



**640 Acres with Rare Commercial
Water Licence - Near Golden, BC**



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640 Acres with Rare Commercial Water Licence - Near Golden, BC

PROPERTY DETAILS

Listing Number:	25259
Price:	\$1,399,000
Taxes (2025):	\$2,043.58
Size:	640.52 acres
Zoning:	No zoning

DESCRIPTION

640-acres with one of the most precious water licences in British Columbia. The property has multiple water licences, including a super high-volume licence for commercial water bottling that allows for 100,000 gallons per day, that's right, per day. The property previously had an onsite water bottling facility, and although the bottling facility is no longer operational, the water licences are still in place and are an attractive investment for anyone looking to secure access to what will likely be one of BC's most precious commodities in the coming years . . . crystal clear mountain spring water. The listing agent has been selling this type of property for 18 years and has never come across a water licence such as this. In addition to the commercial water bottling licence, the property also has a water licence for both irrigation and domestic water from Behymer Spring.

Another great feature of the property is the fact that there is no zoning, so the range of potential uses is almost limitless, being in mind that the access in the winter is not usually maintained. This sprawling acreage offers complete seclusion,

surrounded entirely by Crown land and set deep in the Columbia Valley backcountry. Located approximately 30 minutes up Giant Mine Road—with additional seasonal access from the north via Sheep Camp Road—this property is a true wilderness retreat with exceptional recreational and long-term investment potential.

Recently logged, the land now features a network of internal access roads and open sightlines, enhancing wildlife viewing and hunting opportunities. The terrain is a diverse mix of replanted cut blocks, natural regrowth, standing timber, wetlands, and small lakes or sloughs that attract wildlife and support waterfowl hunting. The landscape includes gentle benches and rolling hills, offering a variety of potential building sites and off-grid development options.

Whether you're seeking to invest in securing the water licence, a private hunting cabin, a backcountry retreat, a grazing lease, or a land banking opportunity, this property delivers on scale, privacy, and natural resources. The surrounding Crown land ensures uninterrupted solitude and access to endless outdoor adventure, while the regenerating forest offers future timber value as it matures.

Under 90 minutes from both Golden and Radium Hot Springs, this is an exceptional opportunity to secure a large, versatile, and scenic piece of British Columbia's wilderness.

Call the listing agent today for more information or to book a time to go by for a look.



LOCATION

DL 10766 Giant Mine Road - Spillimacheen, BC

DIRECTIONS

Please see the mapping section of this listing. Call or email the listing agent if you want them to send you a Google Earth file to assist you in locating the property.

AREA DATA

Spillimacheen is an unincorporated community in the East Kootenay region of southeastern BC, situated along the eastern shore of the Columbia. It lies along BC Highway 95, approximately 183 km north of Cranbrook and about 64 km southeast of Golden.

Spillimacheen is a tiny, close-knit rural community with a population under 300. Residents deeply value their shared heritage and the natural, peaceful surroundings that define their home. It is a small, historically industrial rural community with roots in mining and forestry and more recently evolving into a quieter residential or niche-focused locale.

Lying in the confluence of the Columbia and Kicking Horse rivers, you'll find nearby Golden, BC. It's

framed by the Rocky, Selkirk, and Purcell Mountain ranges in the Rocky Mountain Trench. Golden is known for its laid-back, adventurous mountain-town feel—authentic and chill, rather than touristy.

Golden's local economy has historically combined forestry and rail-related services, though it has also diversified through tourism—particularly since early 2000s. While it lacks some of the more bustling downtown flair, it more than makes up for it with a tight-knit vibe and essential amenities such as a hospital, excellent schools, the College of the Rockies campus, a public library, and a senior's centre. You'll find essential services all within a few blocks—ranging from groceries to pet supplies, furniture, bicycles, cafes, and building supply stores.

