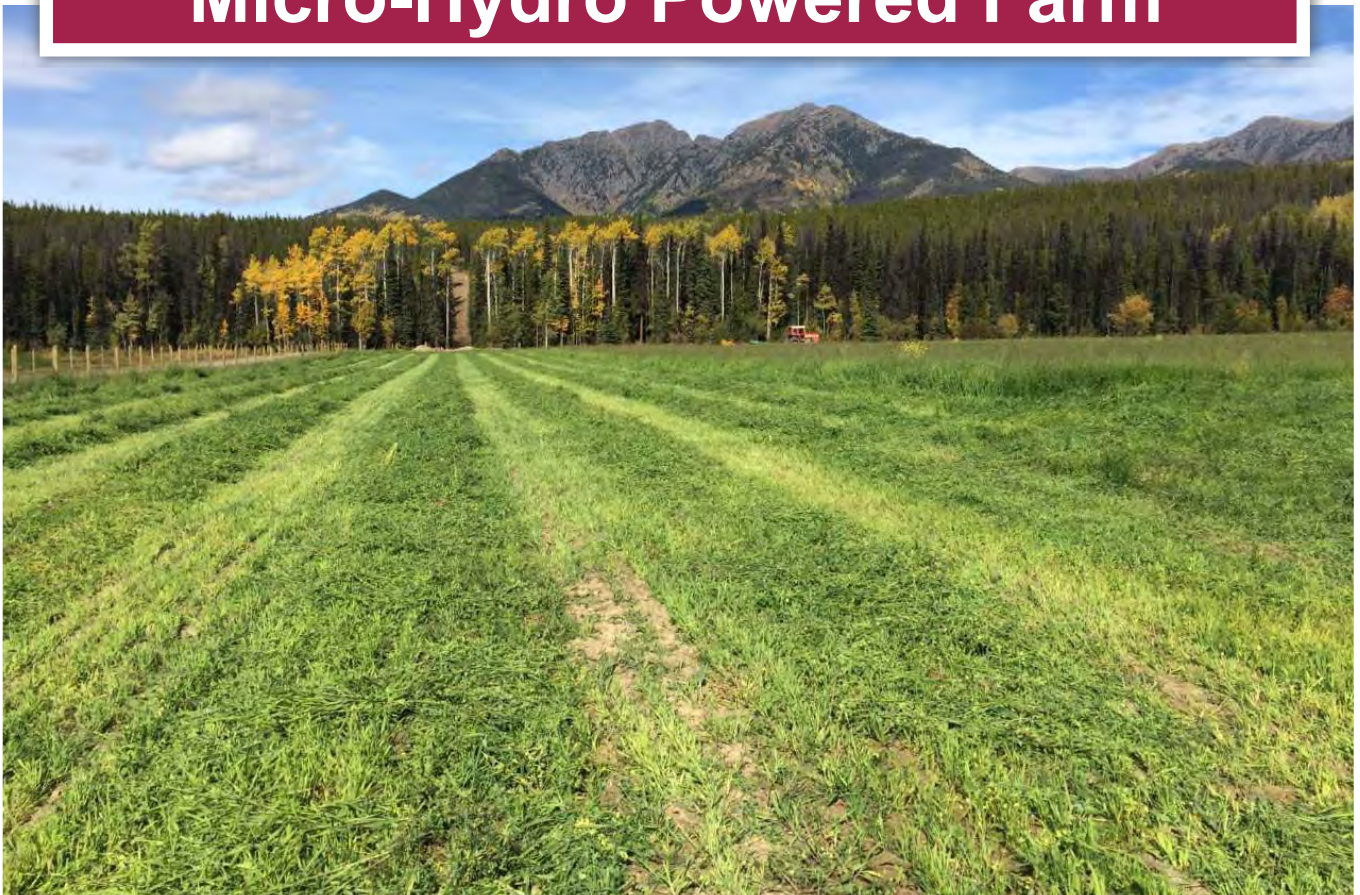




**62 Acre Off-Grid  
Micro-Hydro Powered Farm**



[www.landquest.com](http://www.landquest.com)

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



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,  
Islands, Ranches, Resorts & Land  
in British Columbia

**[www.landquest.com](http://www.landquest.com)**

# 62 Acre Off-Grid Micro-Hydro Powered Farm

Germansen Landing, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	23103
<b>Price:</b>	\$625,000
<b>Taxes (2022):</b>	\$1,770.44
<b>Size:</b>	68.22 acres
<b>Zoning:</b>	ALR

## DESCRIPTION

Here is a chance to own a unique, remote, off-grid property surrounded by lakes, fields and mountain views. The deeded land is surrounded by beautiful Omenica Provincial Park. This farm operates on a micro-hydro power system. It is complete with gravity-fed water with water rights permitted for domestic water use, power and irrigation. The property is also complete with a chicken coop, root cellar/turbine shed, large gardens, corrals, feeder fences, waterers and 2 sheds.

