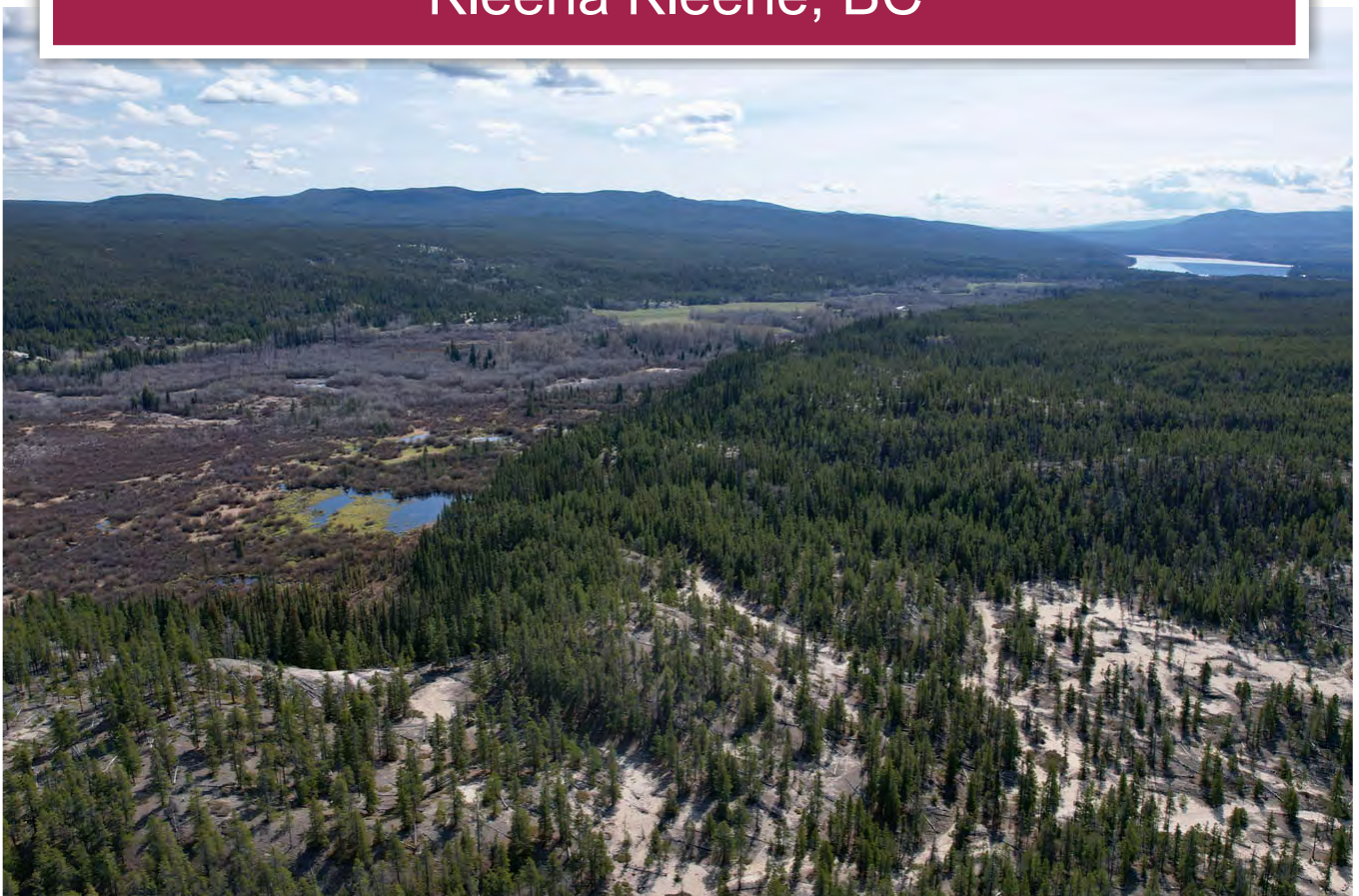




Live Off the Land in the Chilcotin
Kleena Kleene, BC



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Live Off the Land on 200 Acres in the Chilcotin

Kleena Kleene, BC

PROPERTY DETAILS

Listing Number:	26211
Price:	\$310,000
Taxes (2025):	\$1247.15
Size:	200 acres ~ 2 titles

DESCRIPTION

This 200-acre, bare land property in Kleena Kleene is comprised of two separate titles and presents an excellent opportunity to secure a large, usable acreage in the heart of the Chilcotin. With direct frontage along Highway 20, the property offers easy, year-round access while maintaining a private and peaceful setting. The land features a gently sloping landscape with a beautiful mix of open meadows, natural grasslands, and mature timber including lodgepole pine, spruce, and fir. Several elevated building sites provide ideal locations to take in the surrounding views and enjoy full sun exposure throughout the day.

