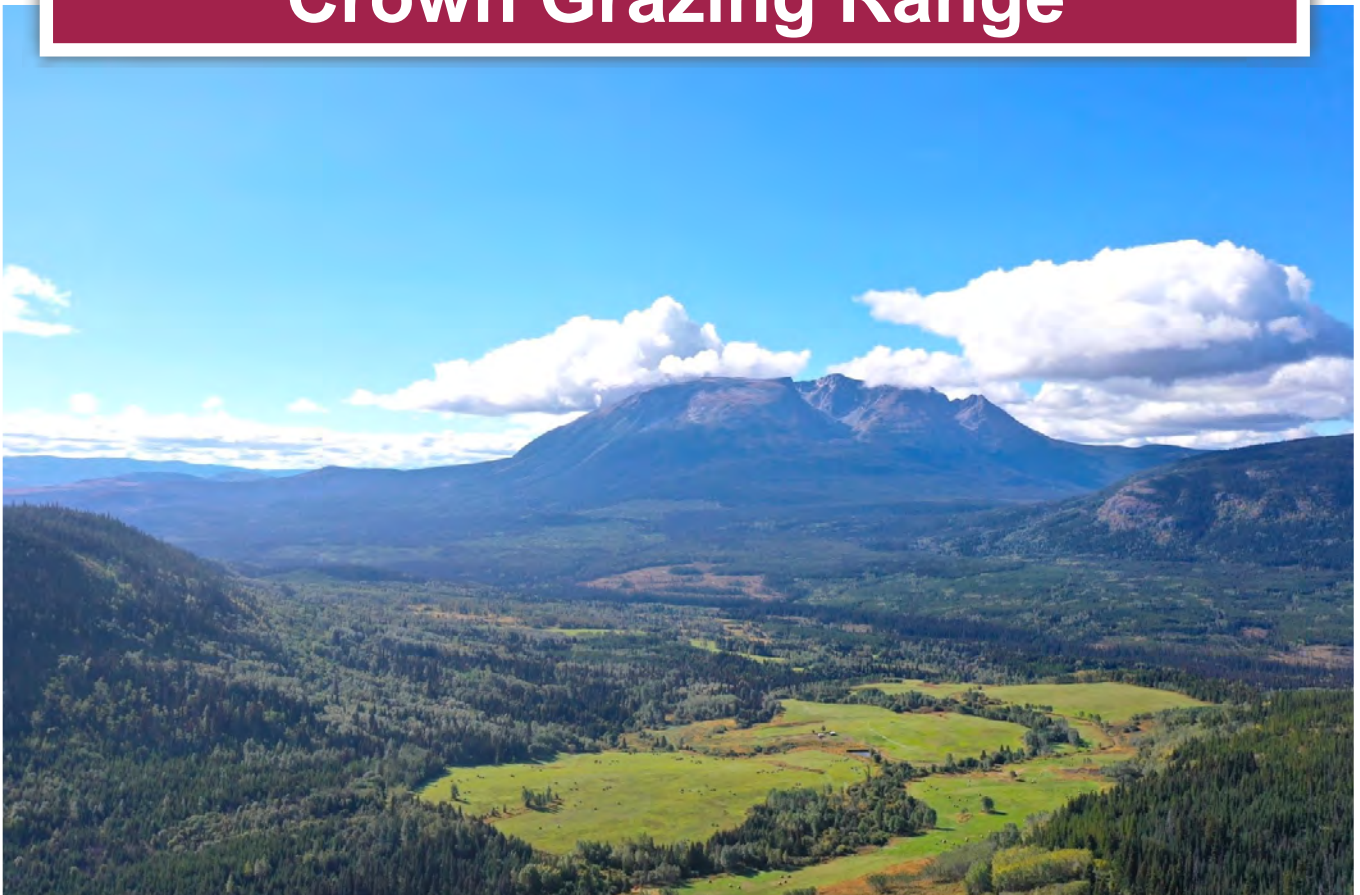




## 708 Acre Ranch with Crown Grazing Range



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# 708 Acre Ranch with Crown Grazing Range

In the Shadow of Nadina Mountain - Houston, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24011
<b>Price:</b>	\$839,000
<b>Taxes (2022):</b>	\$1,324
<b>Zoning:</b>	RR-1

## SIZE

708 acres ~ 5 titles + range permit

## DESCRIPTION

Located about 34 km south of Houston on the Owen Morice Forest Service Road, this scenic 708-acre ranch has five titles and is off the grid. It is a very special location with stunning views including the impressive snow-capped peak of Nadina Mountain. The ranch is in a superbly private setting well back from the road. It has about 200 acres of production hayland with additional 100 acres potential hay land. This is productive hayland that has produced very good crops in the past. This is an ideal spot for someone to add to an existing ranch operation or to build a private off the grid retreat. There is an existing log storage building on the property.

