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7 Acre Rock Creek Farm with River Views and Two Homes



Aric Chu
aric@landquest.com
(778) 883-5830

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616

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7 Acre Rock Creek Farm with River Views and Two Homes

PROPERTY DETAILS

Listing Number:	26122
Price:	$850,000
Taxes (2025):	$907.14
Size:	7.424 acres
Zoning:	ALR, no zoning

DESCRIPTION

Welcome to this versatile 7.424-acre farm property in the heart of Rock Creek—an exceptional opportunity for those seeking usable land, multi-home potential, and a peaceful rural lifestyle without sacrificing convenience. Located just minutes from town and offering easy access directly from Highway 3, this acreage combines practicality, natural beauty, and long-term value. The property sits within the Agricultural Land Reserve (ALR) and has no zoning, giving buyers a rare level of flexibility for agricultural pursuits, home-based ventures, or multi-generational living.

The land is gently sloped, open, and highly usable, with sweeping views toward the Kettle River. Whether you envision gardens, orchards, small-scale livestock, or simply room to breathe, the terrain supports a wide range of possibilities. Adding to its agricultural appeal, the property includes a permit to draw water from the river for irrigation, a valuable asset in this region and a major advantage for anyone planning to cultivate crops or maintain larger green spaces.

A modern 2021 modular home serves as the primary residence. This bright and comfortable three-bedroom, two-bath home offers contemporary finishes, efficient systems, and low-maintenance living—perfect for full-time occupancy or as a reliable rental. With its open layout and clean design, it provides a move-in-ready option while leaving the rest of the acreage open for your ideas.

Also on the property is the original 1950 farmhouse, a structure full of character and potential. While it currently requires some TLC to be fully livable again, it presents an excellent opportunity for restoration, guest accommodation, rental income, or a dedicated workspace. With thoughtful renovation, this second dwelling could become a charming mortgage helper or a comfortable home for extended family.

The layout of the acreage also allows for the possibility of creating your own separate access, enhancing privacy between the two homes and expanding the potential for independent use. Whether you're looking to establish a small farm, create a multi-family retreat, or invest in a property with strong long-term value, this land offers the space and flexibility to bring your plans to life.

Surrounded by the natural beauty of the Kootaney region and just a short drive to local services, outdoor recreation, and community amenities, this Rock Creek acreage strikes a rare balance between rural tranquility and everyday convenience. With river views, irrigation rights, two homes, and highly usable land, it's a property that invites imagination and rewards vision.



For anyone interested in self-sufficient living this property has it all. The climate is awesome for gardening or growing almost anything. It also has water rights on the river for irrigating crops.

LOCATION

3940 Highway 3 - Rock Creek, BC

DIRECTIONS

The property is located just a couple of minutes east of Rock Creek, perched above the Kettle River with easy, direct access from the highway. As you follow Highway 3 out of town, the landscape opens into rolling farmland and river views—the property sits on the right-hand side with a gentle slope and excellent visibility from the road. It's close enough to town for convenience, yet far enough to feel private and rural.

AREA DATA

The property sits just east of Rock Creek, a small rural community in the southern British Columbia. The property overlooks the Kettle River and lies within a landscape of rolling benches, open farmland, and forested hillsides. Its position along Highway 3 provides quick, year-round access while still offering a peaceful rural setting.

Climate

Rock Creek enjoys a semi-arid, four-season climate with warm summers, mild shoulder seasons, and relatively low snowfall compared to many interior regions. Long frost-free periods and abundant sunshine make the area well-suited for gardening, orchards, vineyards, and small-scale agriculture.

Agriculture

The region is known for hay production, grazing, market gardens, and hobby farms. Being in the Agricultural Land Reserve (ALR), the area supports long-term agricultural use and rural living. Access to Kettle River irrigation is a major advantage for crop production and land management.

Services and Amenities

Rock Creek offers essential services including fuel, groceries, a café, post office, community

hall, and seasonal markets. Larger centres such as Osoyoos (40 minutes) and Grand Forks (35 minutes) provide expanded shopping, medical services, and schools. Despite its rural feel, the property remains conveniently connected to everything you need.