A creek meanders through the property, flowing from nearby One Eye Lake, creating lush riparian areas that enhance both the beauty and usability of the land. These fertile pockets, combined with the open fields, make the property well suited for a variety of uses including a hobby farm, recreational retreat, or full-time rural residence. Power is conveniently available at the lot line, adding to the ease of development.

Located approximately 20 minutes west of Tatla Lake and centrally positioned between Tatla Lake and Nimpo Lake, the property benefits from access to services in both communities. Tatla Lake offers a general store, fuel, and an elementary school, while Nimpo Lake provides additional amenities including fuel, accommodations, and air access. The surrounding area is known for its quiet, rural lifestyle and expansive natural setting, offering an ideal environment for those seeking space, privacy, and connection to the outdoors.

Whether you are looking to build your dream home, establish a rural holding, or secure a long-term investment in one of British Columbia's most scenic regions, this property offers exceptional value, versatility, and potential.

LOCATION

DL 1583 and 558 Chilcotin Highway 20 - Kleena Kleene, BC

DIRECTIONS

From Williams Lake, travel west on Highway 20 toward Bella Coola for approximately 160 km to the Tatla Lake area. Continue past the Tatla Lake community and then through Kleena Kleene. The property is on the right (north side) of the highway starting across from the campsite on Clearwater Lake. Chilcotin Highway 20 runs through this property in the south corner easy access.

AREA DATA

Located approximately 20 minutes west of Tatla Lake in the community of Kleena Kleene, this property is ideally situated between Tatla Lake and Nimpo Lake, offering convenient access to services in both areas. Tatla Lake provides a general store, fuel, basic amenities, and an elementary school, while Nimpo Lake offers additional services including a store, fuel, accommodations, and air access. This central location allows you to enjoy a quiet rural setting while still being within reach of essential amenities, making it a practical option for full-time living or a seasonal retreat in the Chilcotin.

VEGETATION

The property features a diverse and attractive mix of classic Chilcotin vegetation, including mature stands of lodgepole pine, interior spruce, and Douglas fir, along with areas of younger regeneration. Open meadows and natural grasslands are scattered throughout, providing excellent building sites and potential for grazing or small-scale agriculture. A creek running through the property from nearby One Eye Lake creates lush riparian zones with willow, alder, cottonwood, and dense grasses, supporting abundant wildlife. Transitional areas of mixed brush and scattered trees add to the privacy and natural beauty, offering a well-balanced landscape of timber, open space, and water-rich habitat ideal for recreation or a rural lifestyle.

RECREATION

Recreation opportunities from this property are exceptional, with direct access to some of the best outdoor experiences the Chilcotin has to offer. Located near the Clearwater Lake and One Eye Lake recreation sites, you are minutes from excellent fishing, boating, and lakeside camping. The surrounding area is well known for its abundant wildlife and sits within Hunting Regions 5-12, 5-5, and 5-6, offering outstanding hunting for moose,

mule deer, white-tailed deer, black bear, and more. Endless Crown land and backcountry can be accessed right from the property, ideal for ATVing, horseback riding, and exploring. In the winter months, the area transforms into a playground for snowmobiling and cross-country skiing. Whether you are looking for world-class fishing, hunting, or year-round adventure, this property places you in the heart of true Chilcotin wilderness.

MAP REFERENCE

52° 1'9.85"N and 124°58'22.43"W

SERVICES

BC Hydro and Telus run through the corner of this lot along Chilcotin Highway 20.