RECREATION

In Spillimacheen, recreation reflects its quiet, rural setting and proximity to the Columbia River and surrounding mountains. Locals enjoy the return of migratory birds in the spring, and the flourishing wetlands that make the Columbia Valley a renowned birdwatching destination, along with hiking in the newly greening hills. In the warmer months, take in the river and countryside, with kayaking, canoeing, and fishing on the Columbia River and nearby lakes, while the open backcountry invites camping and horseback riding. As summer ends, the valley's forests and meadows shift into vibrant colors, offering scenic drives, photography, and quiet hikes amid crisp air and fewer visitors. Rivers swell for early whitewater rafting and the lower-elevation trails become popular for hiking and mountain biking. Dive into winter activities with snowshoeing in the backcountry, cross-country skiing on local trails, and enjoying the solitude of the snowy Columbia Valley. Winter is Golden's defining season, with Kicking Horse Mountain Resort offering world-class downhill skiing and snowboarding, complemented by extensive backcountry skiing, heli-skiing, snowmobiling,

and ice climbing opportunities that make it one of Canada's premier winter destinations.

HISTORY

The name "Spillimacheen" is rooted in First Nations language, typically interpreted to mean "flat mouth," "flat meadow," or "meeting of the waters."

The region is historically significant for early industrial activity: in 1883, the first BC smelter was built by prospector John McRae to process silver-lead ore near the river mouth, though it was dismantled around 1906. Noteworthy mining occurred on Spillimacheen Mountain, including production by Golden Giant Mine Ltd. in 1908 and later Silver Giant Mines continuing operations into the mid-20th century.

Golden was established in the 1880s as a base camp for the Canadian Pacific Railway during its construction through the Kicking Horse Pass, a critical link in uniting Canada by rail. Originally known as "The Cache," it was renamed Golden in 1884. The town quickly grew as a hub for forestry, rail, and river transport along the Columbia River. Its development was further influenced by Swiss mountain guides brought in by the CPR in the early 1900s to promote mountaineering in the Rockies, cementing Golden's role as a gateway to the surrounding mountains. Over time, forestry and transportation remained central industries, while the early 2000s saw the rise of tourism—particularly with the creation of Kicking Horse Mountain Resort.

MAP REFERENCE

50°57'21.81"N and 116°31'19.19"W

BOUNDARIES

Please see the mapping section, all boundaries are approximate.



INVESTMENT FEATURES

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SERVICES

Multiple water licences, including a super high-volume licence for commercial water bottling that allows for 100,000 gallons per day.

Additional water licences for irrigation and domestic water.

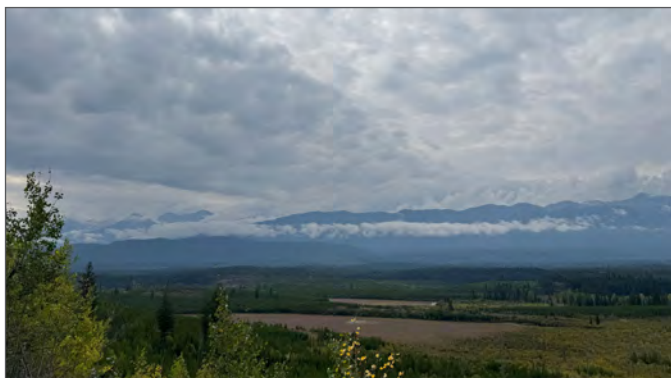
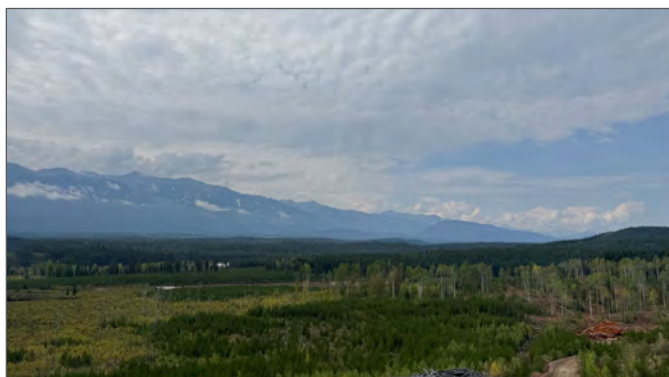
LEGAL