Community

Rock Creek is known for its friendly, close-knit rural community with a mix of long-time residents, farmers, outdoor enthusiasts, and newcomers seeking space and quiet. The area hosts events such as the Rock Creek Fall Fair, one of the region's most popular agricultural gatherings.

Environment and Wildlife

The valley supports a diverse range of wildlife including deer, elk, black bear, wild turkeys, raptors, and numerous songbirds. The Kettle River corridor is a key ecological feature, offering scenic views, riparian habitat, and a peaceful natural backdrop to daily life.

RECREATION

The Rock Creek area is one of the most underrated outdoor playgrounds, offering four-season recreation right at your doorstep. The Kettle River is a major highlight, providing opportunities for swimming, tubing, kayaking, and fly-fishing throughout the warmer months. With the property overlooking the river, access to water-based recreation is only minutes away.

Surrounding Crown land and backroads open up endless terrain for hiking, horseback riding, ATVing, and wildlife viewing. The region's rolling benches and open forests make it ideal for exploring on foot or by machine, with trails and logging roads stretching for miles in every direction.

Winter brings its own set of activities. Baldy Mountain Resort, located about 40 minutes away, offers downhill skiing, snowboarding, and snowshoeing in a relaxed, family-friendly environment. Closer to home, the valley's quiet roads and open spaces are perfect for cross-country skiing and winter walks.

Cyclists and outdoor enthusiasts will appreciate the nearby Kettle Valley Rail Trail, part of the Trans Canada Trail network. This scenic, multi-use route is popular for biking, walking, and horseback riding, offering long, gentle grades and stunning views of the river and valley.

Rock Creek is also known for its hunting, camping, and backcountry access, with healthy populations of deer, elk, black bear, upland birds, and other wildlife. Numerous lakes and recreation sites—such as Conkle Lake, Johnstone Creek, and the Christian Valley corridor—are within easy driving distance for fishing, paddling, and day trips.

Whether you're looking for quiet nature walks, river adventures, or full-day backcountry excursions, the Rock Creek area offers a wide range of recreation options for all ages and interests.

HISTORY

The Rock Creek area has deep roots in British Columbia's early development, beginning with the Rock Creek Gold Rush of 1859, which brought miners, traders, and early settlers into the Kettle River Valley. Although the rush was short-lived, it established Rock Creek as one of the earliest interior settlements and a key stop along the historic Dewdney Trail, the supply route linking the region to the coast.

Through the early 1900s, the valley transitioned from mining to ranching, hay production, and small-scale farming, supported by the fertile benches and reliable water from the Kettle River. Homesteads, orchards, and cattle operations shaped the rural landscape that still defines the area today.



By mid-century, Rock Creek had become a quiet agricultural community known for its open land, warm climate, and strong connection to the river. Many original farmsteads—like the 1950 home on this property—reflect the region's post-war settlement period, when families established long-term roots and developed the valley into a productive farming corridor.

Today, Rock Creek remains a blend of historic rural character and modern country living, attracting residents who value space, self-sufficiency, and access to the region's natural beauty.

MAP REFERENCE

49° 2'54.74"N and 118°58'37.51"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

Strong investment upside with two homes, rental potential, irrigation rights, flexible ALR use, and prime highway exposure.

SERVICES

Electricity, natural gas, well water on property line.

IMPROVEMENTS

The property features a 2021 three-bedroom, two-bath modular home, offering modern, efficient living with low-maintenance construction and contemporary finishes. This home serves as the primary residence and provides immediate move-in readiness or strong rental potential.

Also on the acreage is the original 1950 farmhouse, a solid structure with character and history. While it requires some TLC to be fully livable again, it presents an excellent value-add renovation opportunity—ideal for a mortgage helper, guest accommodation, or multi-family setup.

The land itself has been well maintained, with a gentle, usable slope, open sightlines, and excellent exposure. A permit to draw irrigation water from the Kettle River adds substantial agricultural value, supporting gardens, crops, or small-scale farming. The property's layout and topography also allow for the potential creation of a separate access, enhancing privacy and expanding rental or multi-use options.