ZONING

R/A Resource Agricultural - Cariboo Regional District, Williams Lake

LEGAL

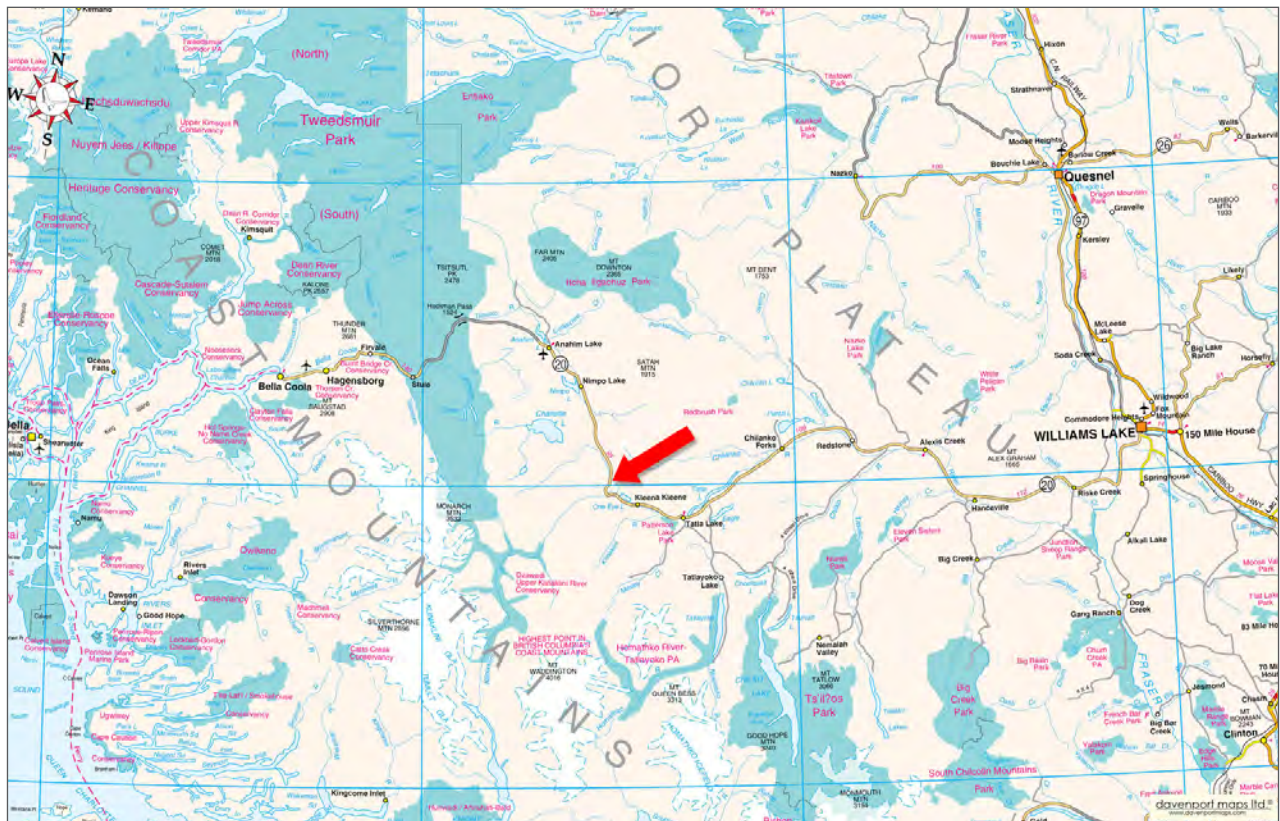
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RANGE 3 COAST DISTRICT
PID 014-157-071