The property offers 14 acres of new hay and 26 acres seeded for oats, all for feed. This property also offers a modern log house with loft and full concrete basement. The 3 storey, 3 bedrooms, 2 bath home is complete with hardwood floors, electric-fridge, freezers, washing machine, propane-dryer and stove. The home has a metal roof, full cement foundation and wood heat.

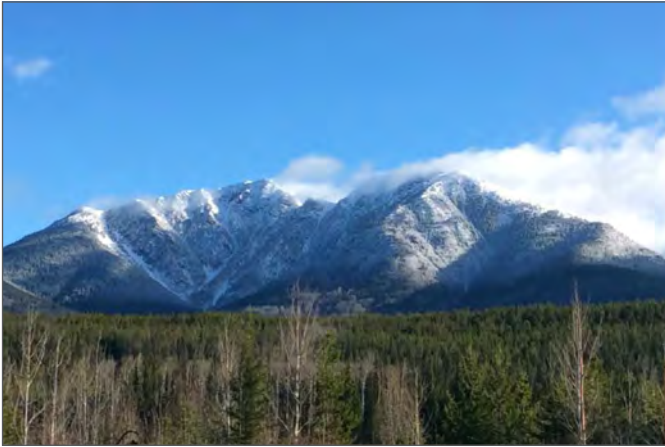
There is weekly mail service as well as a small store 10 km away. The nearest store with propane, fuel and groceries is 40 km away.

This is an excellent opportunity to enjoy an organic, self-sufficient, off-grid, lifestyle.

### Included in the sale

- Massey Ferguson 1135 tractor 125 hp with 10 ft Leon blade
- Case 1175 tractor 125 hp with loader
- Shennui 254 4x4 tractor 25 hp, 3 pt hitch, with 48" Farm King rotovator and 5' Rhino rough cut mower
- John Deere 3950 silage harvester
- New Holland 630 round baler (makes 4' x 4' bales)
- John Deere 1219 Haybine
- John Deere 1209 Haybine (parts)
- Hesston StakHand 10 Stacker with stack mover
- Disc 8'
- Case 4 bottom plow
- John Deere 14' seed drill (hoe)
- Harrows 33'
- Broadcaster
- 1981 F-350 dually with hoist
- International Harvester manure spreader
- Lawn mower (push)
- Champion 7500 Watt generator
- Cement mixer
- Fendt 310 Tractor
- Vermeer 504 Baler
- Buller Farm Kind 8' Snow Blower
- TMG80 7' 3 Point Hitch Rototiller - 2018, used 3 times
- Featherlite aluminum 5<sup>th</sup> wheel horse/stock trailer with front change room and new 14 ply tires
- 20' flat deck 5<sup>th</sup> wheel trailer with new tires, wiring, lighting and treated deck
- 32' steel pipe hay trailer





### **Livestock**

- 12 Longhorn and Longhorn Cross Cows
- 1.5-year-old registered Speckle Park Bull

### **LOCATION**

Although the location is considered part of rural Fort St James district, the more exact location would be Germansen Landing. It is in the Northern Interior of British Columbia. Roughly 200 kilometres of gravel forestry roads must be driven to get to this property. The property is accessible with equal distance from both Mackenzie and Fort St James. The road conditions are the same from both locations.

### **DIRECTIONS**

Contact Listing REALTOR®

### **AREA DATA**

This property is serviced by the district municipality of Fort St James and Mackenzie.

### **Fort St. James**

The town is located on the south-eastern shore of Stuart Lake in the Omineca Country. The population of greater Fort St James is about 5,000. The region has an abundance of wildlife

and forests with powerful snowy winters and short warm summers. This town is known for its mining, agriculture and tourism.

### **Mackenzie**

This community is located at the south end of Williston Lake and is well known for its logging, lumber production, pulp and tourism. Mackenzie is a destination for outdoor sports enthusiasts. In the winter, Mackenzie hosts dog sled racing, cross-country skiing, and snowmobiling competitions. Morfee Mountain overlooks Mackenzie and is a popular destination for local hiking and an off-road vehicle destination. Mackenzie has a swimming pool, indoor and outdoor skating rinks, a curling rink, and two developed beaches on Morfee Lake; First Beach is used primarily for recreational swimming, and Second Beach includes a boat launch. Mackenzie has a ski hill just east of the main town and is 45 minutes away from Powder King ski resort as well as Little Mac a small hill in town. Several lakes that are great for fishing spots.

Community facilities include a recreation centre that houses the public library, gym, swimming pool and ice rink. There is also an art centre, a museum, two shopping malls and two schools.

### **RECREATION**

The property and surrounding area offer an abundance of hunting, fishing hiking, exploring, canoeing, fresh air and peace and quiet.

### **Omineca Provincial Park**

This park is well known for hunting, fishing, hiking, biking, boating and canoeing. If one enjoys viewing beautiful landscapes, vegetation and wildlife, there is great sightseeing in this region as well.