With two homes, irrigation rights, and flexible ALR land, the improvements on this acreage offer both immediate utility and long-term upside.

LEGAL

LOT 5 BLOCK 2 DISTRICT LOT 862 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 2033 EXCEPT PARCEL 71 ON PLAN H1 AND PLAN 35652

PID 001-890-751




































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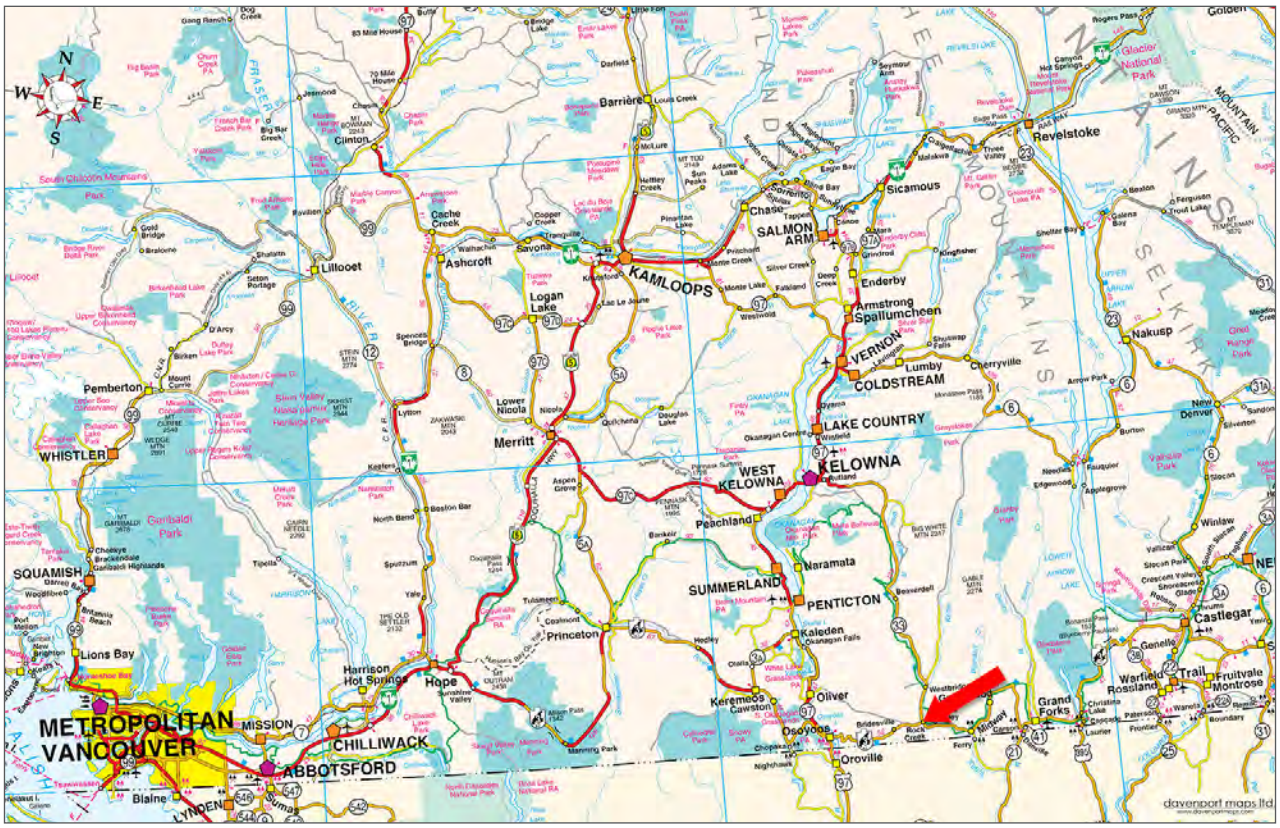