DISTRICT LOT 1583 RANGE 3 COAST DISTRICT
PID 014-198-584

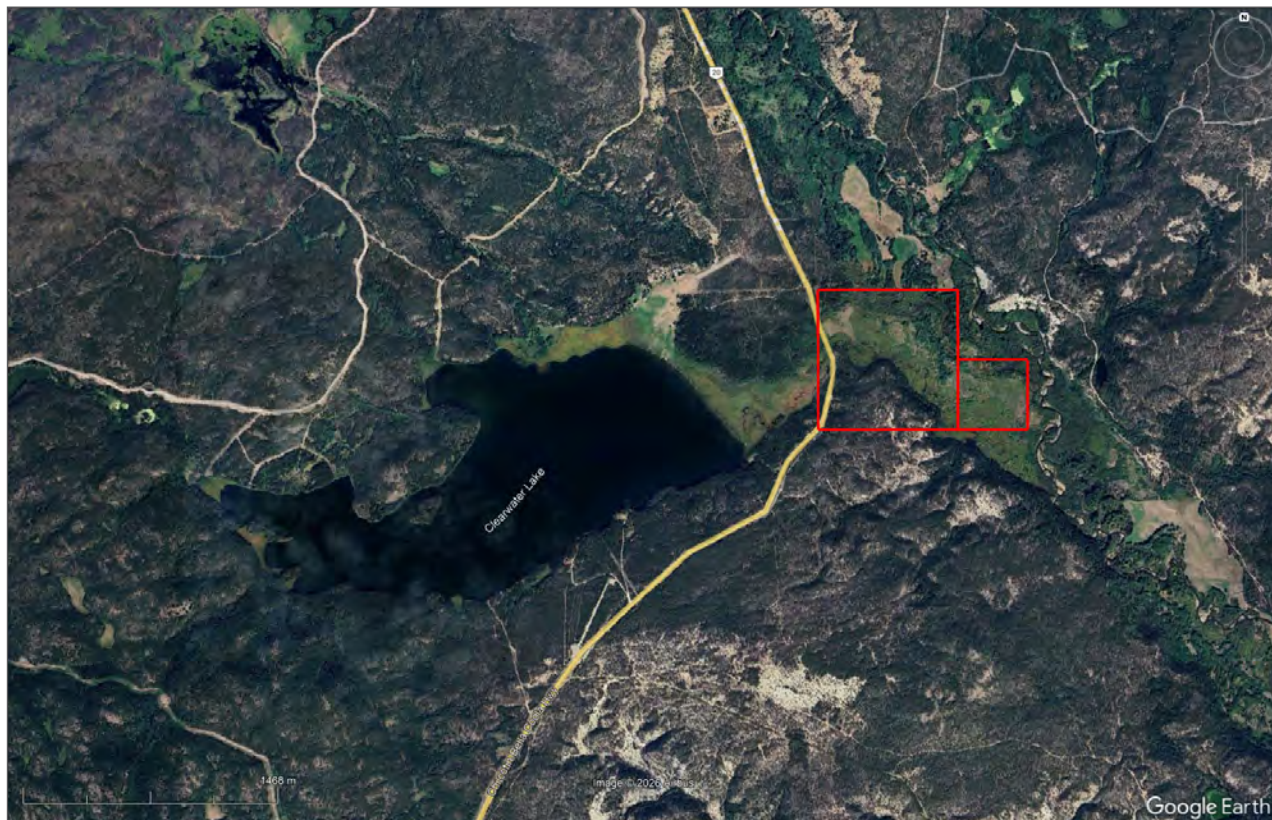