The fencing which is on both the deeded perimeter and range is about partially complete; the interior cross fencing needs some maintenance. Other than fencing, there are no fixed assets on this property except the old homestead cabin.

The Range Permit RAN078082 offers 790 AUMs. This would allow the owner to run approximately

160 head of cattle (cow calf pairs; subject to eligibility to hold a grazing licence) on the Crown range for the grazing season.

## LOCATION

Located 34 km south of Houston on the Owen Morice Forest Service Road.

## DIRECTIONS

Contact Listing REALTOR®.

## AREA DATA

### Houston

Houston is a community with a population of approximately 3,200 located on Highway 16 in Northwest British Columbia, between Prince George and Prince Rupert. Houston is part of the Regional District of Bulkley Nechako, an area of the province with a large and diversified resource base that is becoming increasingly popular as a tourist destination.

Originally founded as a small mill town along the Canadian National Rail Line in 1914, Houston's economy has grown and diversified in recent decades. It has one of the largest wood processing mills in the country and serves as the home community to many of the workers at the Huckleberry copper mine, located 125 km south of Houston. Houston's commercial sector is also growing; benefiting from a combination of the above average incomes earned by many of its residents, local expenditures on goods and services by industries in the region, and tourist spending. The public sector is also a major employer in Houston,

including the areas of education, health, social and government services.

The history of Houston stretches back to the turn of the century with the expansion of the railroad through to the West Coast. Originally a farming community with the rich soils often found in valley bottoms, Houston has grown to become an industrial centre. It remains a quiet and peaceful region where the pace is slower and much more relaxing.

## RECREATION

Fishing in the Morice River, hiking China Nose, or just strolling through the world class Steelhead Park. If it's indoors activities you prefer, Houston has a lot to offer. You can relax in the state-of-the-art Houston Leisure Facility open year-round. The Claude Parish Memorial Arena has figure skating and hockey from September to March.

## MAP REFERENCE

54° 9'30.83"N and 126°47'29.24"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## INVESTMENT FEATURES

