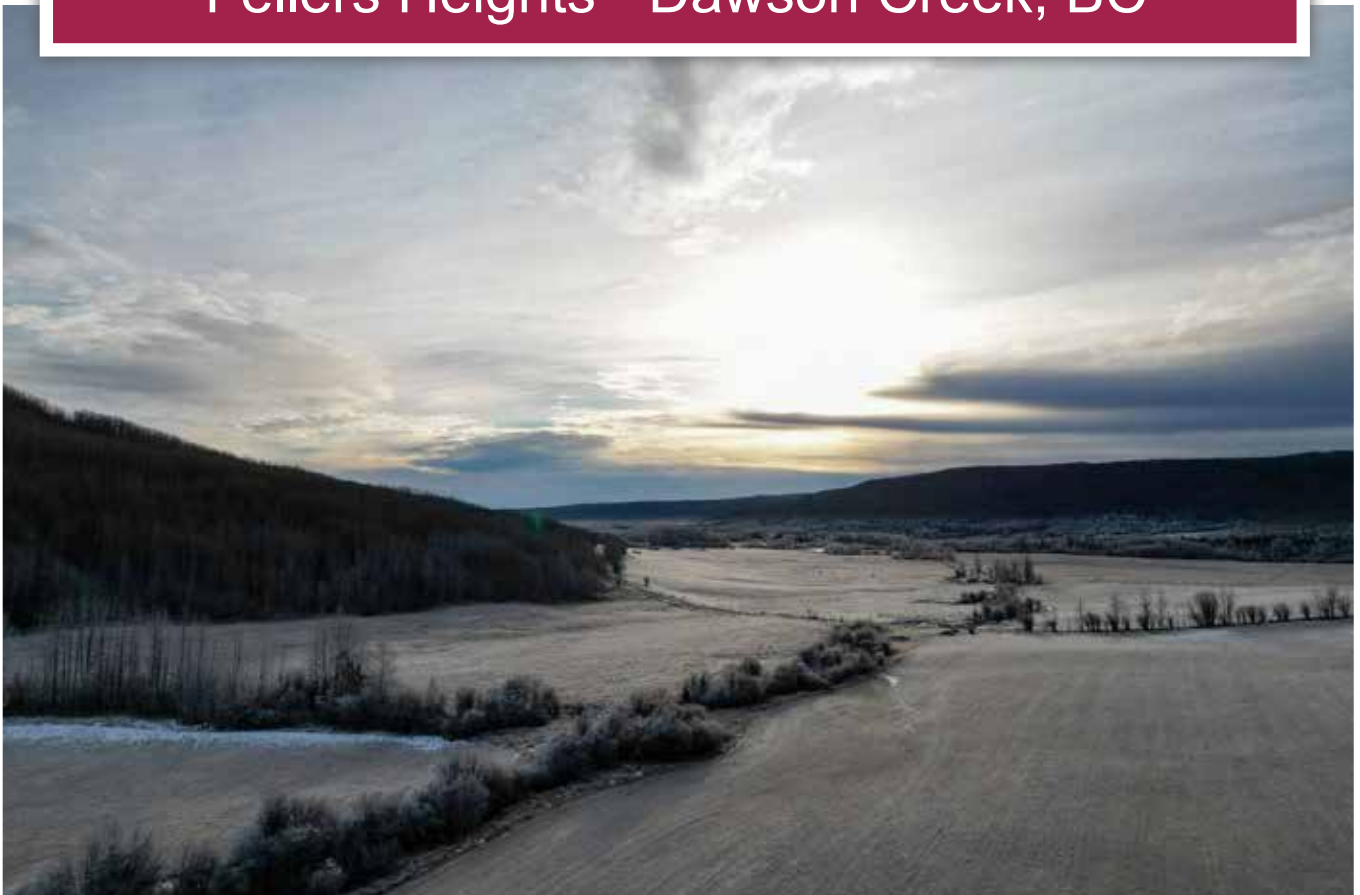




**310 Acres of Bare Land**  
Fellers Heights - Dawson Creek, BC



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# 310 Acres of Bare Land

## Fellers Heights - Dawson Creek, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	23222
<b>Price:</b>	\$650,000
<b>Taxes (2023):</b>	\$830
<b>Size:</b>	310 acres