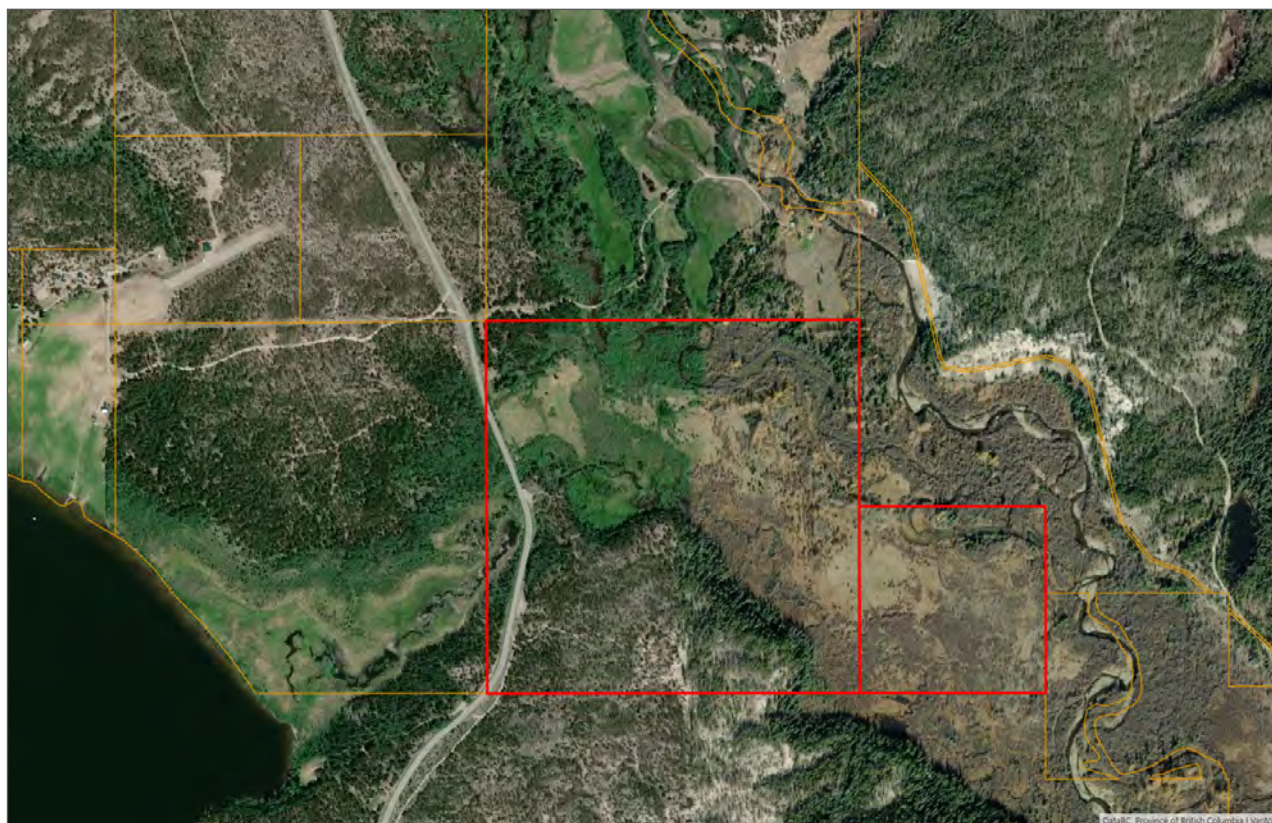
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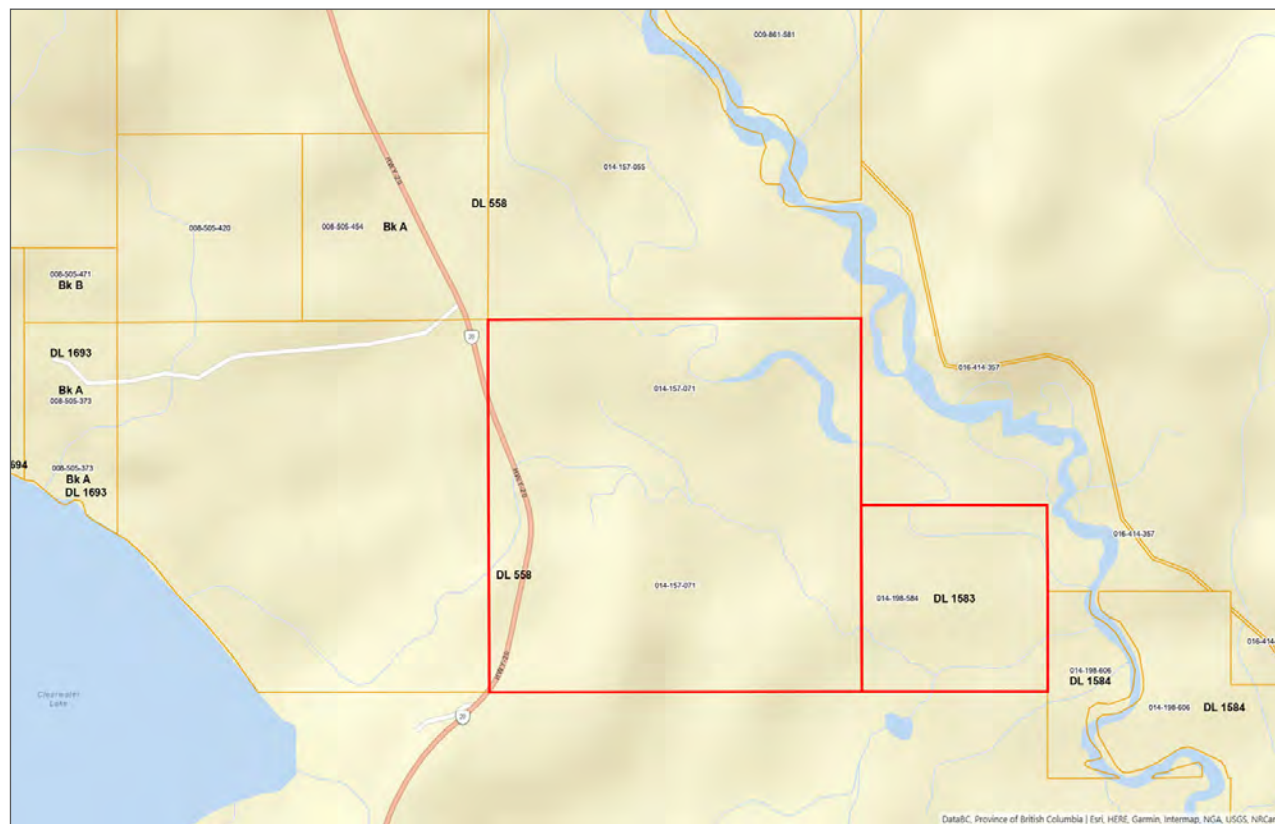
