



732-Acre Homesteader Ranch

Vanderhoof, BC



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PROPERTY DETAILS

Listing Number:	23213
Price:	\$999,999
Taxes (2023):	\$2,636
Size:	732 acres ~ 4 titles

DESCRIPTION

Attention homesteaders and those looking to live a self-sustainable lifestyle. This farm/ranch is the perfect canvas to develop and live the pioneer lifestyle of your dreams.

The ranch consists of 732 acres, the majority of which is perimeter game fenced with 5' page wire. Metal drill posts and treated posts serve as a secure barrier for cattle and to keep predators from entering the property. Over \$40,000 in new steel drill stem post fencing was recently erected on the ranch, which should last indefinitely. The ranch offers 105 acres of cleared and seeded hay meadow, 80 acres of newly cleared pasture and 291 acres of coniferous plantation. The sellers have exerted considerable effort remove rocks from the hay field and it is in excellent shape. You can expect there to be future timber value on the ranch, as the plantation portions of the property reach maturity. The remainder of the ranch consists with second growth aspen and open wetland. This is ideal grazing for cattle especially with the additional water that the property holds. Even on dry years the grass grows very well.

In the ranch yard are the corrals used for sorting and loading animals. The corrals have three separate water tanks to keep the animals hydrated during sorting. Beside the corrals is the stack yard where the current rancher keeps their winter hay supply. Sharing the main yard is an impressive greenhouse perfect for growing fruits and vegetables during the long summer days. A second tent structure has been erected to provide additional storage, shop space, and barn space.

There are two additional outbuildings in the main yard where you can hang meat, store tools, or utilize as a small workshop. One structure is currently being utilized as a high-capacity chicken coop. There is also a large dog run (100' x 29'), which has been recently built on the property and includes an 8' x 8' dog house. This is the perfect space to keep sled dogs, or cattle dogs.

The house (built in 2013) is quaint, functional and modern. Recent additions to the home include a functional 12.5' x 15' mudroom and a 19' x 15' living room. You enter the home through a spacious mudroom where you can shed muddy footwear, so that you do not track dirt and grime into the home. A second laundry/mudroom houses the woodstove, washer/dryer, storage space, water heater and 100-gallon pressure tank.

The new living room offers wrap around windows allowing the sun to pour in and brighten the cheery home. The kitchen is open and bright offering a functional space to prepare and cook meals for a large family. There are all new smart meter appliances located throughout the kitchen.

There is a main bedroom, with closet, a large pantry and a loft, which is presently being used as a second bedroom. The home is completed by a storage closet and a 4-piece bathroom.

The home is setup to run from a generator with its own separate panel. This assures access to power no matter the weather conditions.

Some additional items, which come with the property, include:

- Large generator to power entire house with a flick of the switch
- Squeeze in the cattle handling system
- Metal panels attached to the tent barn including both gates
- Garden timer watering system in greenhouse
- Both chicken coops (one on skids can be moved)
- Ritchie heated waterer
- Gravity fed well waterer
- Blackwater gate solar powered steel gate (locally made and installed)

Ultimately, this property is a dream setup for those seeking adventure and see value in self-sufficiency.

LOCATION

22750 Sturgeon Point Road - Vanderhoof, BC

DIRECTIONS

From Vanderhoof head north on Burrard Avenue over the Nechako River until the intersection with Northside Road. Turn right on Northside Road and proceed for 2.4 km until the intersection with Sturgeon Point Road. Turn right on Sturgeon Point Road for approximately 22 km at which point the property will be on the north side of the road.

AREA DATA

Vanderhoof is a robust town within the region with deep roots in the logging, farming and trapping industries. The town has a population of 4,500 and has all the necessary amenities for area residents including schools, grocery stores, restaurants, hotels and more. The Nechako Lumber Company operates a large mill just outside the town providing long term sustainable employment to area residents. Vanderhoof recently received a new aquatic center with a 1,500 ft² leisure pool, six lane lap pool and 30-person hot tub.

Prince George, with a population of 74,003, is the largest city in northern British Columbia and is the “Northern Capital” of BC. It is the most major municipality near the property. Situated at the confluence of the Fraser and Nechako Rivers, and the crossroads of Highway 16 and Highway 97, the city is the service and supply hub for one of the fastest-growing regions in Canada and plays an important role in the province’s economy and culture.

Prince George is the dominant economic center of the region. Public sector and education-based jobs dominate the municipality’s economy. Presently the Northern Health Authority, stationed in Prince George, possess a \$450 million budget and have invested \$100 million into local infrastructure. UNBC, the College of New Caledonia and School District #57 adds a further \$750 million into the local economy.