### DESCRIPTION

Picture 310 acres of privacy nestled within some of the most fertile regions in BC—120 acres producing hay and 190 acres of timbered pasture. Healthy forests, level areas and sloping hillsides provide plentiful working terrain. Hay fields dominate the central portion, sweeping from the southern roadside property northward, with some field areas reaching the northern property line. The perimeter is fully fenced and cross-fenced with 3-strand wire.

Two creeks entering from the north converge as they meander to the south reaches. Combined with two fresh artesian springs, there is plenty of provision for excellent water supply for residences, crops, and animals. Wildlife, including plentiful elk, moose and deer find this acreage and area, surrounded by Crown land on 3 sides, a haven to thrive.

Without any restrictions from zoning, there are endless opportunities for the visionary, whether (and not limited to) a ranch, hobby farm, therapeutic or hunting lodge, extensive gardens, or a home settled in the serenity and privacy of this offering. Beautiful sweeping views of the valley, open fields, and predominantly aspen forests round out this highly desirable acreage.

If heading out for the weekend or getaway, an existing rustic hunter's cabin provides an easy shelter among the big blue skies and nature at its finest. With plenty of room and trails for exploration on foot, horseback, or all-terrain vehicles, friends and family would also relish this opportunity to share this experience. You may find yourself (or them) not wanting to leave!

Land is one of the best long-term investments out there. These 310 acres full of potential may well be the prime opportunity you are looking for.

### LOCATION

DL 2477 Township 201 Road - Fellers Heights, BC

### DIRECTIONS

Please inquire with listing agent. Refer to the Maps and Plans section of this listing.

### AREA DATA

Vast blue skies and the seemingly endless rolling foothills of the Northern Rockies dominate the City of Dawson Creek. The city is a major transportation centre for the surrounding area, much of which is agricultural. Dawson Creek is Mile 0 of the Alaska Highway, and with a population of about 12,000 people and a trading area of 60,000, this city is the service centre for the Peace River Region of BC.

The Peace River's continual dispersion of sediment and nutrients created ideal conditions for healthy and productive crops. This rich, fertile soil produces more wheat, barley, and grass seed than any other provincial region. Consistently good yields of quality canola, hay, oats, alfalfa, and clover place



this Region as the most agriculturally productive, second only to the lower mainland. Other strong economic contributors include retail, tourism, and oil and gas.

Dawson Creek is centrally located in the Peace Region and is served by several highways:

- Highway 49 east to Alberta
- The Hart Highway 97 west to Chetwynd then south to Prince George
- The Alaskan Highway 97 North to Fort St John
- Highway 2 southeast, connecting to Highway 43 to Grande Prairie
- The Heritage Highway 52 joins Tumbler Ridge to Highway 97 South

Warm and rainy summers with cool nights, typically from June to August predominantly characterize Dawson Creek. Winters from October to April bring cold winters with moderate snowfall. Spring and fall are short, lasting 1 to 2 months. With thunderstorms in July, the city reaches its peak precipitation.

Interestingly, this region does not have annual time changes and remains on MST (mountain standard time) year-round. This is due to the long daylight summer hours and short daylight hours in winter.

## RECREATION

Dawson Creek offers numerous dining and entertainment experiences. The Fall Fair, Exhibition, Pro Rodeos, and a 'hopping' Event Centre attracts many events and concerts throughout the entire year. A fascinating Museum housed in an original railway station, Art Museum within a silo, and a 'live' Heritage Interpretive Village all provide to the uniqueness and intrigue of this lively city.

Bear Mountain, only 5 minutes from downtown, includes downhill and cross-country skiing, snowshoeing, and snowmobiling. The Bear Mountain Nordic Ski Club has over 20 kilometres of groomed cross-country ski trails. Mountain bikers use these trails in summer. The Paradise Valley Snowmobile Club has 280 kilometres of trails linking to Tumbler Ridge, with additional trails continuing another 200 km past Tumbler Ridge.