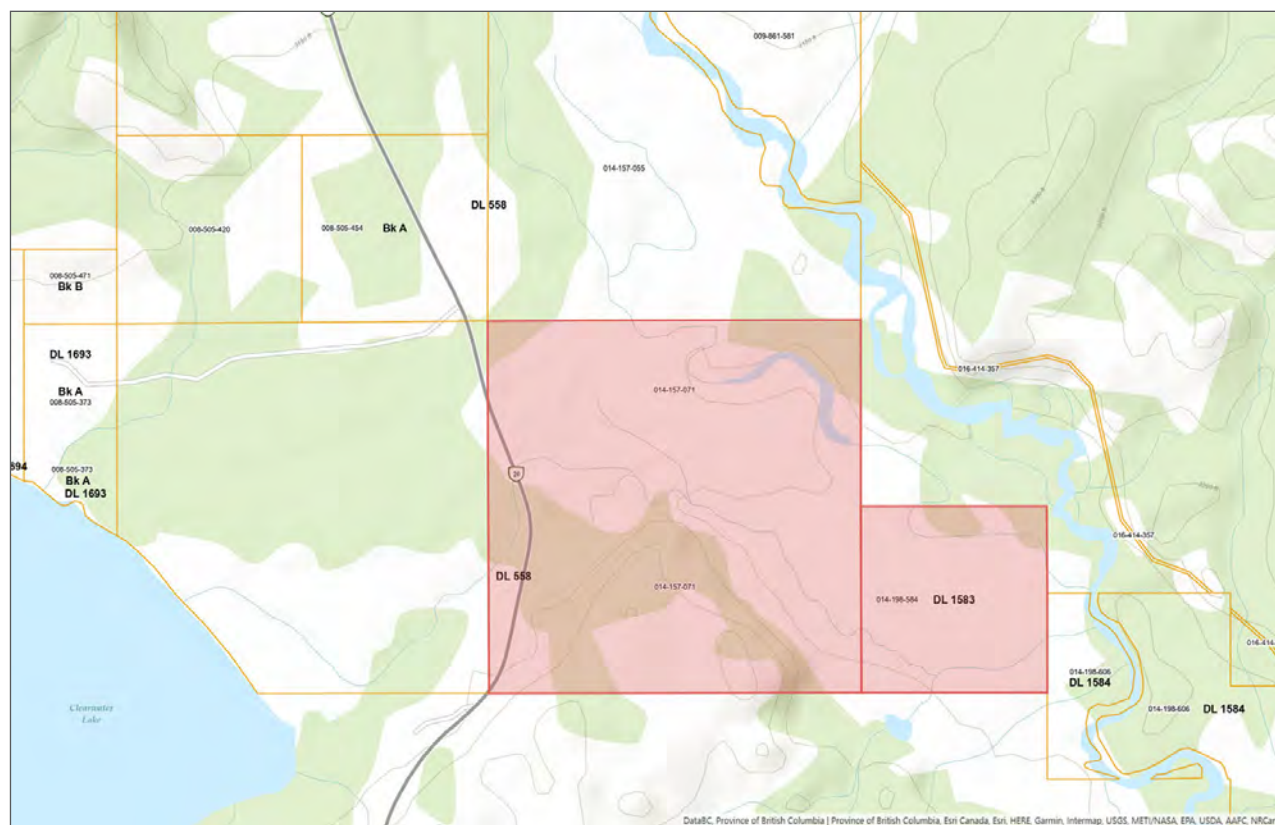












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