Omineca Provincial Park and Omineca Protected Area include 80 km of the Omineca River Valley, the Wolverine Range, the mountains northwest of

Germansen Landing to Nina Lake, and the area to the south, including the alpine ridges at the head of Evans Creek and Germansen Lake and surrounding visible areas. This park is primarily a wilderness area providing backcountry opportunities. There are six rustic vehicle accessible camping areas. Also, the Nina Lake South area offers a walk-in, pristine wilderness camping opportunity. This site is rustic and only user maintained

### **Stuart Lake**

Stuart Lake is one of the largest natural fresh water lakes in BC, providing over 275 kilometres of shoreline to explore. The lake is a popular recreation destination for many locals and visitors but what makes Stuart Lake even more special is that it is part of a chain of lakes extending over 300 kilometres long, connecting Stuart with the Trembleur and Takla Lakes. Stuart Lake is the main starting point for many other lakes.

Throughout the chain of lakes are many coves, points and islands to moor a boat. There are a few ideal spots to moor your vessel and take out the binoculars to view some of the wildlife in the area. There is plenty to see including grizzly bear, wolf, mule and white-tail deer, lynx, fox, beaver, marten, otter and even wolverine.

Together the lakes provide some of the best rugged wilderness scenery in the north of BC. The remote, untouched country is a transportation route explored by mostly boaters and canoe enthusiasts. The Stuart-Trembleur-Takla Lake System is BC's longest migration route for salmon. Stuart Lake offers boating, swimming and sunbathing at sandy beaches, fishing, water skiing, viewing ancient aboriginal pictographs, camping, snowmobiling, ice fishing, ice sailing and dog sledding.

### **Murray Ridge Ski Area**

With 30 trails totaling 22 km and a vertical drop of 518 metres, Murray Ridge is a fantastic hill for

skiers and boarders of all abilities. Open December through March. Full rental shop, cafe and lounge are located in the lodge.

### **HISTORY**

Fort St James is a former fur trading post. It was founded in 1806 and incorporated in 1952. In 1821 Fort St James became a part of the Hudson's Bay Company because of its prosperous fur trading opportunities. This is a museum dedicated to the fur trading history of this town. There is an established forest industry, a growing mining sector and a growing tourism industry.

### **MAP REFERENCE**

55°49'16.65"N and 124°48'12.58"W

### **BOUNDARIES**

Please see mapping section, all boundaries are approximate. Deeded land in Red, range permit in Purple.

### **SERVICES**

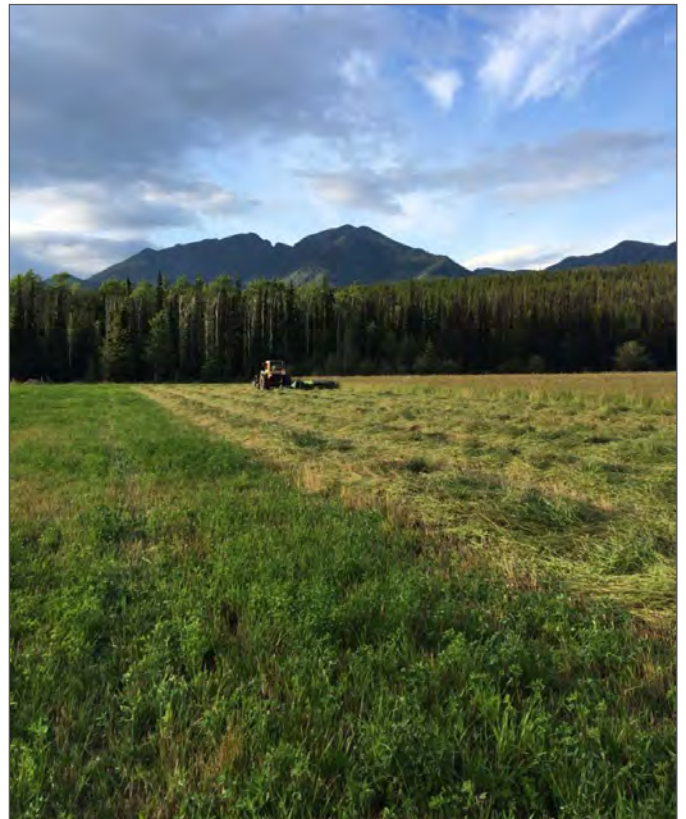
- Off-grid power: mini hydroelectric turbine 1500 Watt in its own power shed with concrete foundation
- Septic/sewer
- Heat: Blaze King wood stove in the basement and Pioneer Maid wood cook stove on the main floor
- Water supply: 1.5km x 5" poly pipeline from California Creek on water licence