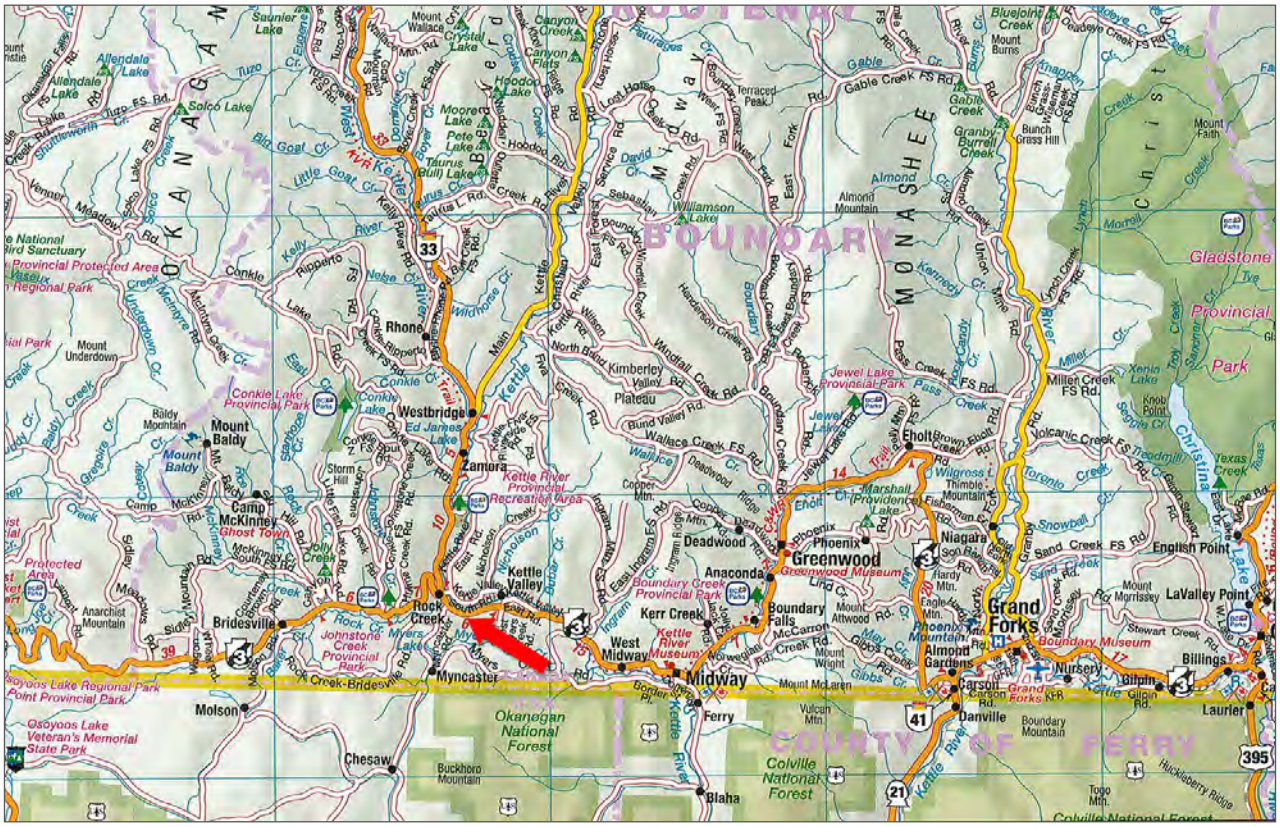


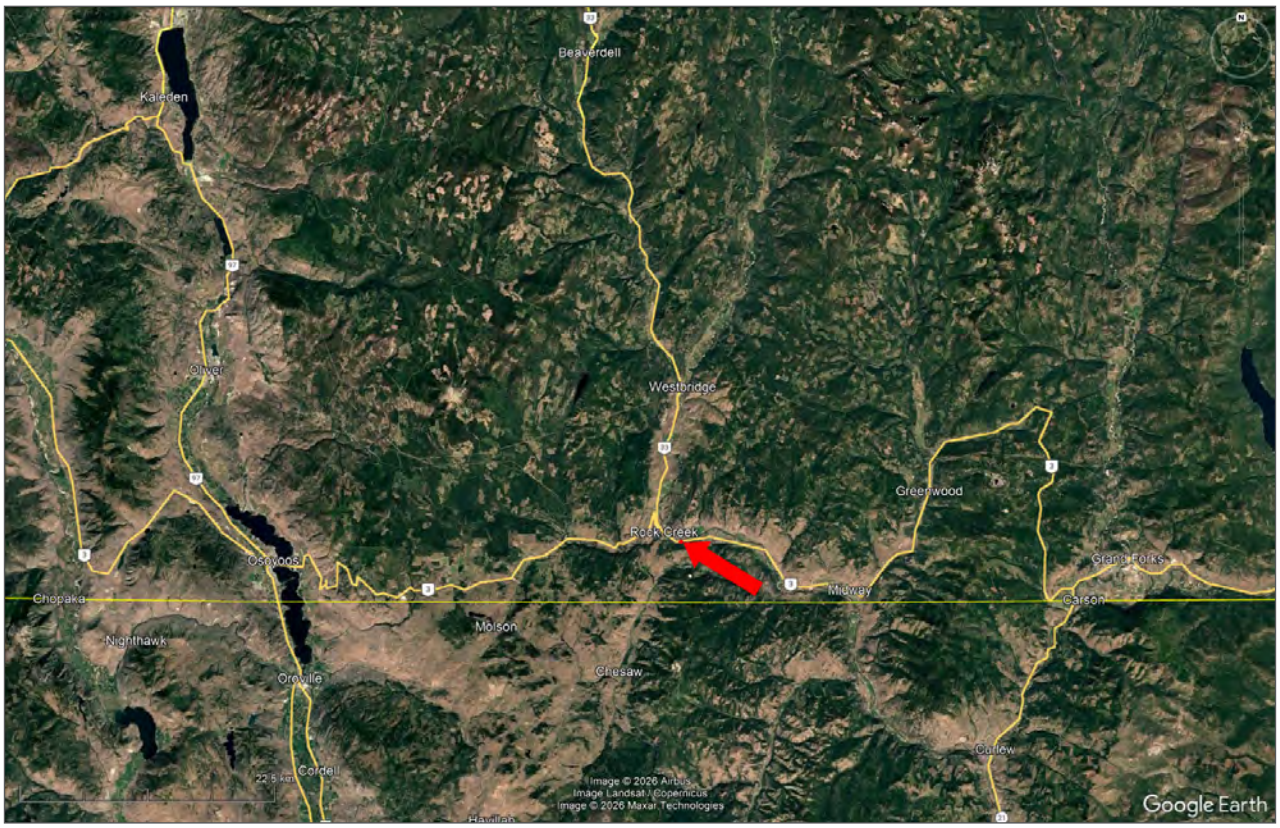




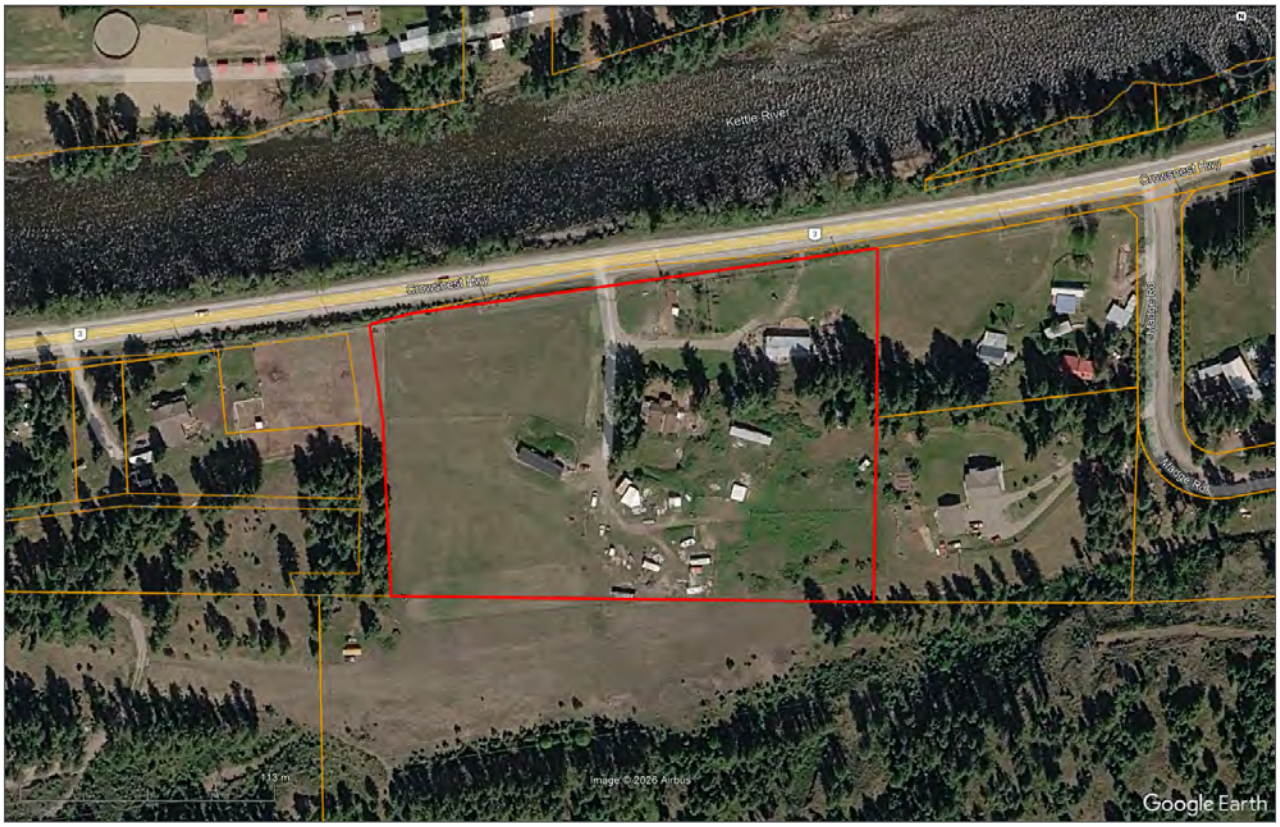

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Kelowna
Penticton
Vernon
Nelson
Cranbrook
Prince George
Jasper National Park
Banff National Park
Yoho N.P.
Kootenay N.P.
Glacier N.P.
Glacier National Park
Okanagan National Forest
Kootenai National Forest
Colville National Forest
Colville Indian Reservation
Pasayten Wilderness
North Cascades National Park
Glacier Peak Wilderness
E.C. Manning Provincial Park
Garibaldi Provincial Park
Strait of Georgia
Ocean
Columbia Mountains
Rocky Mountains
Selkirk Mountains
Monashee Mountains