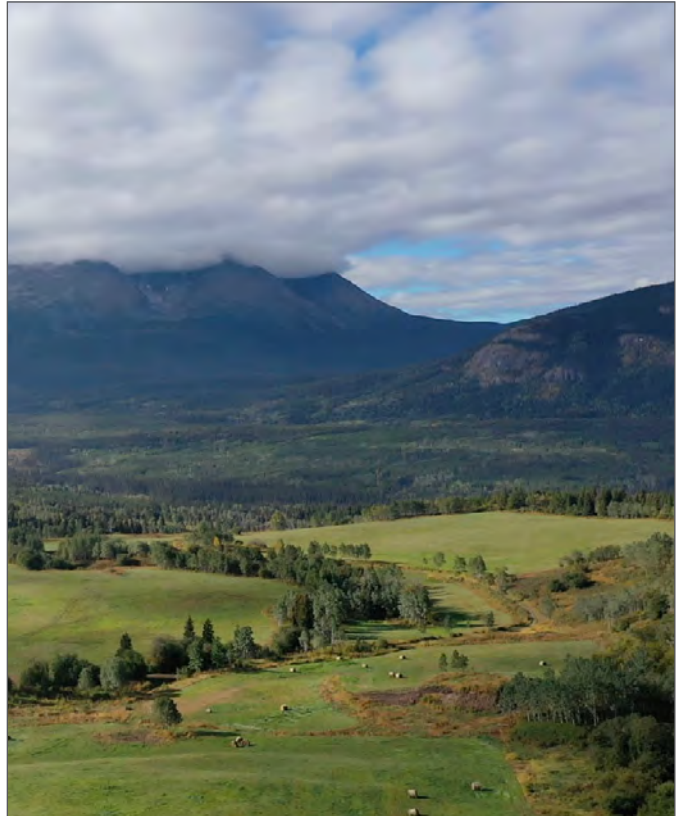
Crown Grazing Range 790 AUMs

## SERVICES

Shallow well

## IMPROVEMENTS

- Fencing
- Road into property
- Old log cabin



## LEGAL

District Lot 7721 Range 5, Coast District  
PID 009-398-317

NE 1/4 District Lot 3413 Range 5 Coast District  
PID 009-398-228

Block B Part SE ¼, District Lot 3413 Range 5,  
Coast District  
PID 024-864-048

Block A Part SE ¼ District Lot 3413 Range 5 Coast  
District  
PID 025-120-042

Block A District Lot 3414 Range 5, Coast District  
PID 026-731-819

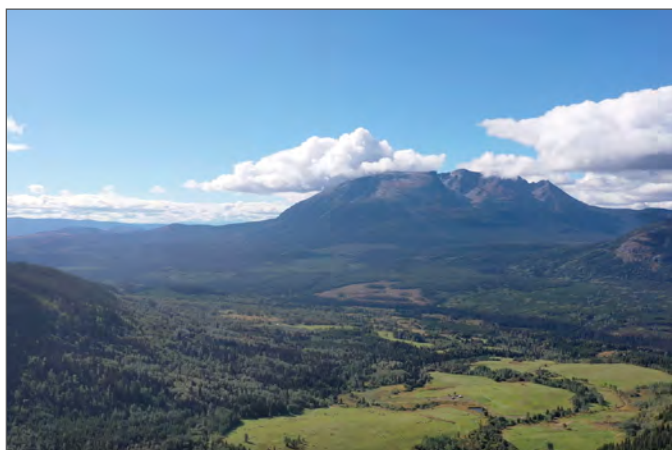
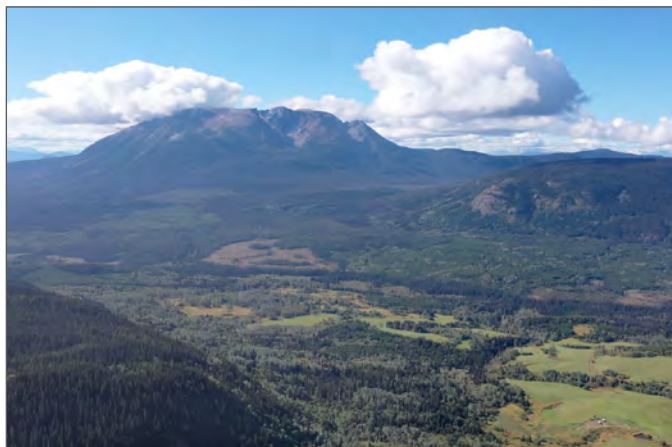
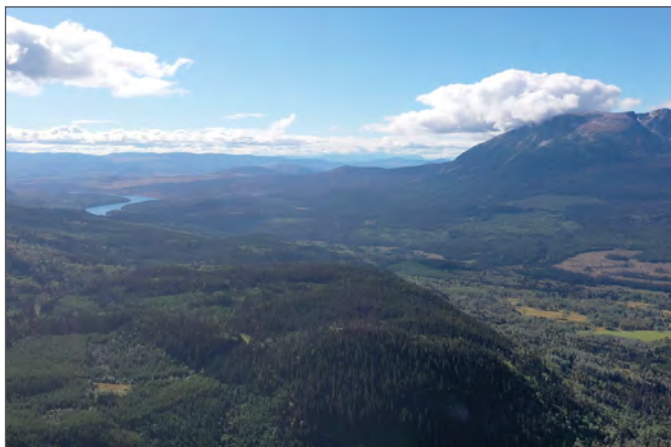
Range Permit RAN078082