DISTRICT LOT 10766 KOOTENAY DISTRICT

PID 016-420-543

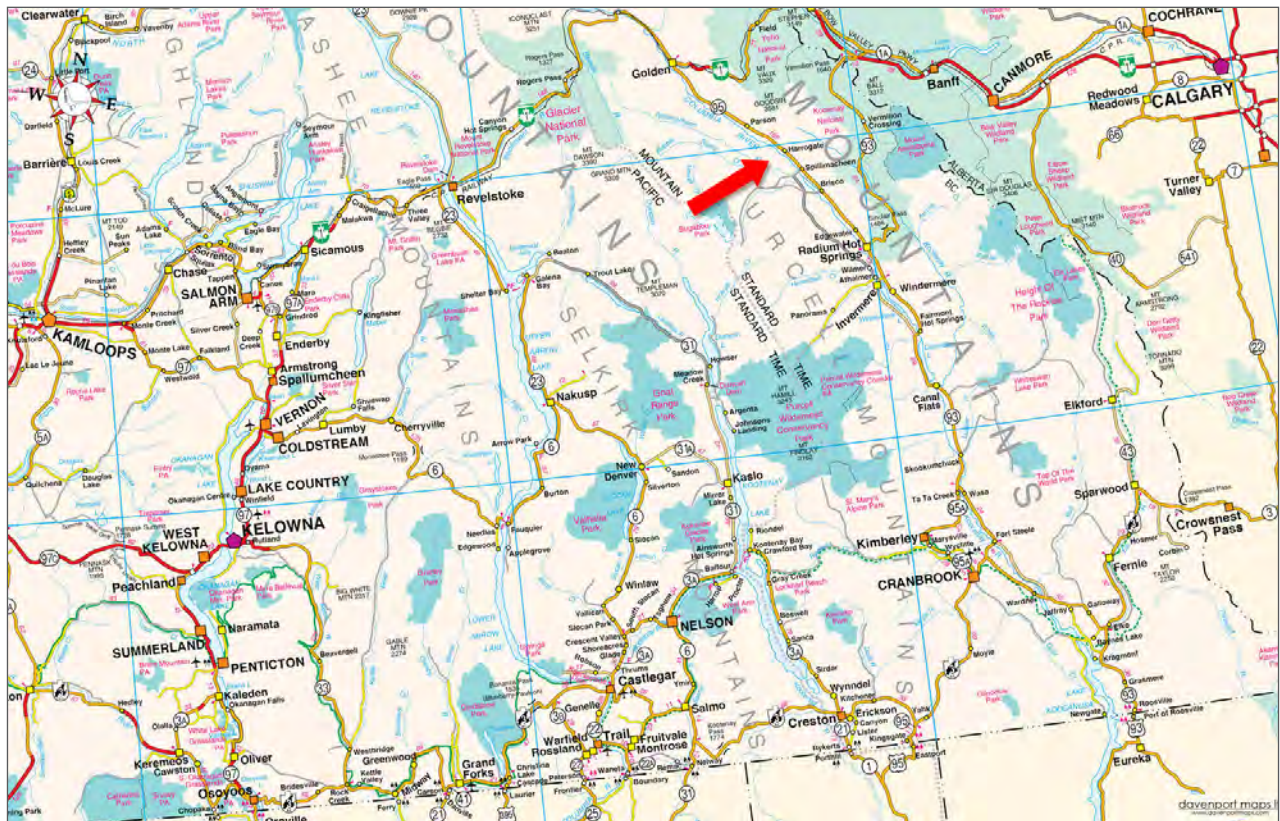


