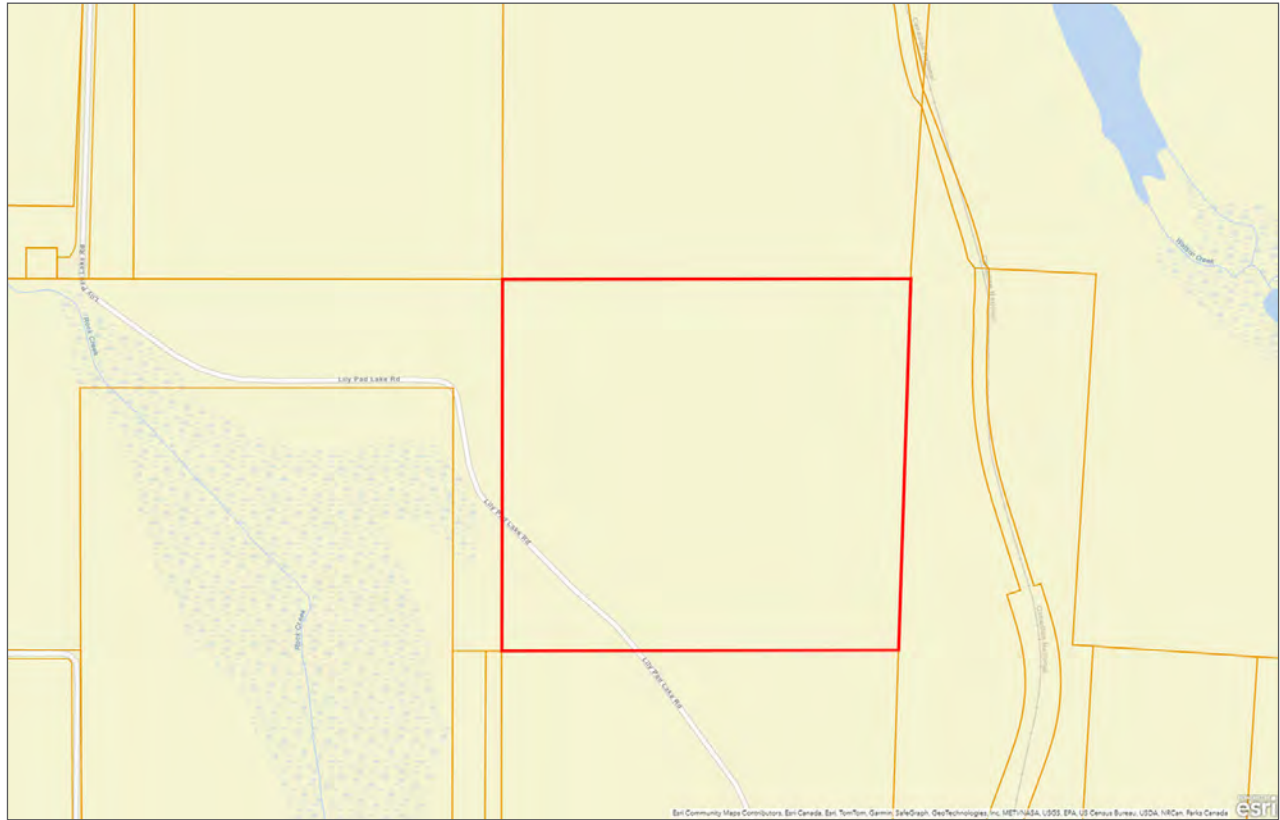












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**Fawn Gunderson**

Personal Real Estate Corporation

Representative

[fawn@landquest.com](mailto:fawn@landquest.com)

(250) 305-5054

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LandQuest® Realty Corporation  
101 - 313 Sixth Street  
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504  
Toll Free: 1-866-558-5263 (LAND)

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