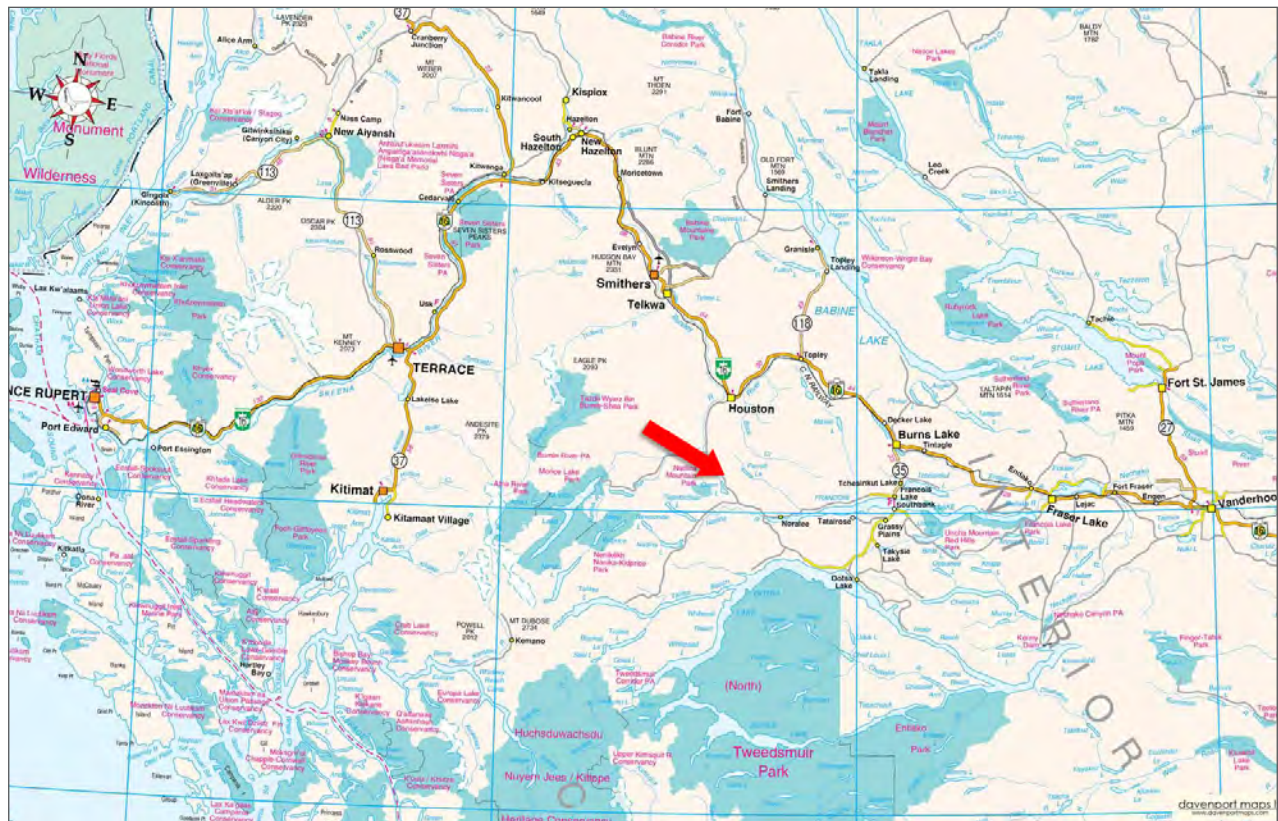


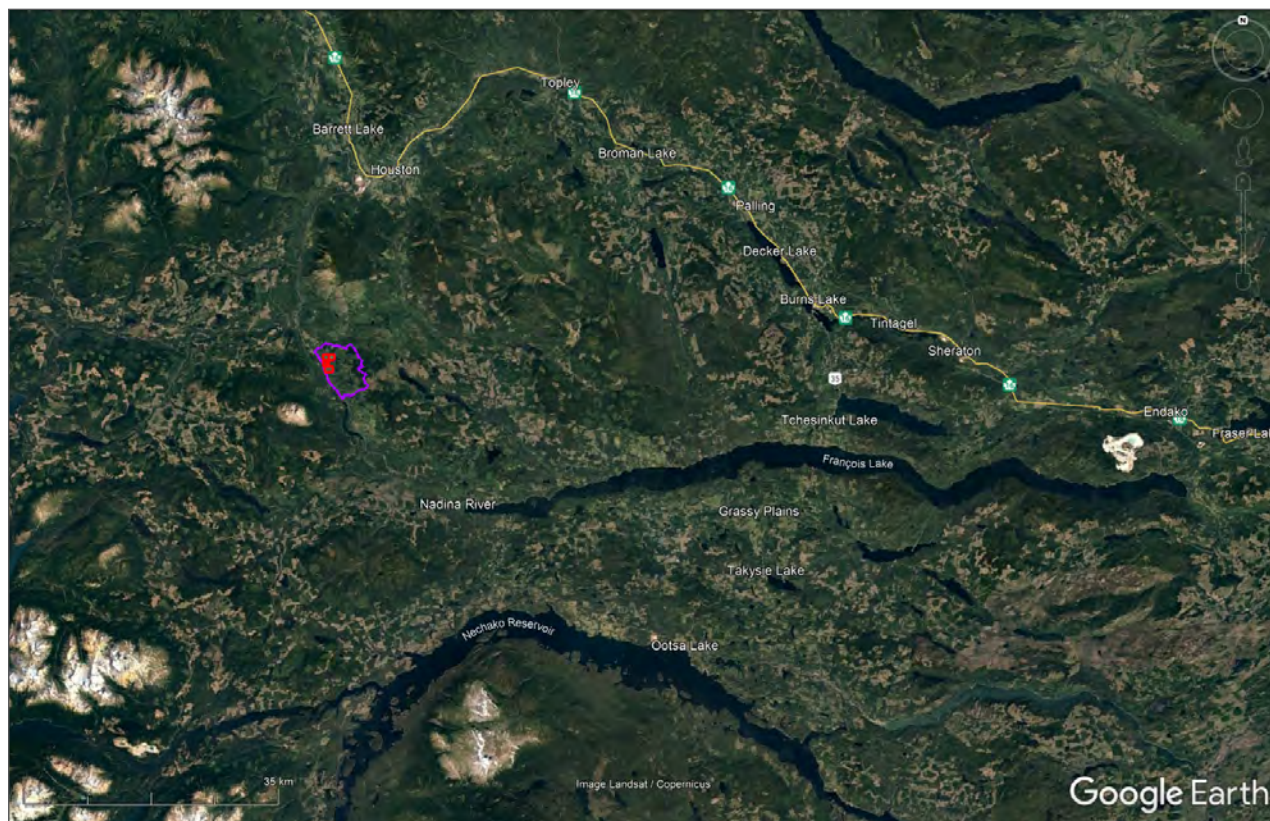