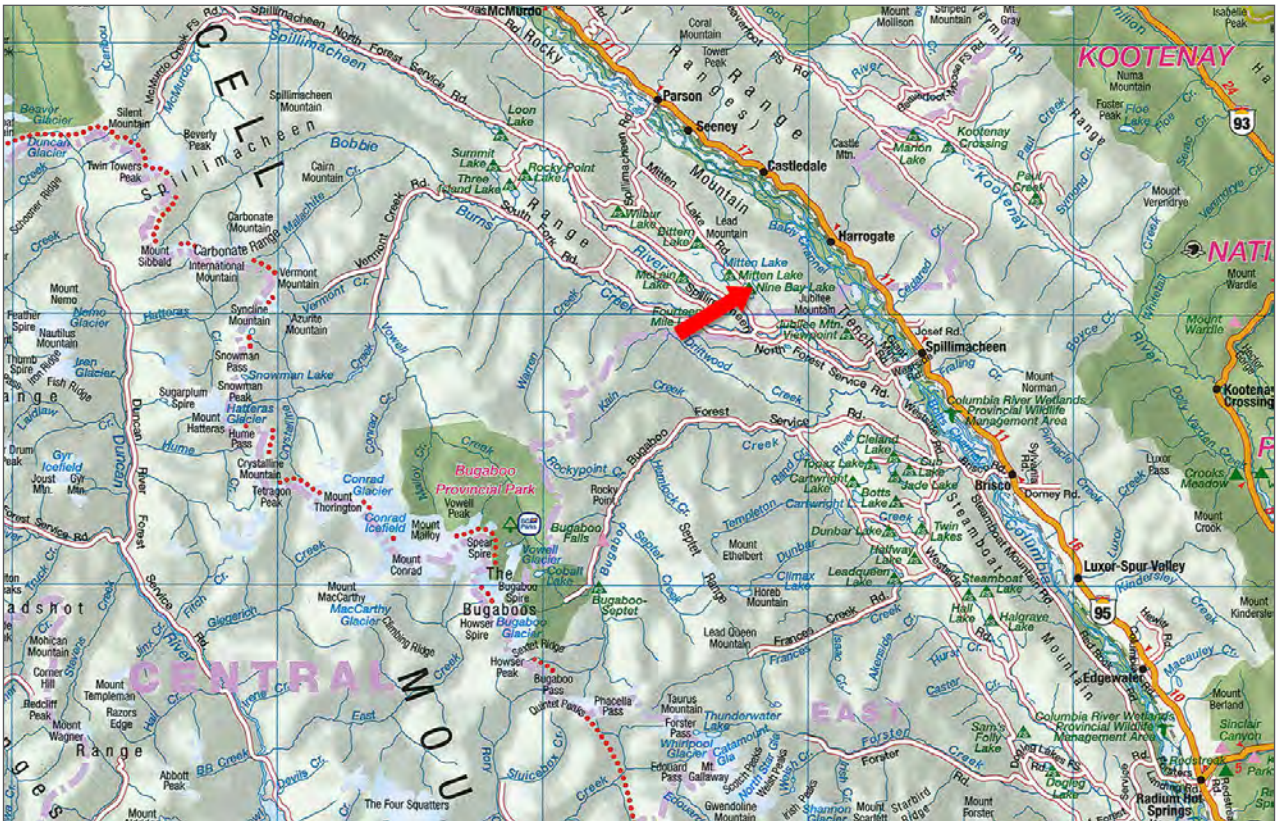
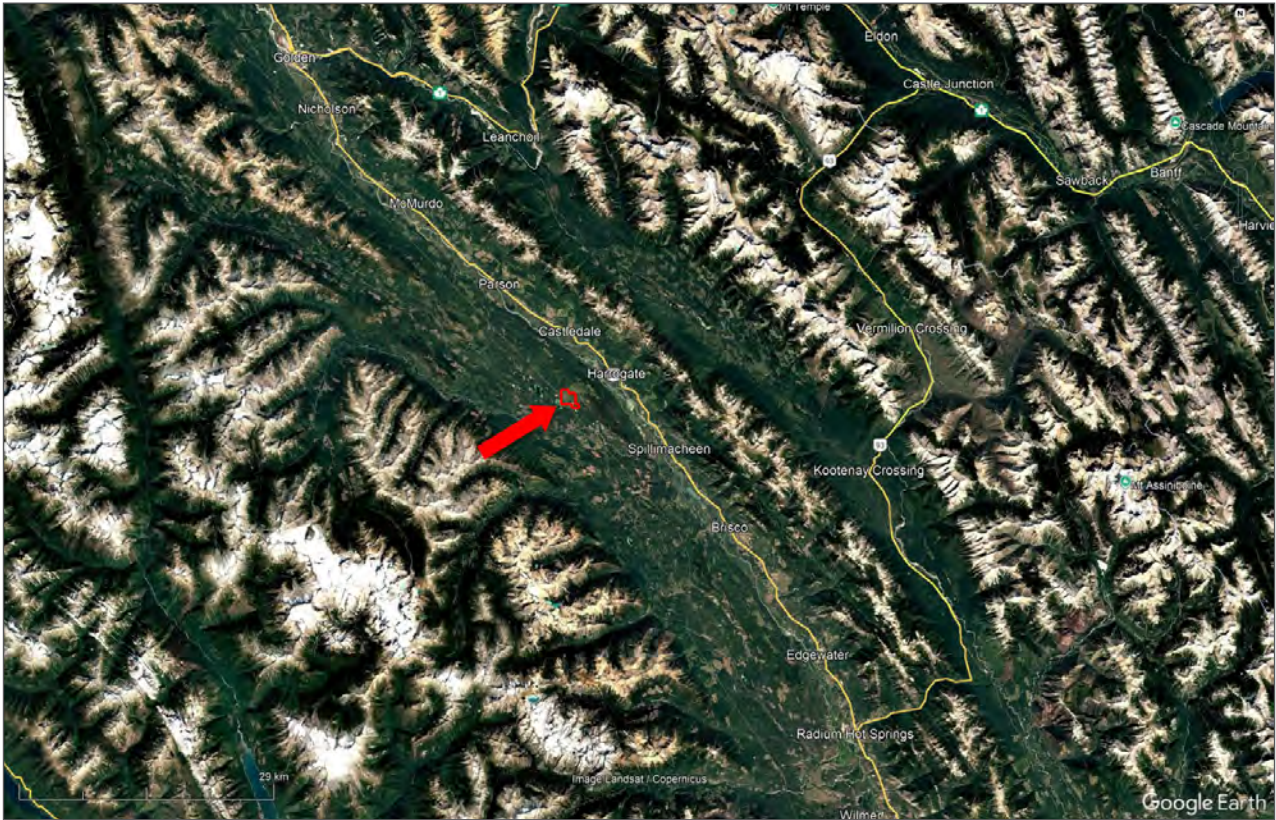