There are endless outdoor pursuits within this Region. Some of the best hunting and fishing in all of British Columbia are found in this Region. The property benefits from these robust mule deer, whitetail, moose and elk populations. And it also provides excellent off-roading opportunities for quads, dirt bikes and snowmobiles.

The Murray River Canoe Route encompasses over 50 km of paddling, offering a fantastic opportunity to soak up the area's dynamic beauty. Shorter trips suitable for novices can be explored in a few hours or days, depending on where you put in and how fast you paddle.

Dawson Creek Golf and Country Club is a premiere 18-hole golf course in the beautiful valley.

## HISTORY

The Mighty Peace River, 1,300 kilometres in length, flows through British Columbia and on to Alberta. The Peace River has undeniably shaped and influenced all who have lived in this Region. From the beginning, the community of Peace River has had a deep connection to the resource rich environment that runs along this mighty river.

The Peace River was historically an important source of sustenance and transportation for the early Beaver Nation, the Cree Nation, and early Europeans. As a river of commerce, it became a vital backdrop to the Canadian fur trade industry until the late 1800s.

The area around Peace River Country remained largely unsettled by pioneers until 1912. At that time the Canadian government opened the land for homesteading. As settlers from North America and Europe arrived over the next decade, Dawson Creek became the area's main business centre. It remained a small community with a population numbering in the hundreds until 1941 when the

American and Canadian governments agreed to build a road linking northern Canada and Alaska.

Dawson Creek was designated as "Mile Zero" for the Alaska Highway, and thousands of military and civilian workers poured into the village, turning it into a boom town. The village experienced more growth after work on the Alaska Highway had been completed, into the 50s. This was due to the construction of links to other parts of BC which included a railway and two more highways. In 1958, Dawson Creek achieved city status.

## MAP REFERENCE

55°36'12.35"N and 120°37'49.50"W

## SERVICES

None.

## IMPROVEMENTS

- Rustic hunters cabin
- 3-wire fenced and cross fenced

## ZONING

No zoning  
Property is not in the Agricultural Land Reserve (ALR).