The city’s economy was once dominated by the lumber sector; however, the Fraser-Fort George Regional District has experienced extensive closures of the region’s lumber mills. This has been attributed to the movement towards “super mills,” a loss of supply caused by the prevalence of the Mountain Pine Beetle and US tariffs on lumber exports. It is predicted that mining exploration and development will soon supersede the lumber

industry, as the dominant industry in Prince George and the surrounding areas. Additionally, Initiatives Prince George estimates that the Nechako Basin contains 5,000,000 barrels of oil, which could help diversify the region's economy further through the commencement of petroleum harvesting operations.

Presently, the city of Prince George has a number of private enterprises and facilities operating in and contributing to its local economy. These facilities include:

- Two chemical plants
- An oil refinery
- Brewery
- Dairy
- Machine shops
- Aluminum boat construction
- Value added forestry
- Specialty equipment manufacturing

Prince George has a large regional airport offering daily flights to major destinations.

VEGETATION

There are large swaths of coniferous leading plantation throughout the ranch. There are also poplar stands throughout.

RECREATION

The recreation on the property and in the wider region is endless. Any recreational activity feasible on a large acreage may be undertaken on this property. The following list of recreational pursuits is not exhaustive:

Hunting

The property resides in Management Unit 7-13 and offers general tags for mule deer, whitetail deer, elk, moose, bear, wolves and a variety of game bird species. The hunting in the region is

truly exceptional and the season lengths are long and generous. You will find multiple species in the immediate vicinity of the ranch itself.

Fishing

There is excellent fishing opportunity in the area surrounding the property. Whether you drive west to the coast or fish one of the region's many salmon rivers, the fishing is sure to impress. There are many lakes in the region offering excellent trout, salmon and kokanee fishing as well.

Equestrian

With the numerous trails and wonderful scenery, there is endless opportunity to ride recreationally throughout the property and on nearby Crown land.

Hiking

With the diversity/immensity of the property and its abundant beauty, an individual could spend their entire life exploring the ranch by foot and discover new joys each time.

HISTORY

Early settlers came in from the south, over the western end of the Telegraph Trail. They traveled up the west coast to Prince Rupert where they boarded river steamers to take them to Hazelton; then they trekked along the Trail to Fort Fraser. Those bound for Fort St. James branched off and followed the pack trail between the two Hudson's Bay Forts; other continued along the focal point of the Nechako Valley. The telegraph line was erected in the early days with the object of forming an overland connection between America and Europe. The Telegraph Trail followed the line from one end of British Columbia to the other and since it was the only trail into the country, it was also the main artery of travel. Many of the men who had been employed on the telegraph line remained in the north, trading, trapping and prospecting for gold.

In 1906 the Village of Vanderhoof was only a survey line in the wilderness to mark the location of the planned railway. When the last spike was driven on April 7, 1914 it started a race for the land. The Grand Trunk Pacific Development Company offered cheap land and had one of their employees, Mr. Herbert Vanderhoof, lay out the town site. Vanderhoof is Dutch for "of the farm" which was very appropriate, since it was the first agricultural settlement in the province. The town grew and in 1926 the Village of Vanderhoof was born. With the arrival of World War II many young men left and Vanderhoof came to a standstill. With the rise of lumber prices and the arrival of new people in the late 1940s, it started to grow again. The next boost to the population and the economy came with the construction of Kenny Dam in the early 1950s. At the peak of its construction, it employed 1,500 men, and a number of them stayed in the area after the dam was built. The next expansion period came with a large influx of American immigrants in the 1960s, and since that time Vanderhoof has enjoyed steady growth.

MAP REFERENCE

54° 3'58.71"N and 123°39'57.67"W

INVESTMENT FEATURES

These items are for sale in addition to the property:

- "Future buildings" 20 x 17 x 12 steel shop with cement mounting plate
- Small square baler, swather, disk cutter equipment (brands and details at request)
- Sportsman 800 quad with extra seat and drop box
- Extra metal panels (separate from the ones in the tent barn)
- Electric fencing
- Purebred husky sled dogs trained for pulling mushing
- Kids play structure and trampoline

SERVICES

- Drilled well - 220 ft (30 gpm)
- Sewer - lagoon
- Electricity - 200 amp
- Base board electric heating
- Wood stove
- Backup generator - with separate panel

IMPROVEMENTS

- 1,122 ft² home built in 2013, recent additions include living room and mudroom
- Several storage outbuildings
- Two chicken coops
- Cattle handling system/corrals
- Perimeter page wire game fencing (5' with drill posts and treated wood posts)
- Greenhouse
- Tent storage/shop/barn structure
- Dog run/house