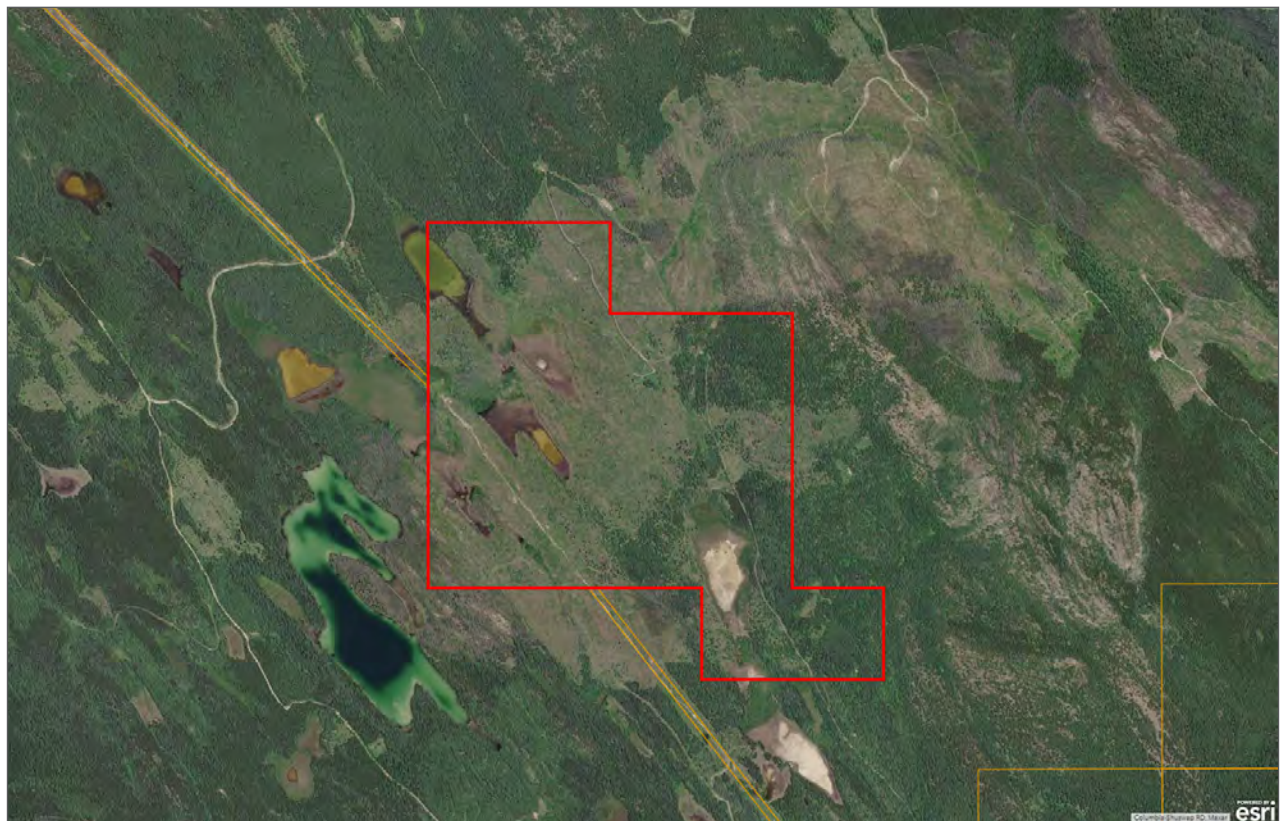