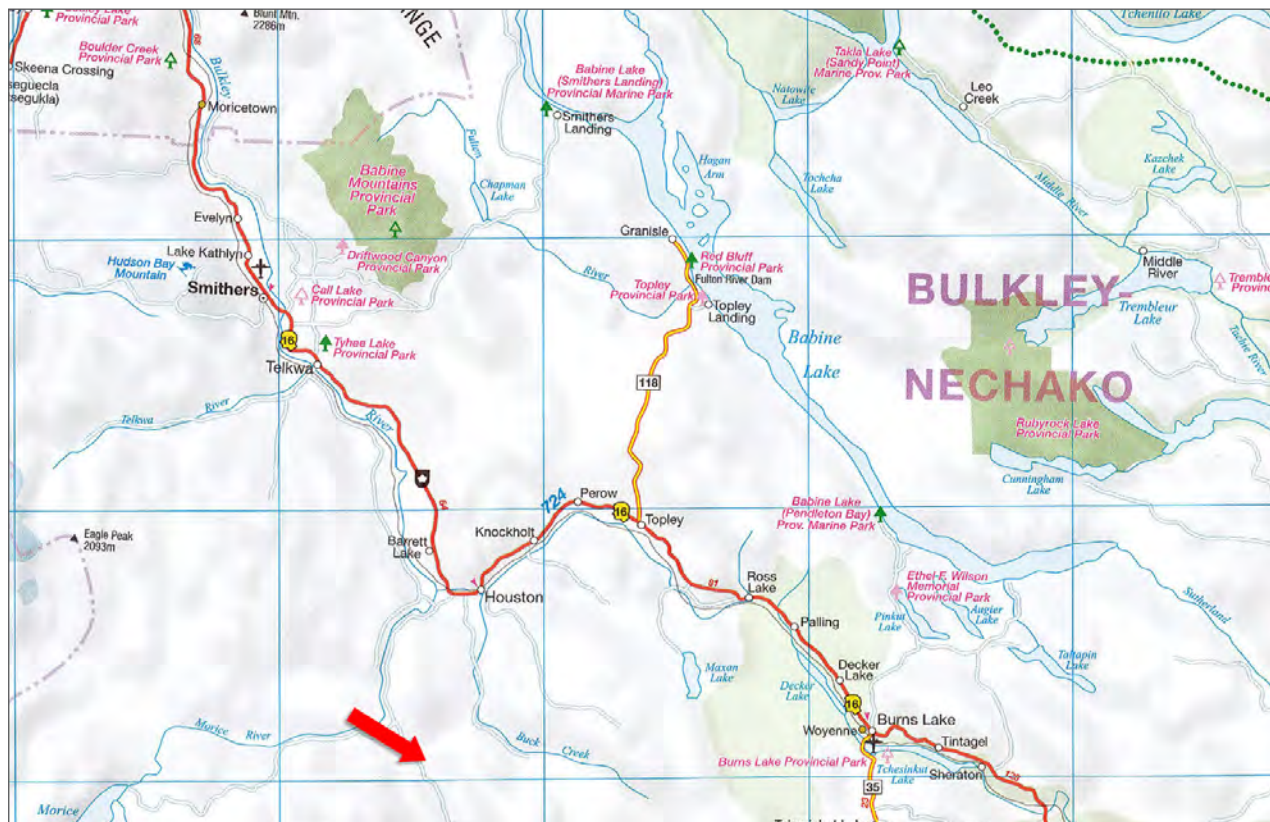