## LEGAL

DL 2447 PEACE RIVER DISTRICT, EXCEPT THE SOUTH 80 FEET

PID 014-821-001













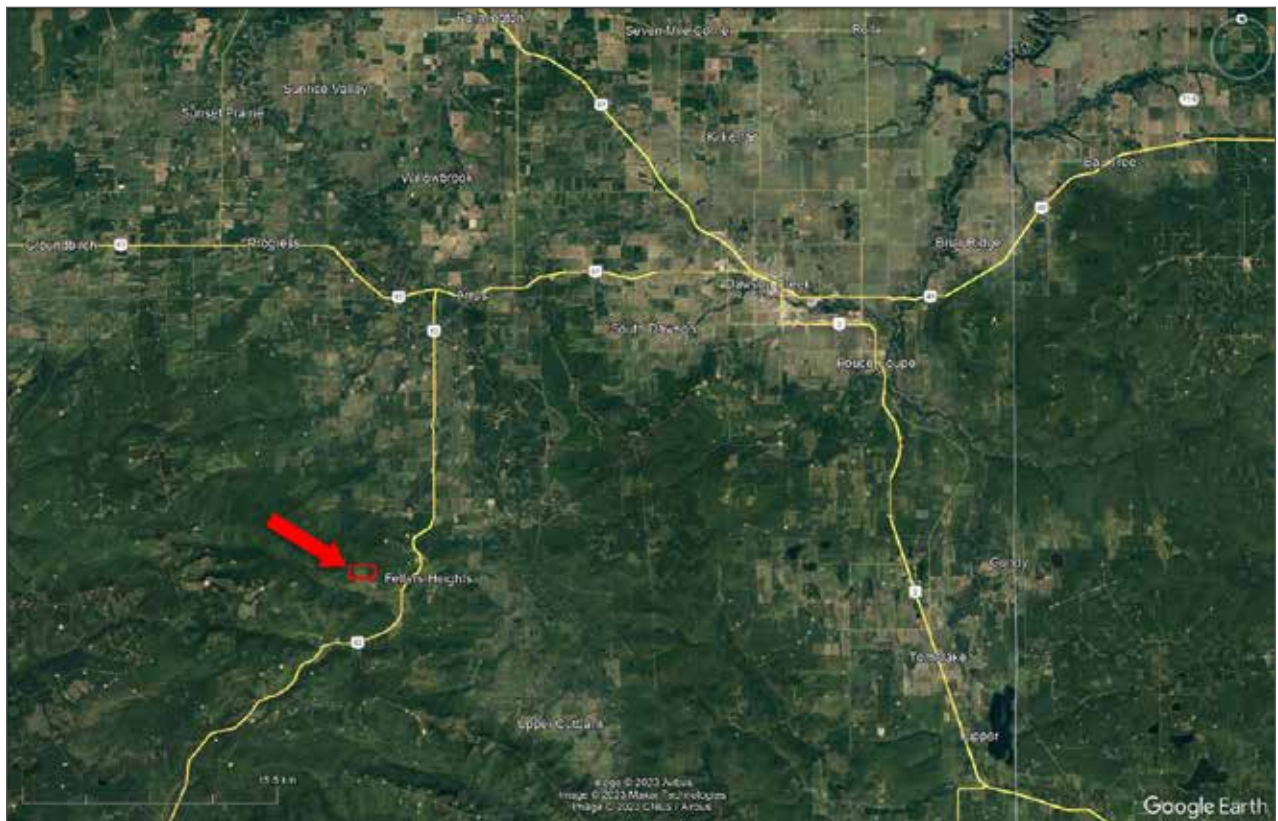
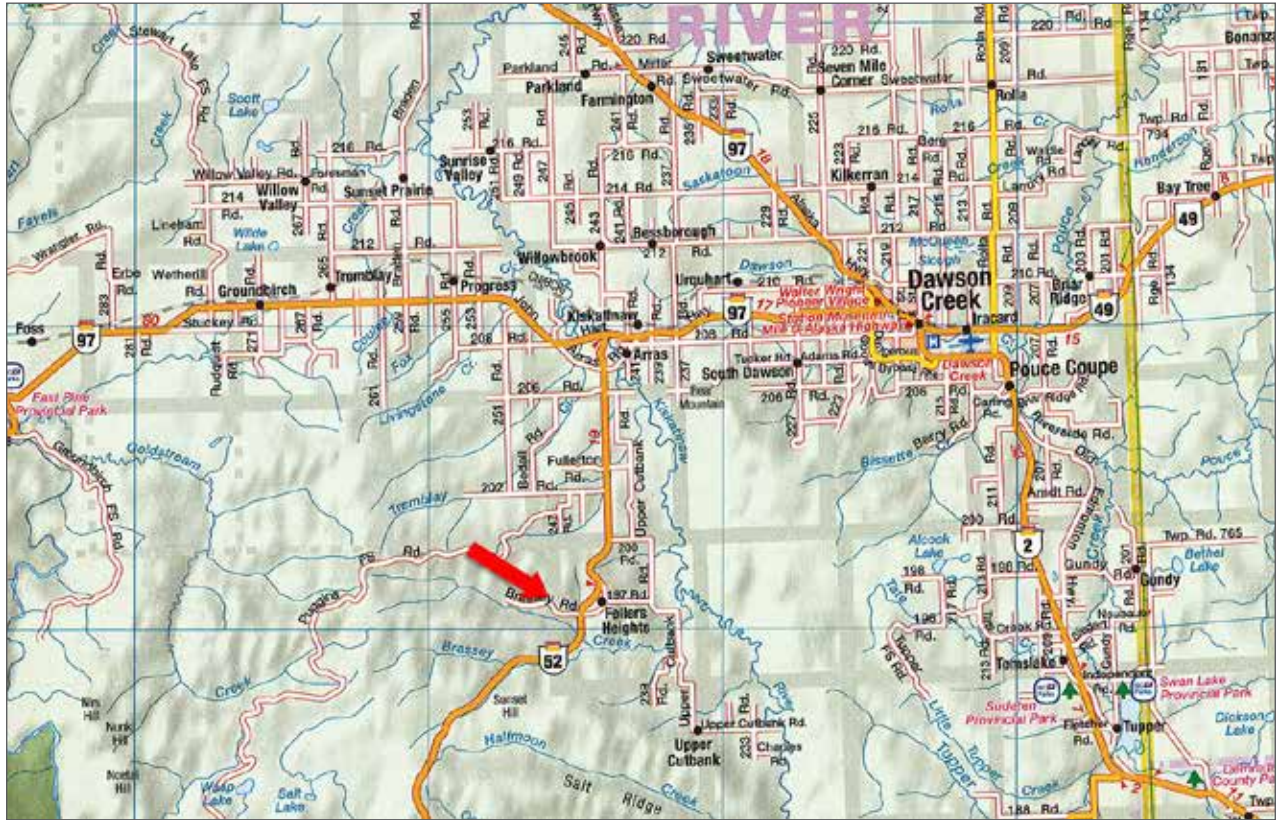