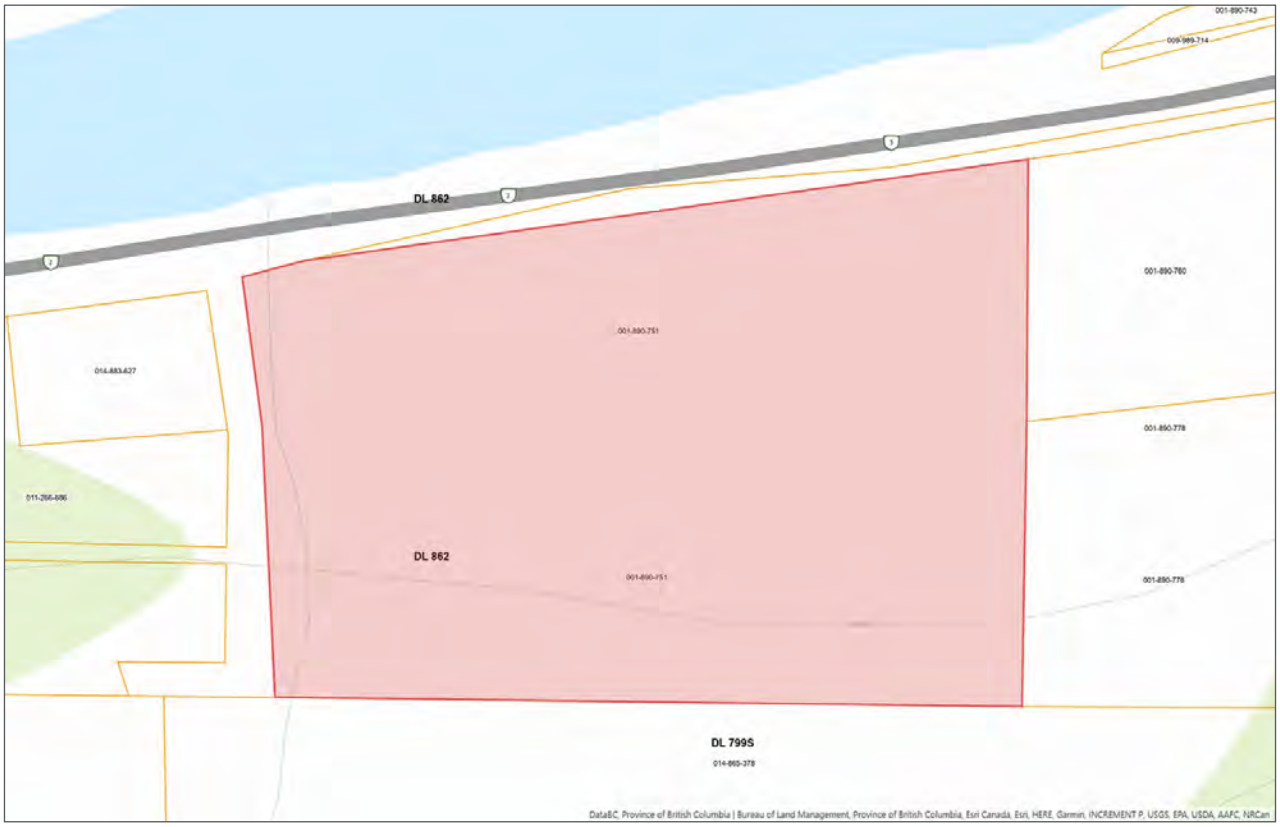

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MISSION
HOPE
HARRISON HOT SPRINGS
WHISTLER
PEMBERTON
SQUAMISH
LILLOOET
ASHCROFT
CLINTON
BARRIÈRE
KAMLOOPS
SALMON ARM
SICAMOUS
REVELSTOKE
ENDERBY
ARMSTRONG
SPALLUMCHEEN
VERNON
COLDSTREAM
LUMBY
NAKUSP
LAKE COUNTRY
KELOWNA
WEST KELOWNA
PEACHLAND
SUMMERLAND
PENTICTON
NARAMATA
KALEDEN
OLIVER
OSOYOOS
OROVILLE
GRAND FORKS
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PRINCETON
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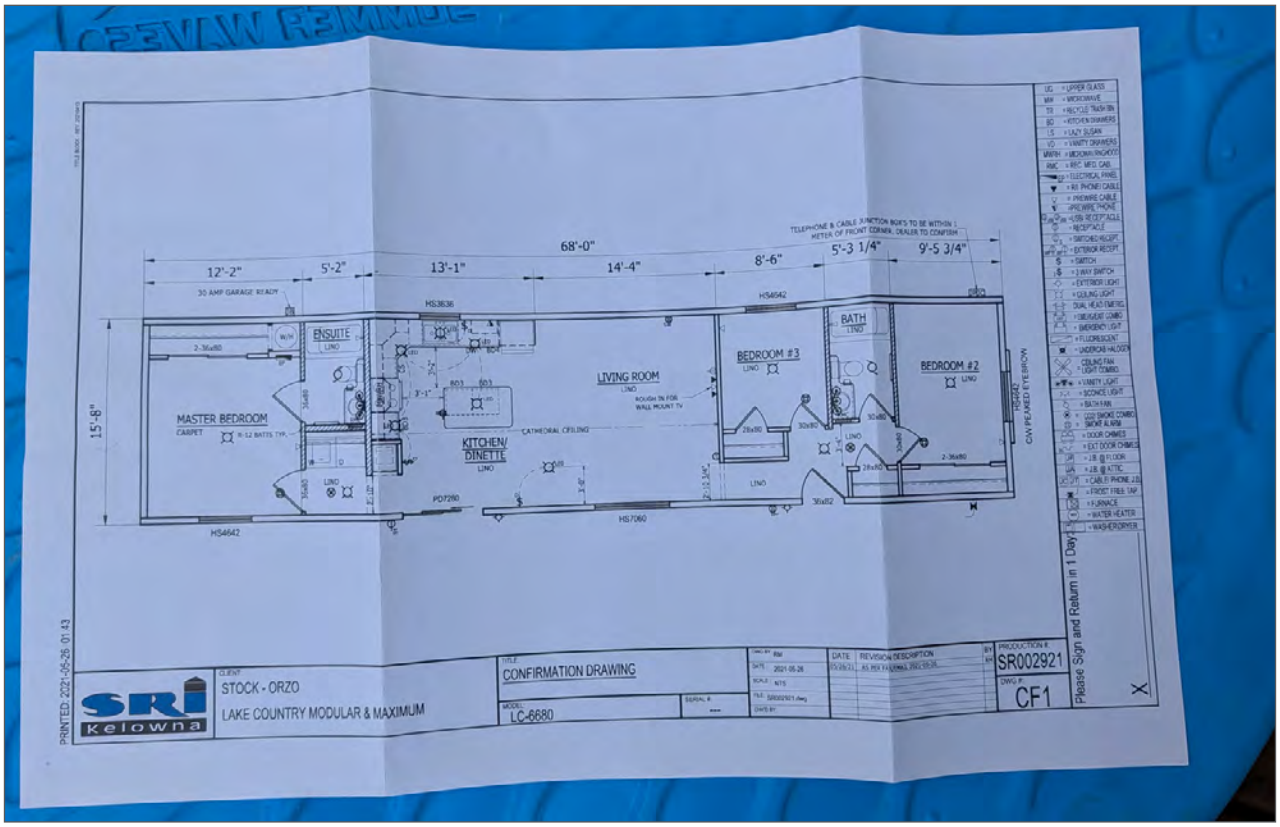

Rock Creek
Midway
Greenwood
Grand Forks
Westbridge
Kettle Valley
Bridesville
Molson
Chesaw
Blaha
Ferry
Myncaster
Anaconda
Boundary Falls
Phoenix
Eholt
Niagara
Carson
Danville
Almond Gardens
Okanagan National Forest
Colville National Forest
Boundary Creek Provincial Park
Kettle River Provincial Recreation Area
Osoyoos Lake Veteran's Memorial State Park
Osoyoos Lake Regional Park
Conkle Lake Provincial Park
Jewel Lake Provincial Park
Gladstone Provincial Park
Boundary Museum
Greenwood Museum
Kettle River Museum
COUNTY OF BOUNDARY
COUNTY OF FERRY


Beaverdell
Kaleden
Oliver
Westbridge
Greenwood
Rock Creek
Osoyoos
Chopaka
Nighthawk
Molson
Chesaw
Oroville
Colville
Midway
Carson
Grand Forks
Cawston
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Rock Creek
Kettle Valley
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Kettle River
Crowsnest Hwy
Crowsnest Hwy
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Google Earth


DL 862
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001-890-751
014-883-427
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011-266-696
DL 862
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001-890-778
DL 799S
014-865-378
DataBC, Province of British Columbia | Bureau of Land Management, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan


68'-0"
12'-2"
5'-2"
13'-1"
14'-4"
8'-6"
5'-3 1/4"
9'-5 3/4"
15'-8"
MASTER BEDROOM
ENSUITE
LIVING ROOM
KITCHEN/ DINETTE
BEDROOM #3
BATH
BEDROOM #2
CATHEDRAL CEILING
SRI Kelowna
STOCK - ORZO
LAKE COUNTRY MODULAR & MAXIMUM
CONFIRMATION DRAWING
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Notes



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Aric Chu

Representative
aric@landquest.com
(778) 883-5830



Sam Hodson

Personal Real Estate Corporation
President
sam@landquest.com
(604) 809-2616

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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