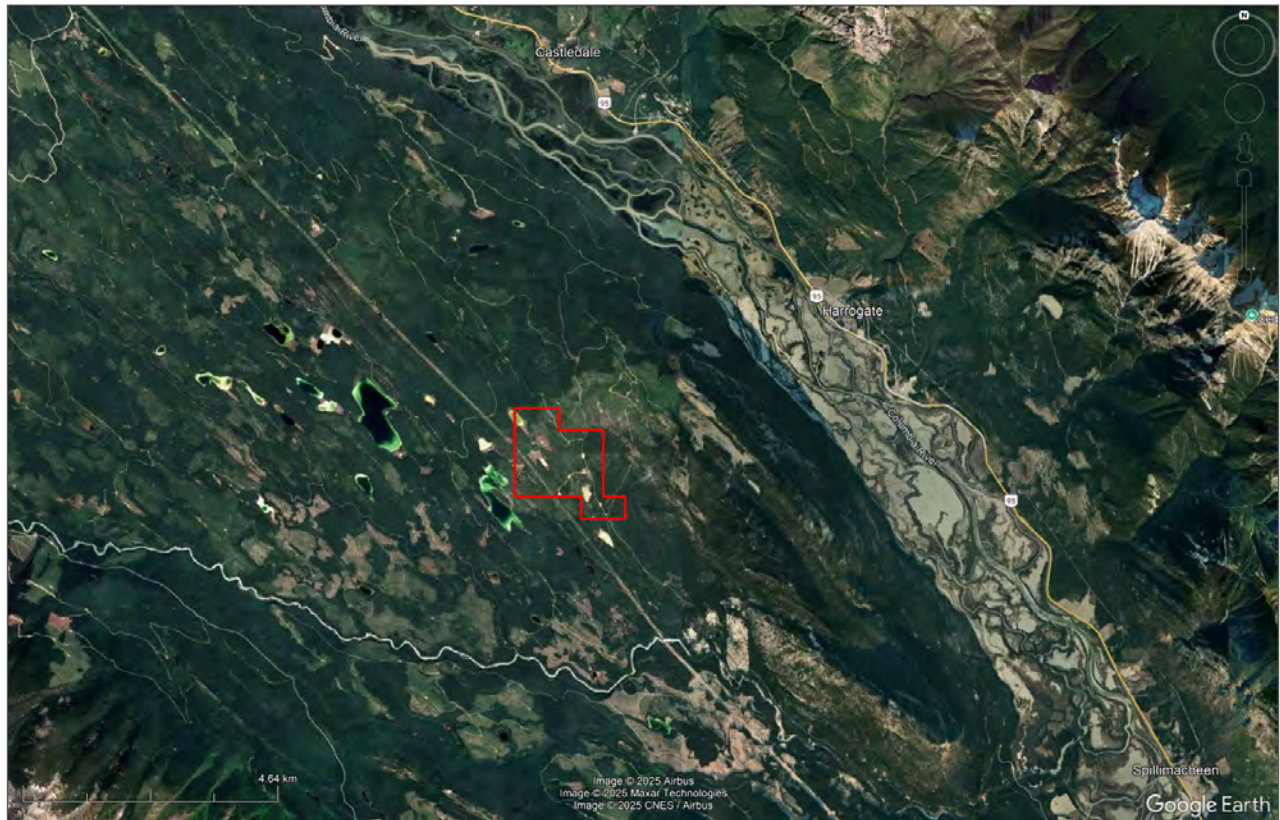