### **LEGAL**

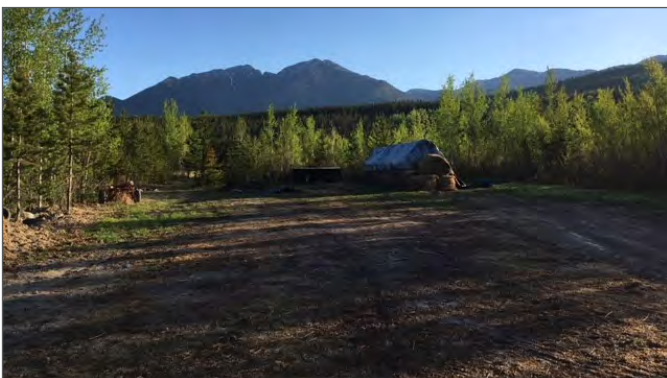
DL 7210 LD: CASSIAR (06)  
PID 024-582-221

Range Permit #RAN076259

Water Licence Reference # C132745 and C132752





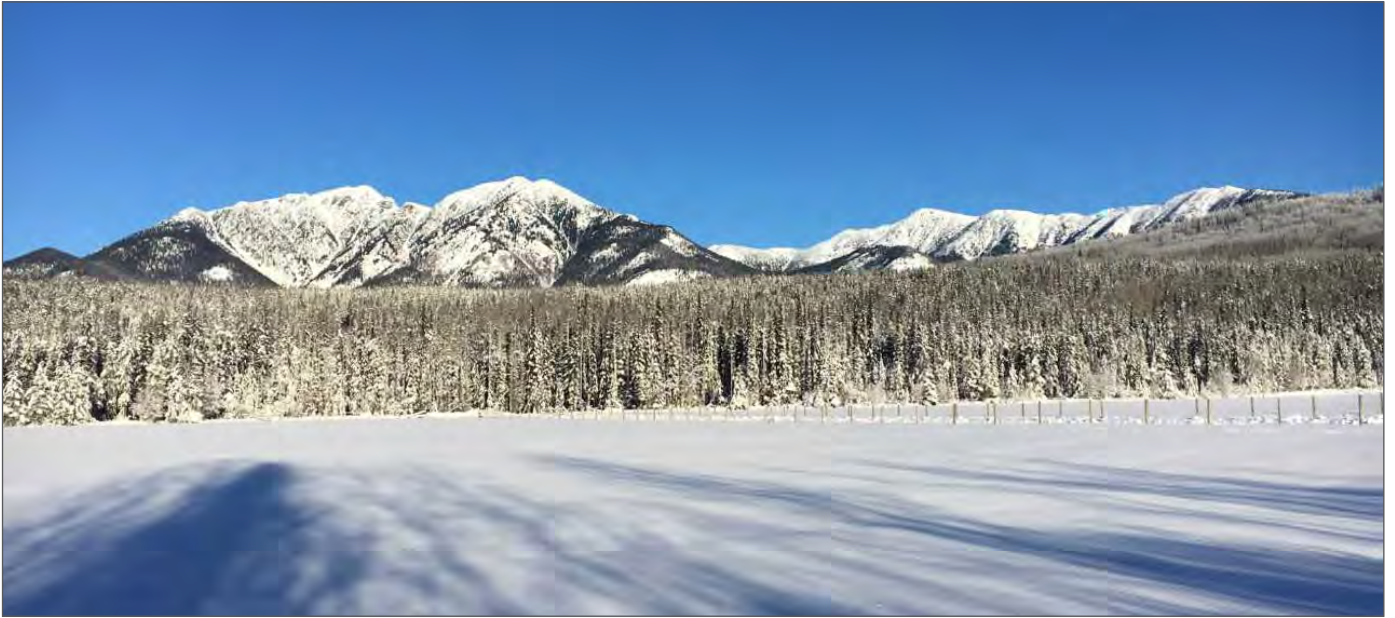




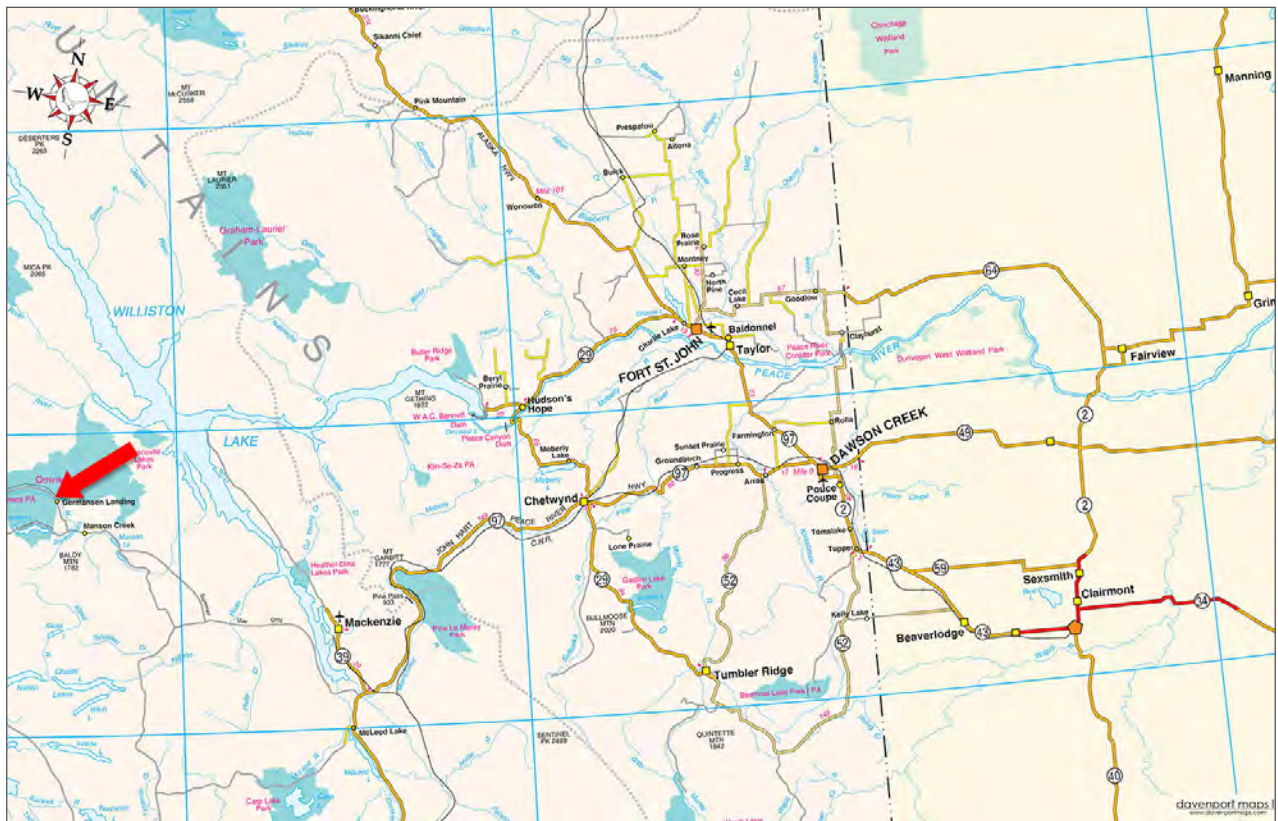
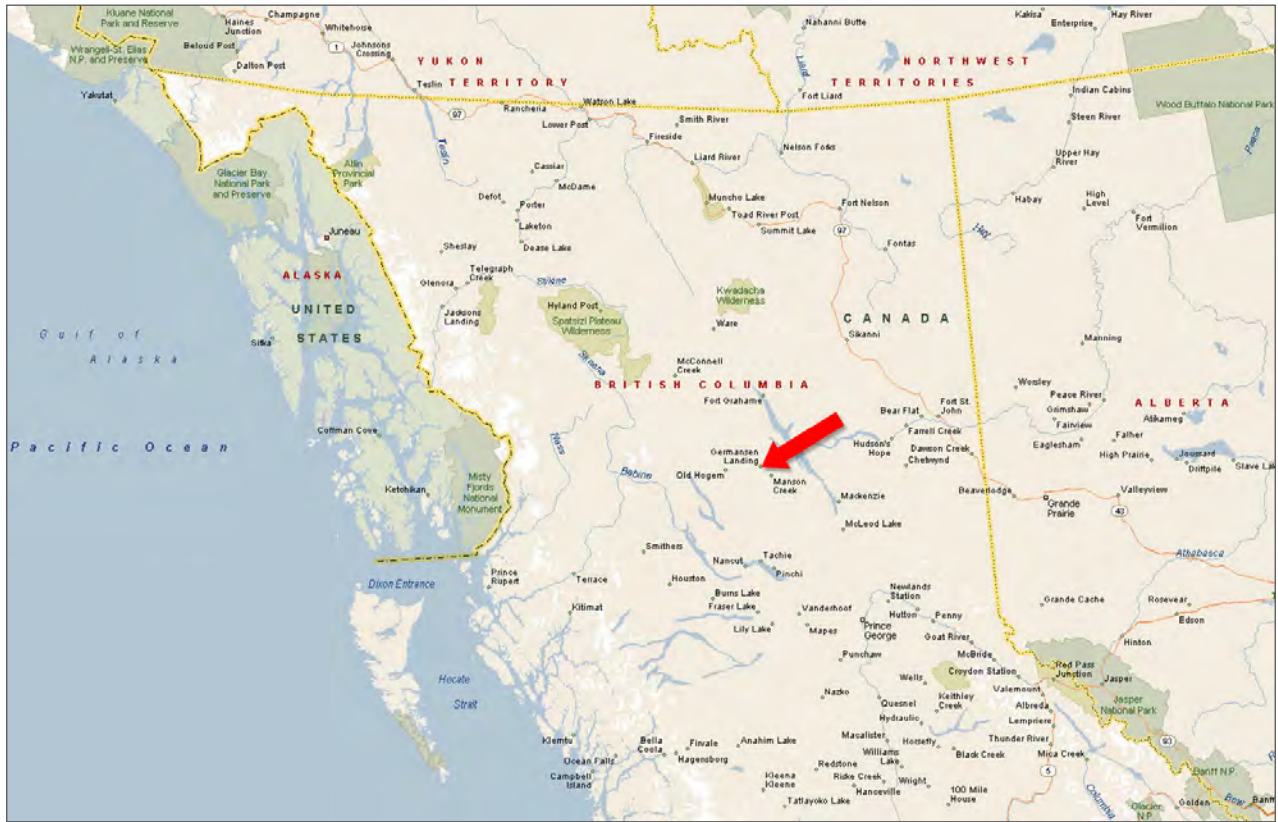