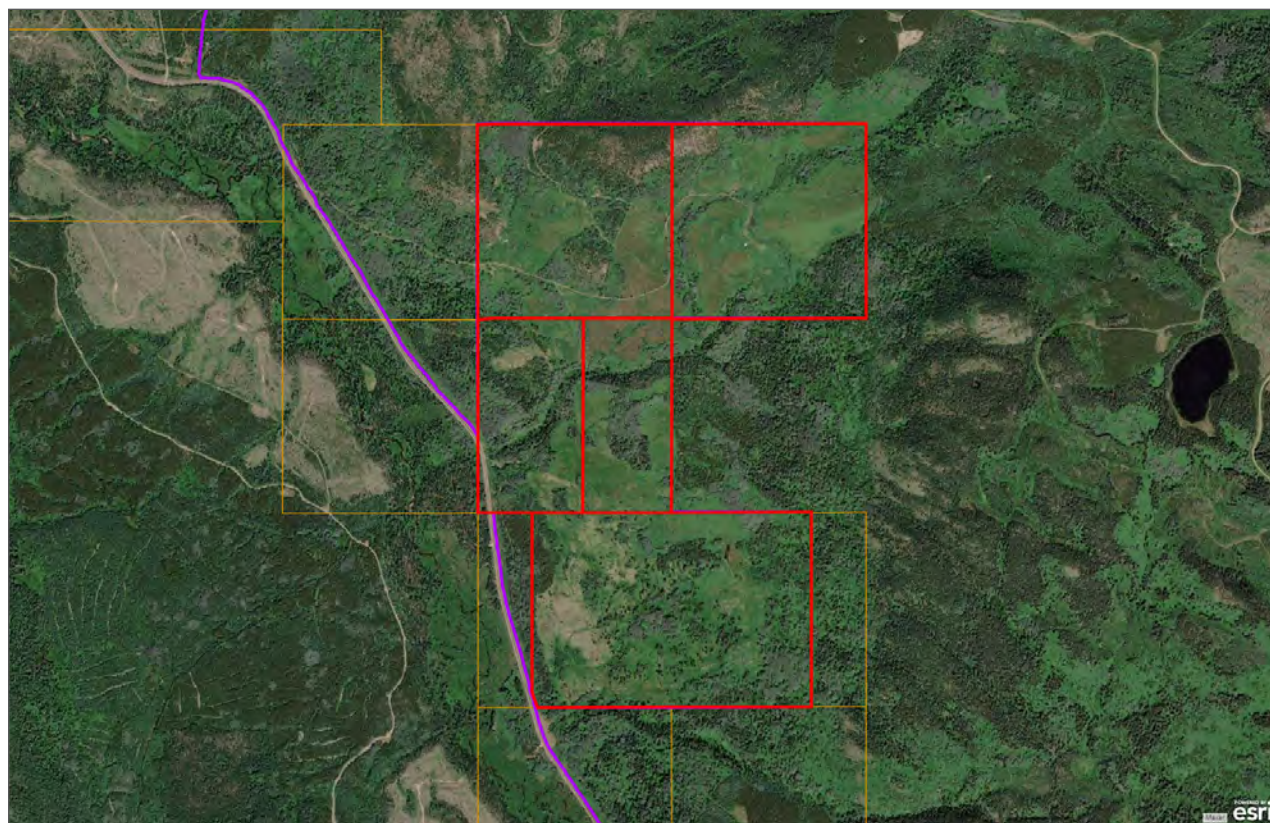
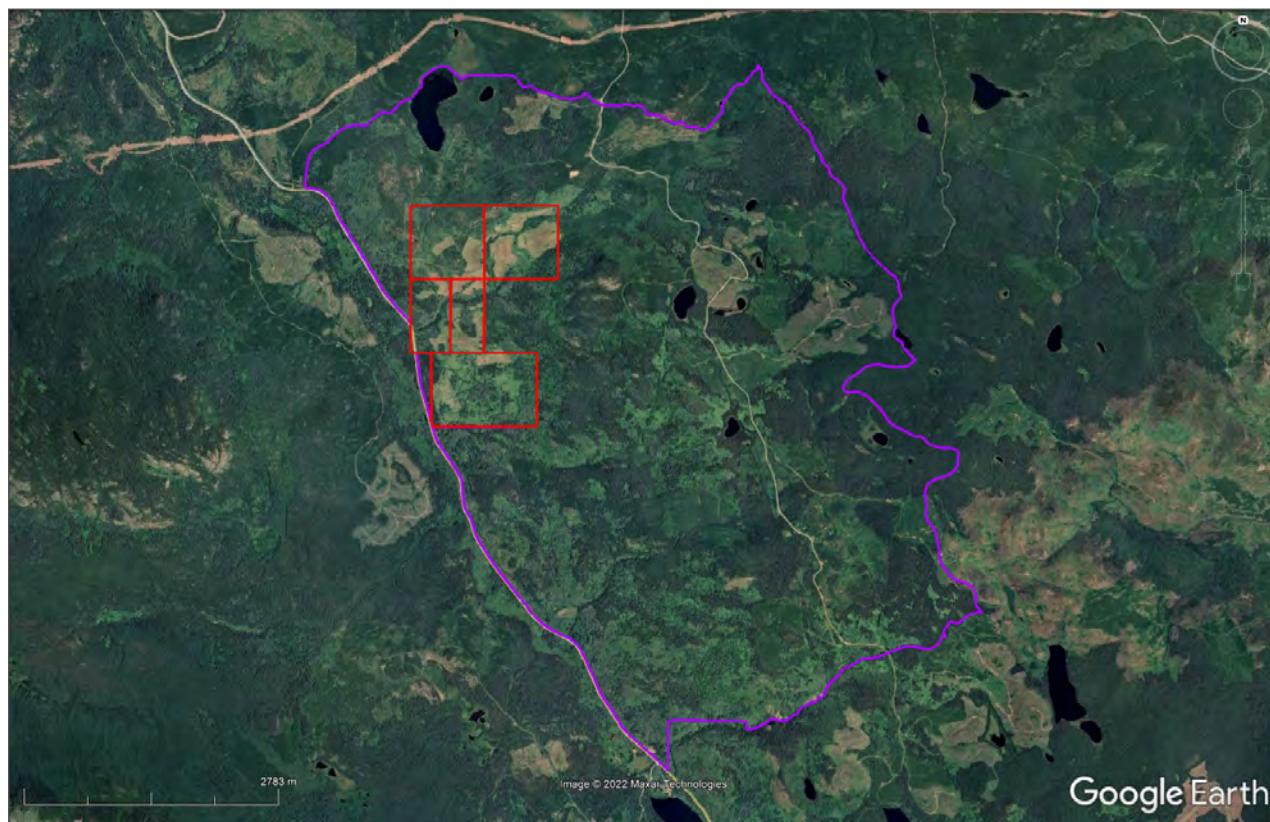