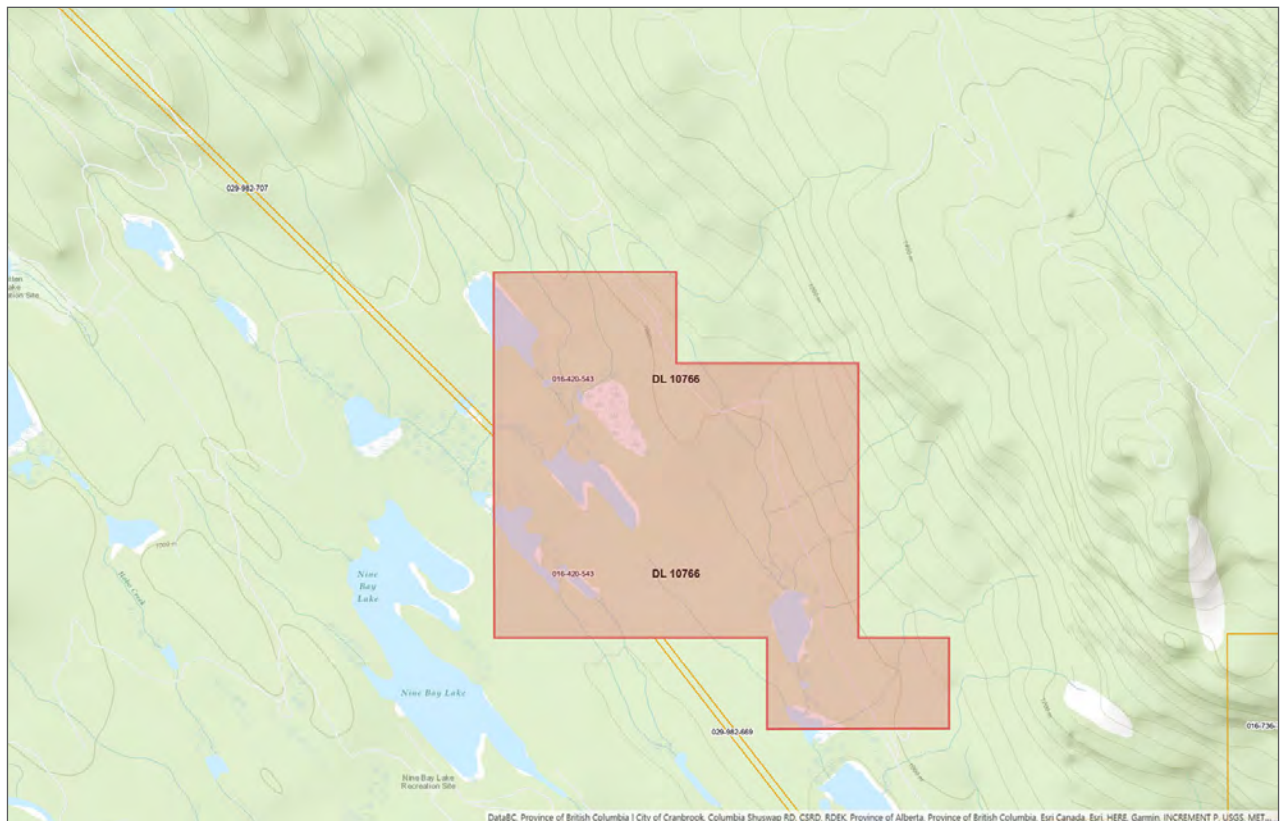
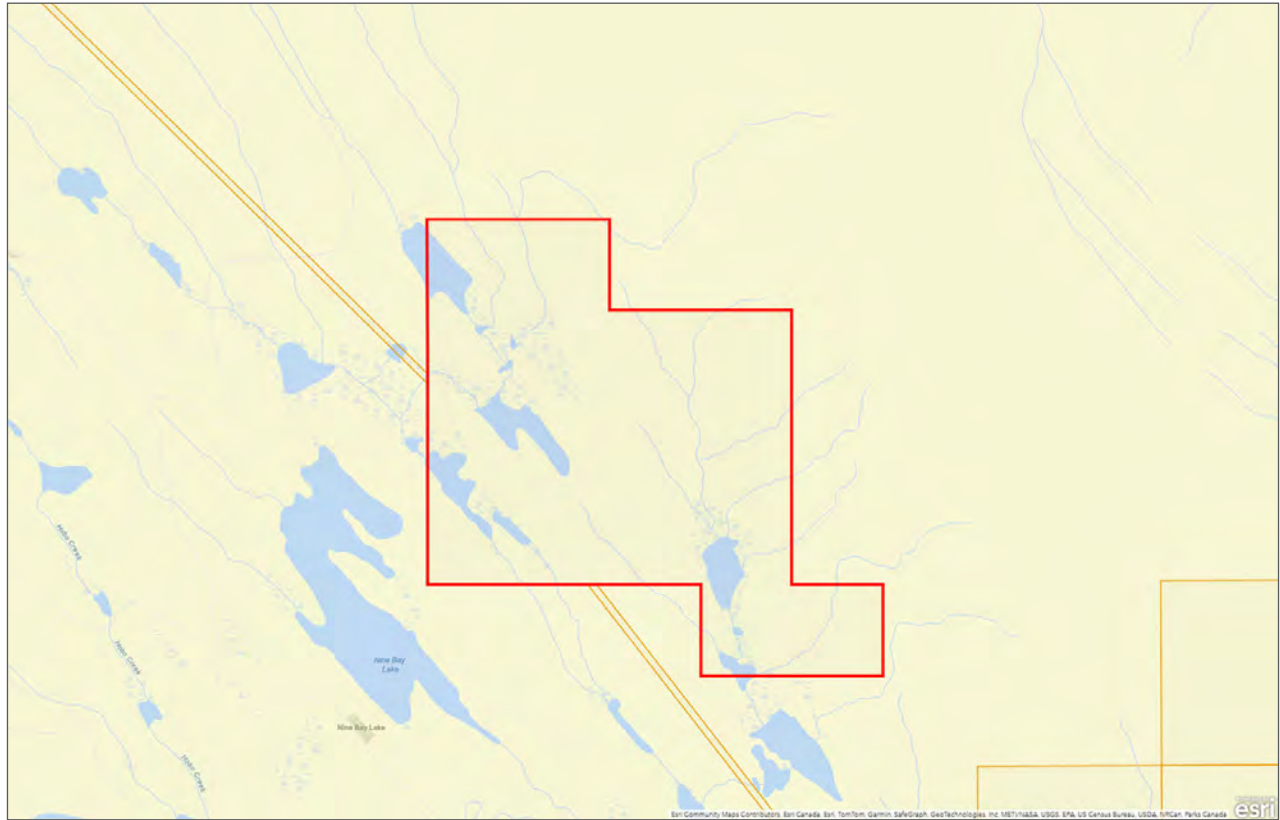












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