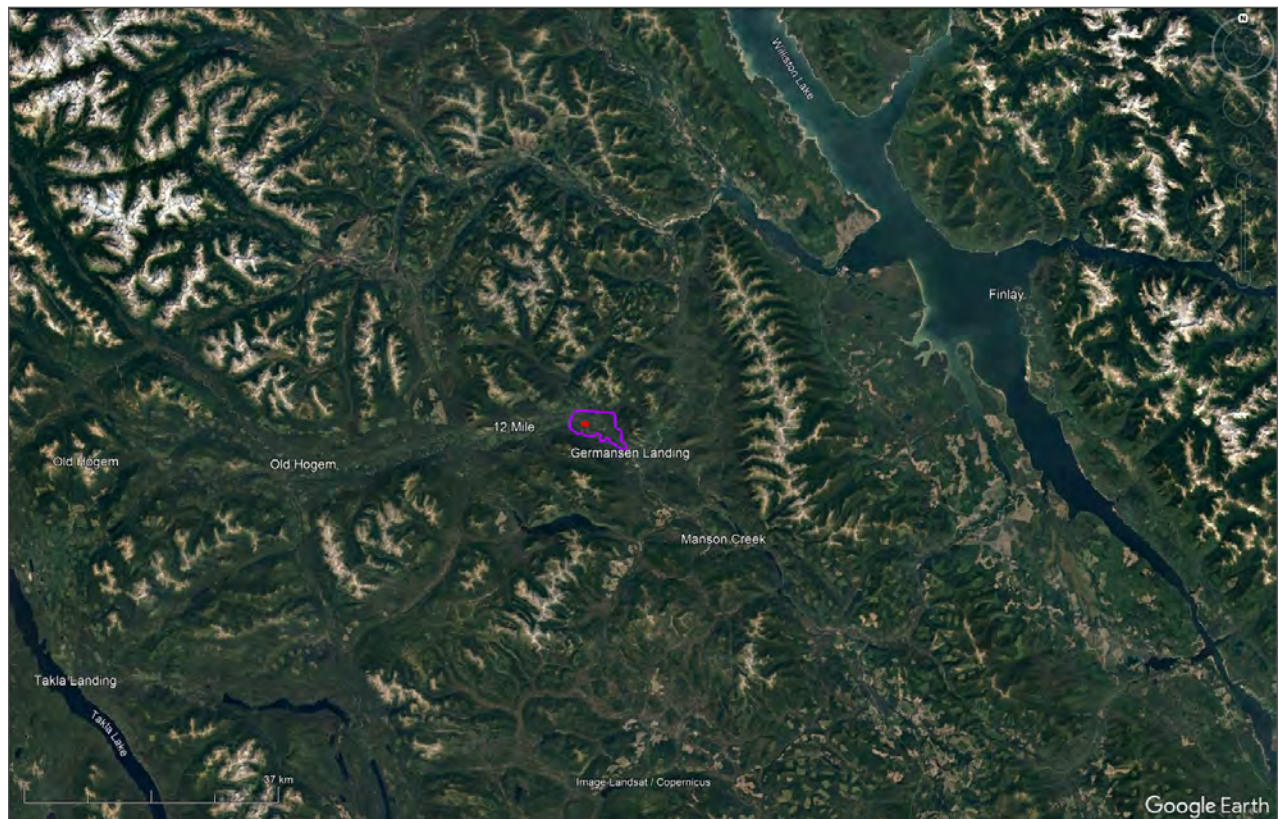
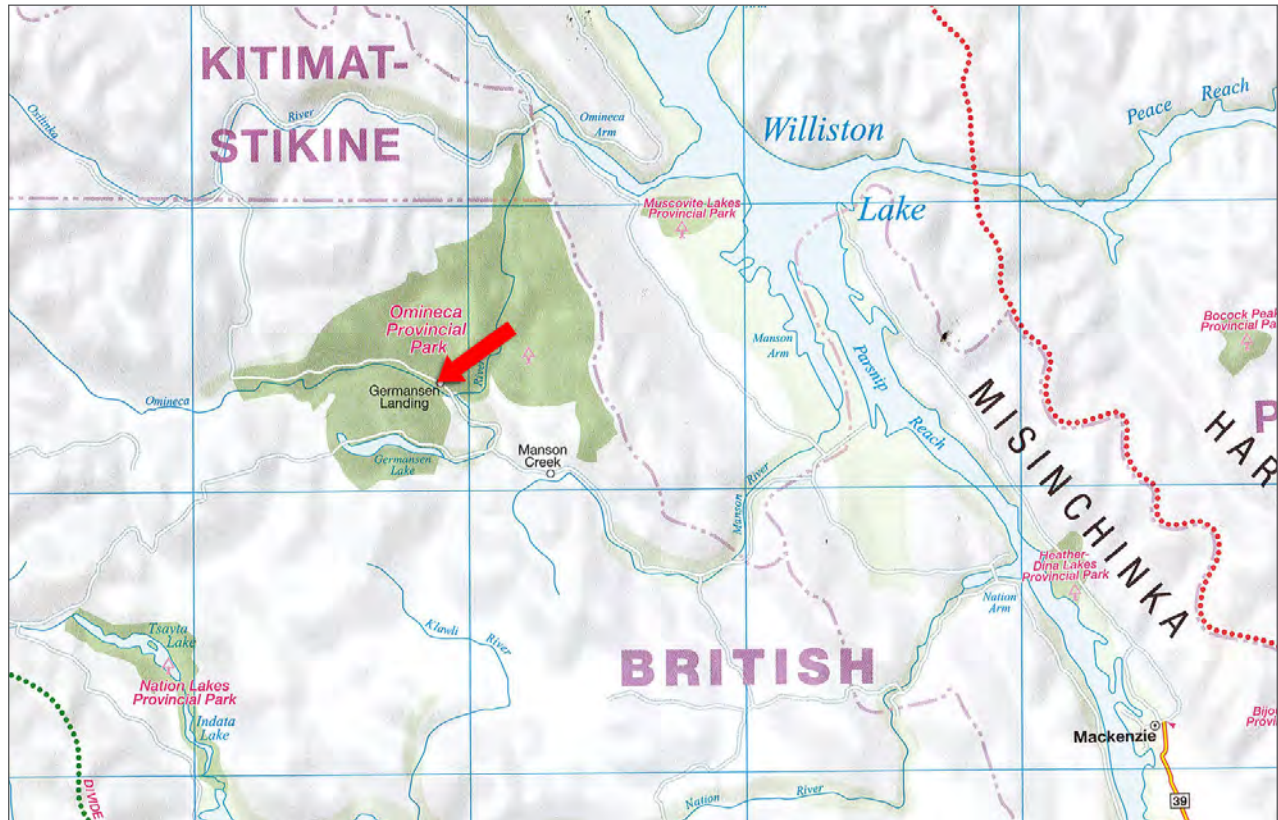