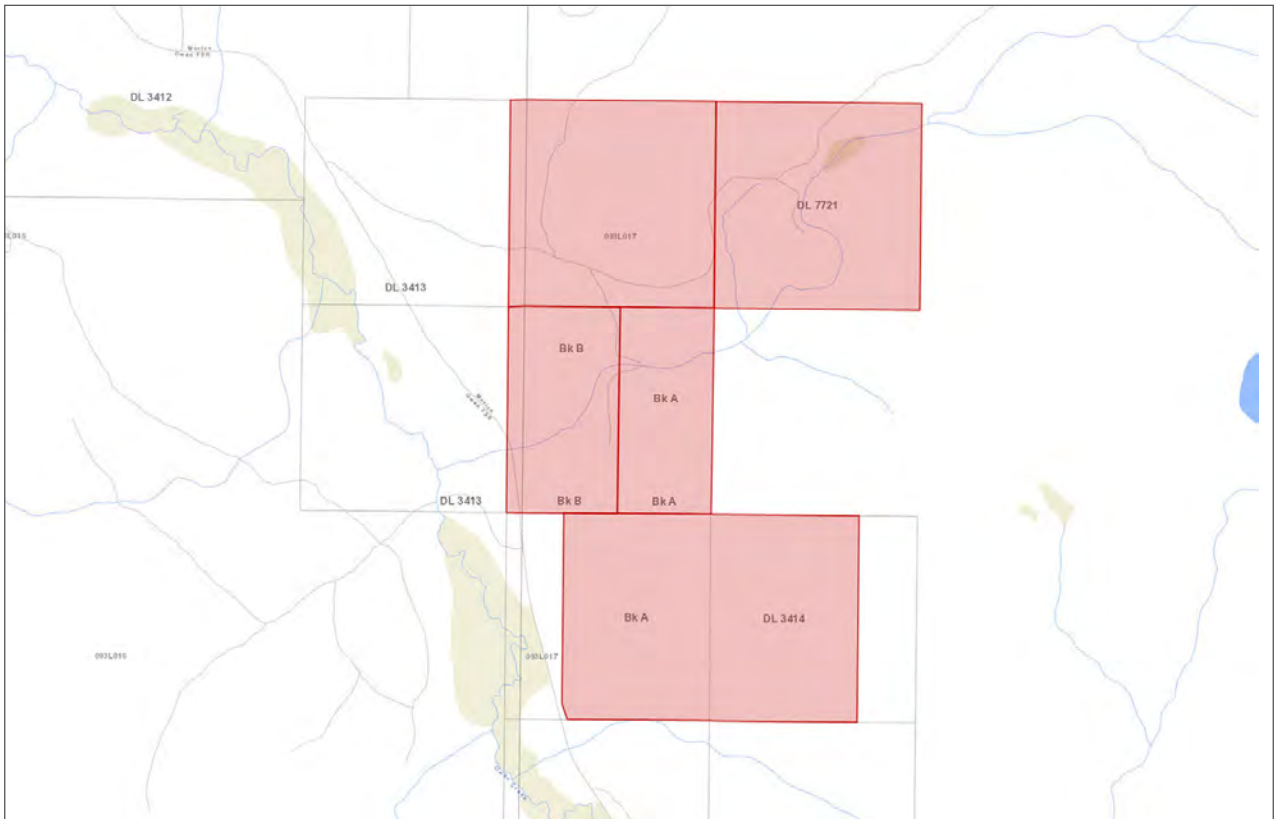
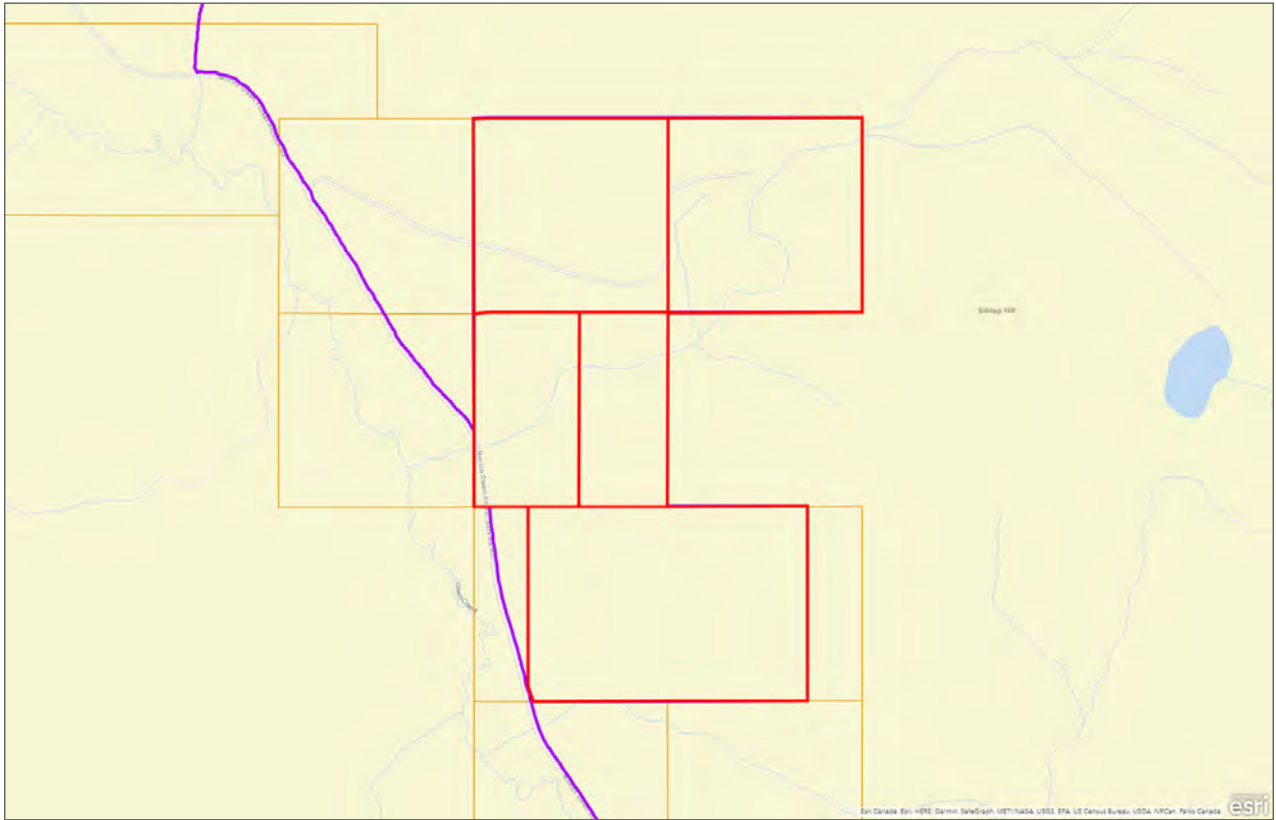














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