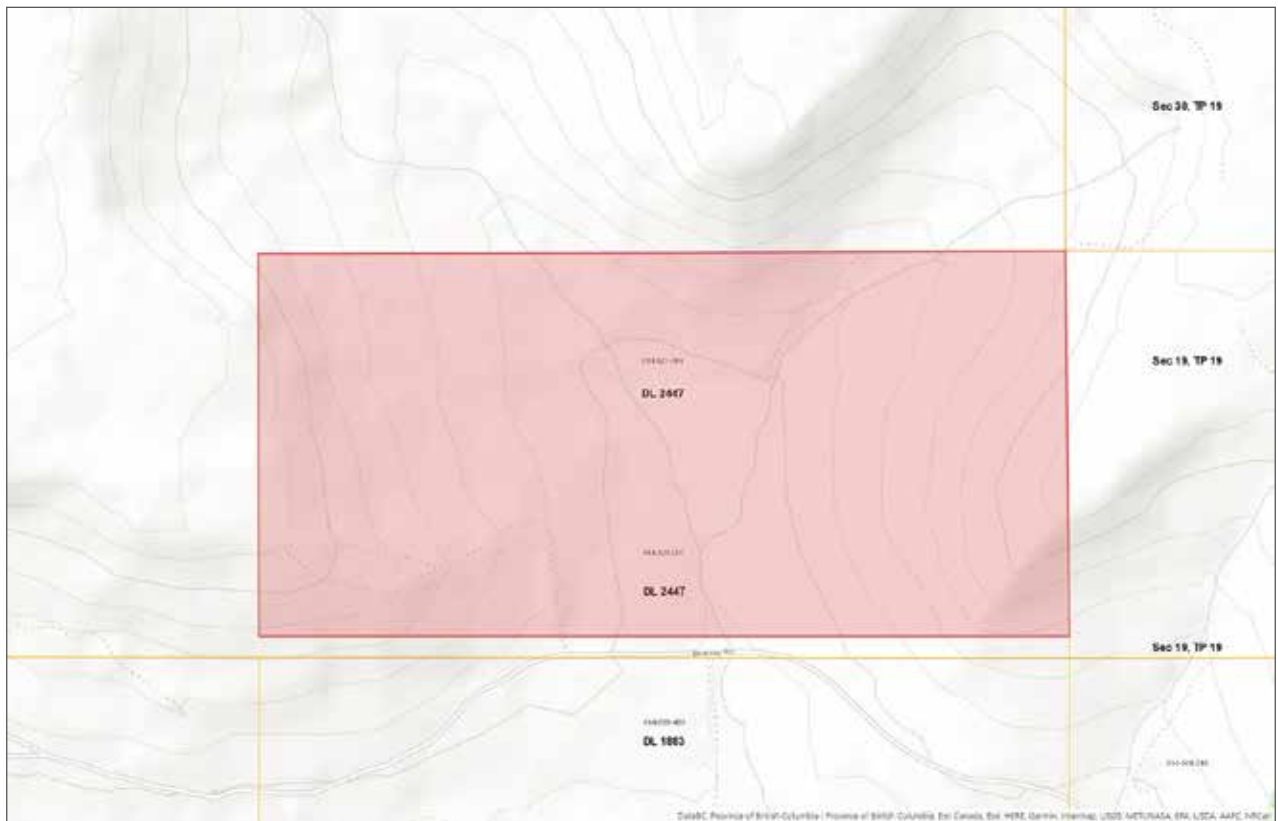
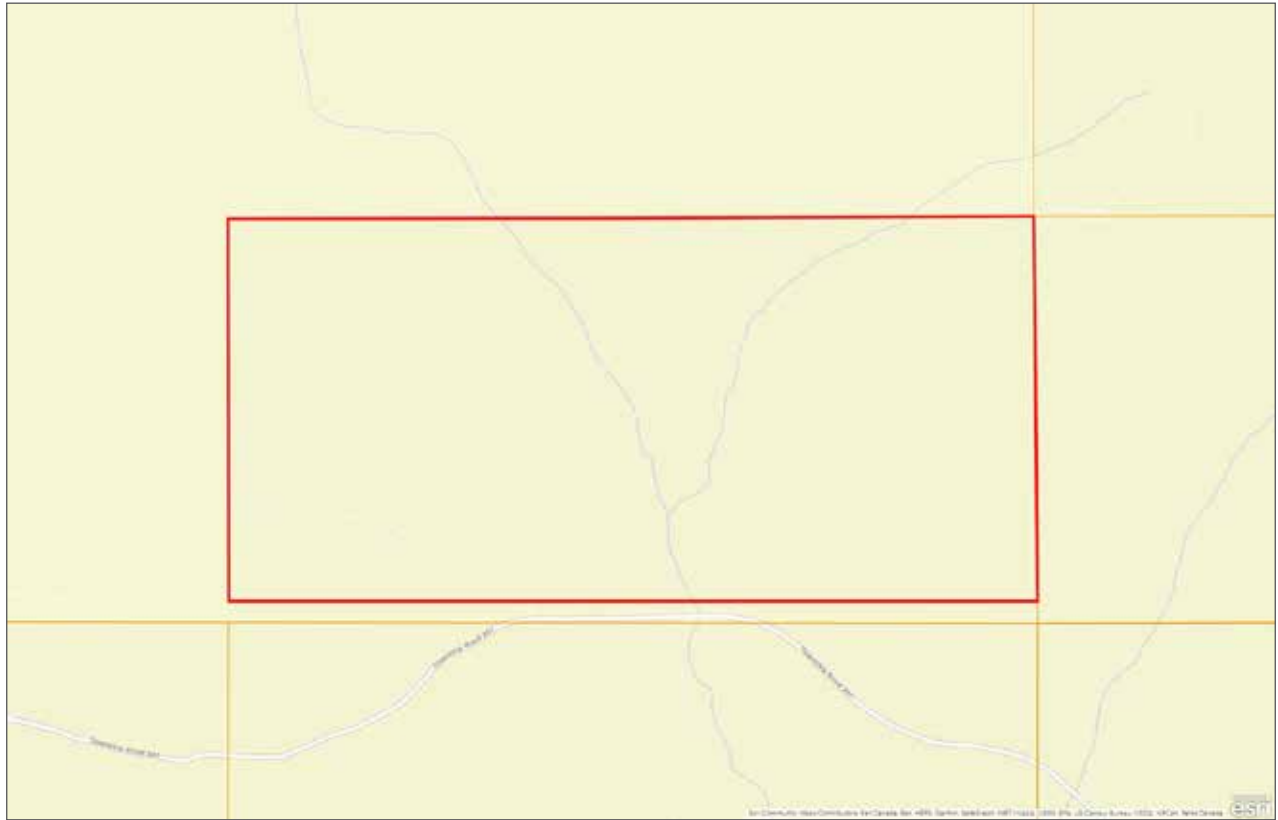


















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