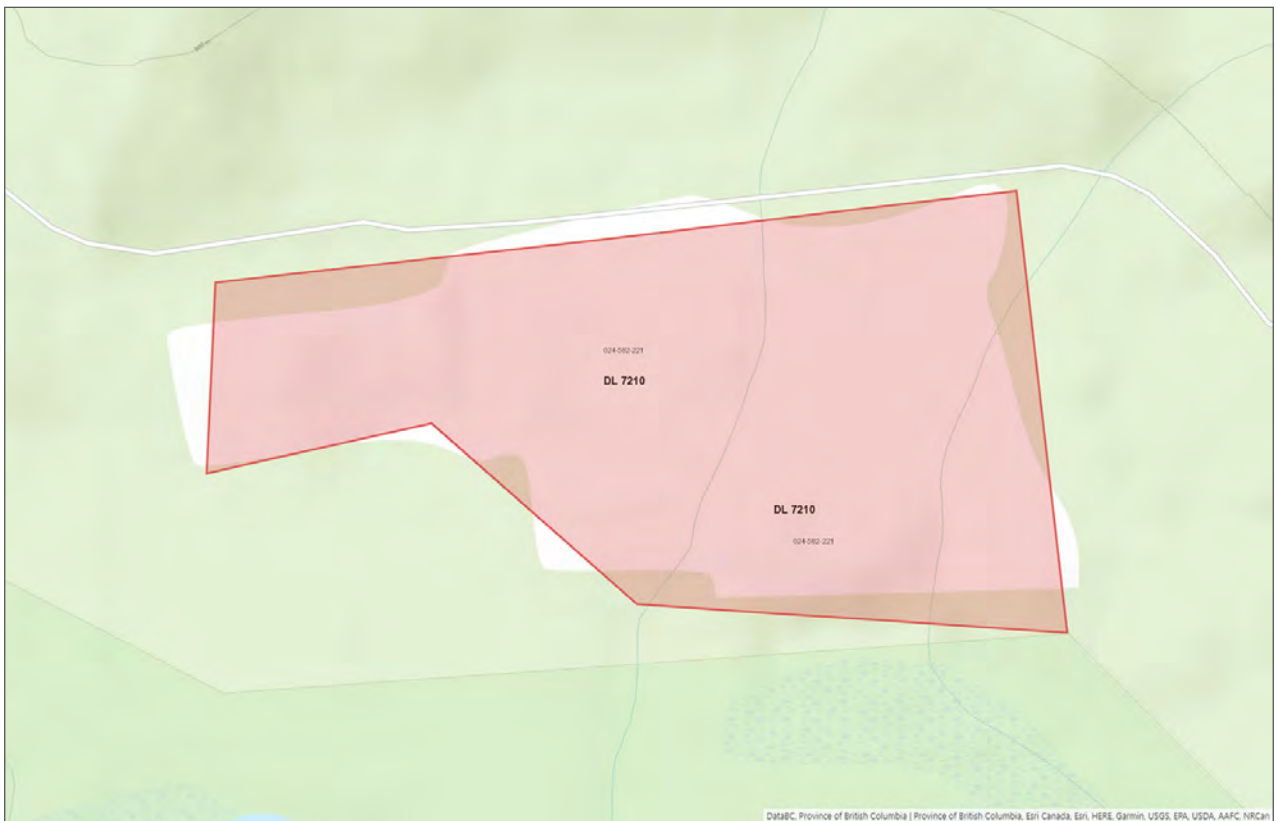
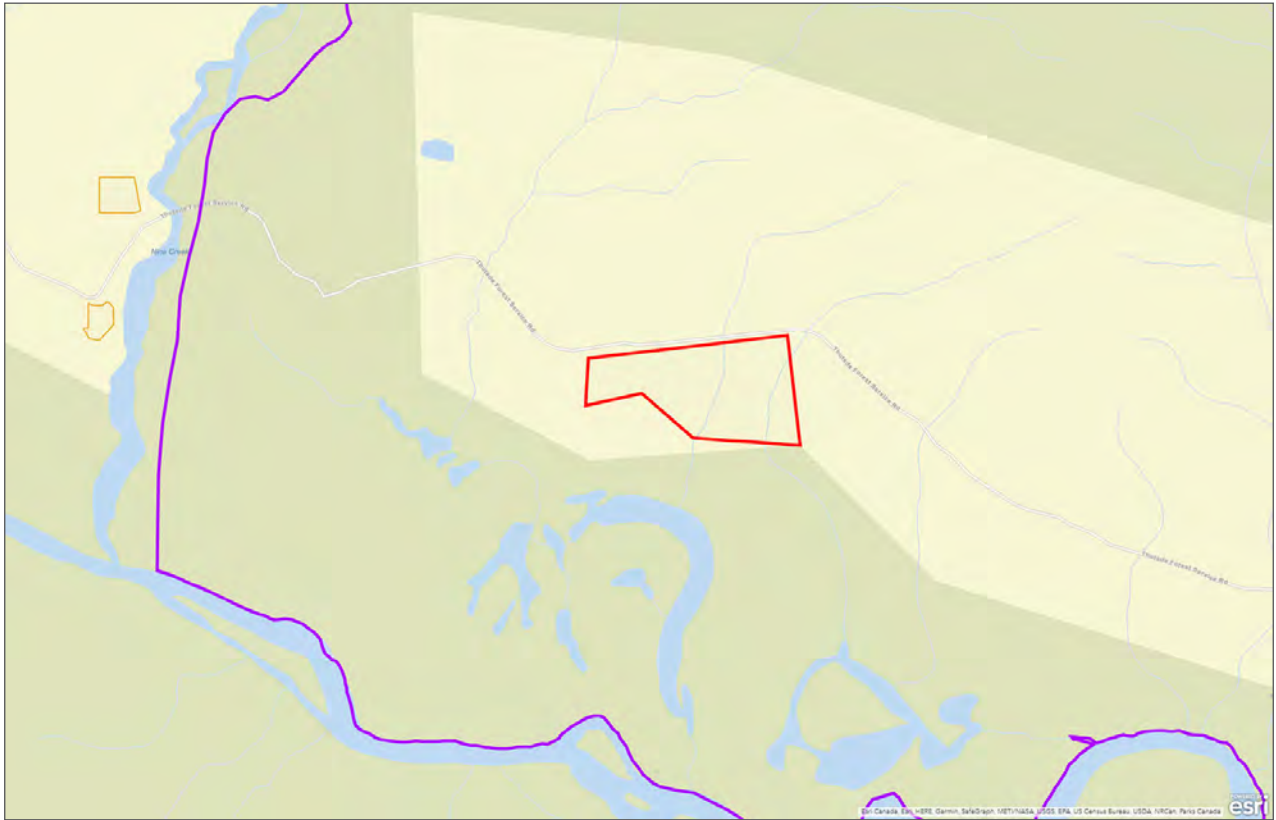














# Notes



Marketing British Columbia to the World®



[www.landquest.com](http://www.landquest.com)



**Fawn Gunderson**

Personal Real Estate Corporation

Representative

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

(250) 982-2314

---

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)