ZONING

Agricultural

240 acres not in the ALR (PID 008-627-801)

LEGAL

LOT 1 DISTRICT LOT 5393 CARIBOO DISTRICT
PLAN 23019
PID 008-627-801

DISTRICT LOT 13273 CARIBOO DISTRICT
PID 030-033-624

THE SOUTH EAST 1/4 OF DISTRICT LOT 5387
CARIBOO DISTRICT, EXCEPT THE MOST
SOUTHERLY 15 METRES IN PARALLEL WIDTH
THEREOF
PID 004-271-416

THE NORTH EAST 1/4 OF DISTRICT LOT 5387
CARIBOO DISTRICT
PID 011-055-057

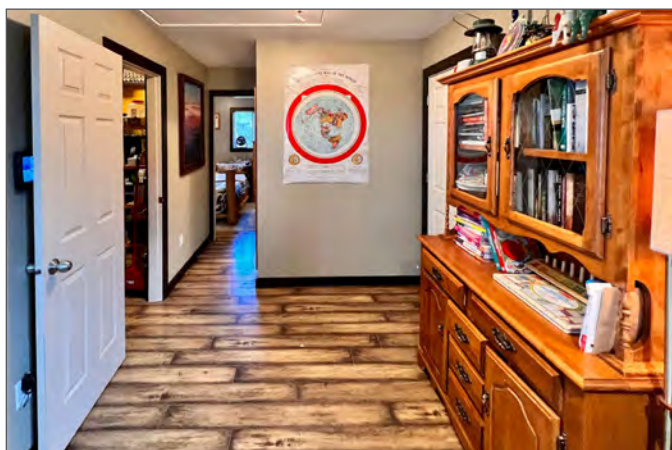














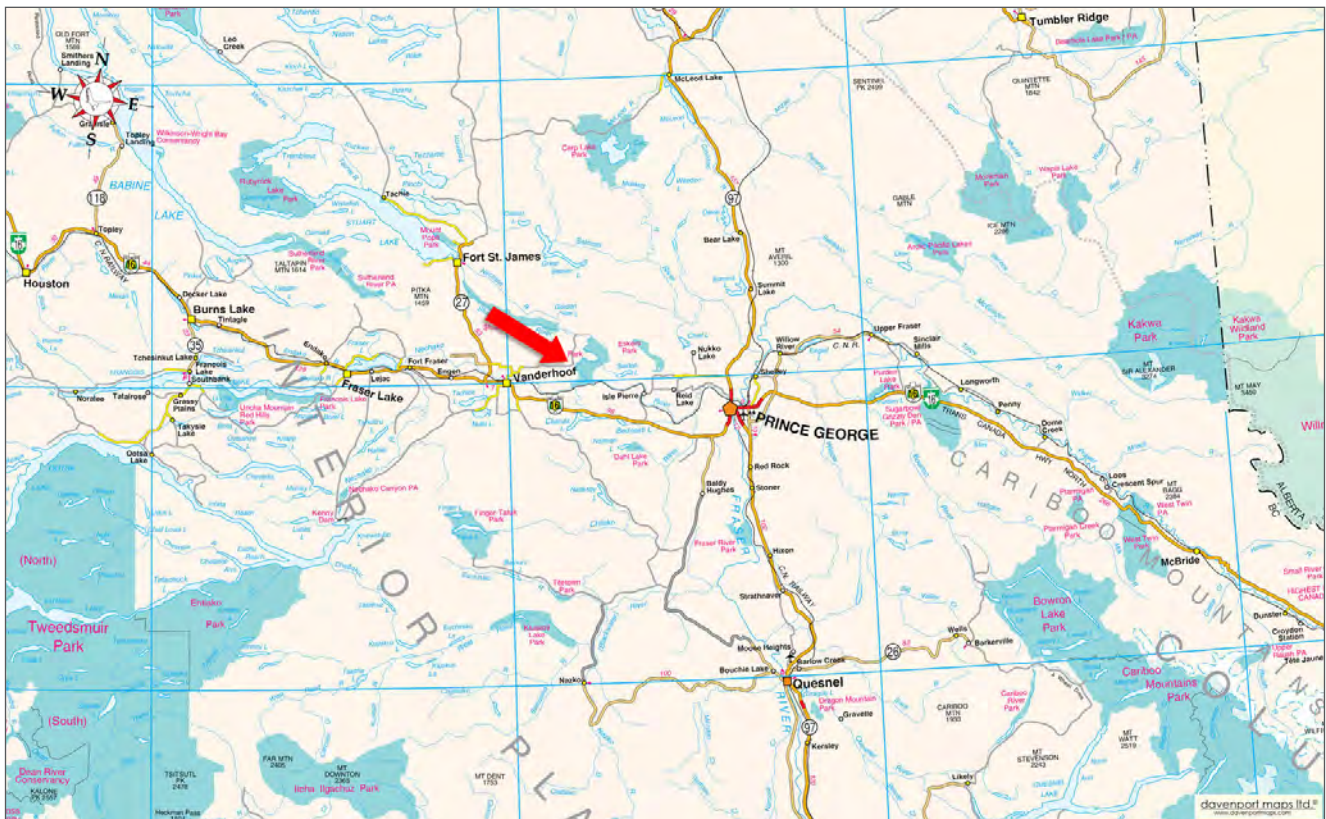
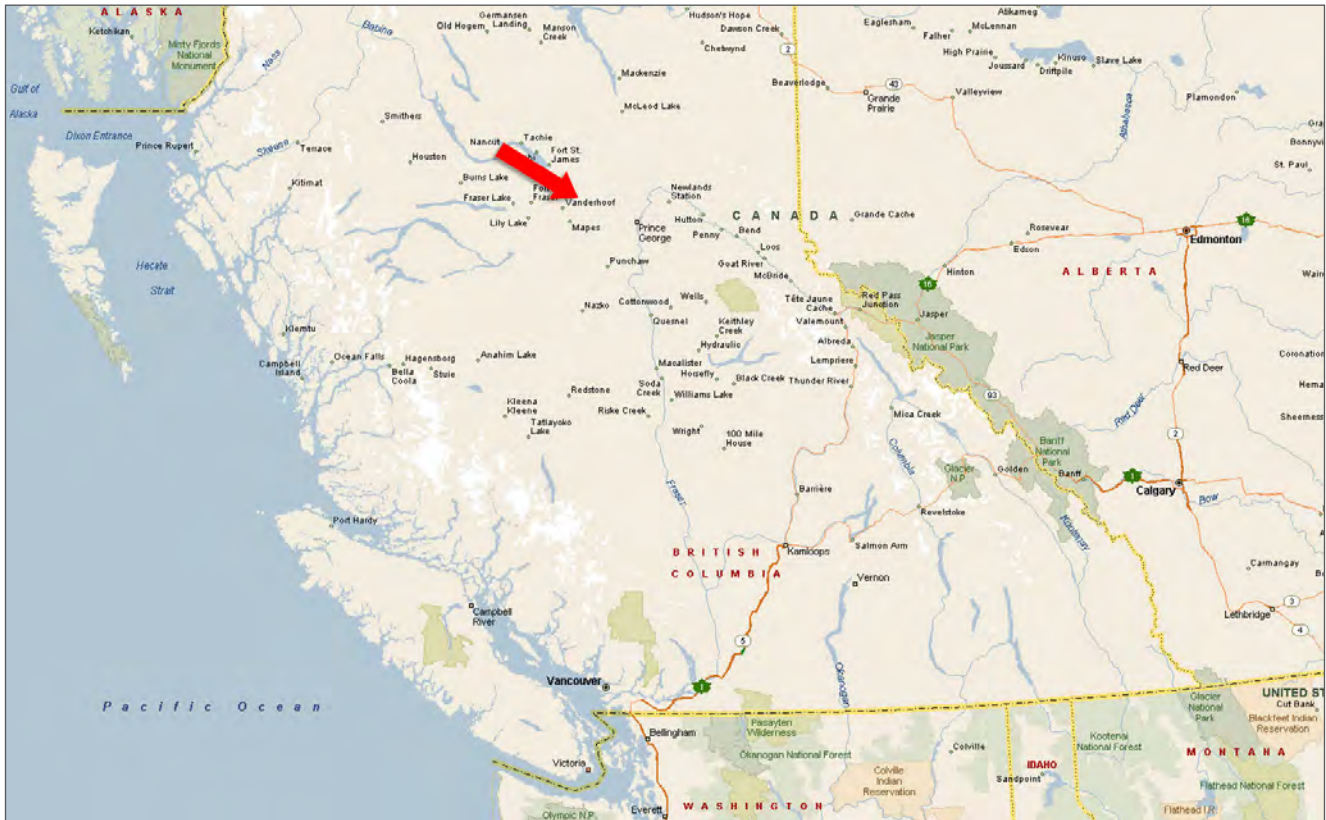


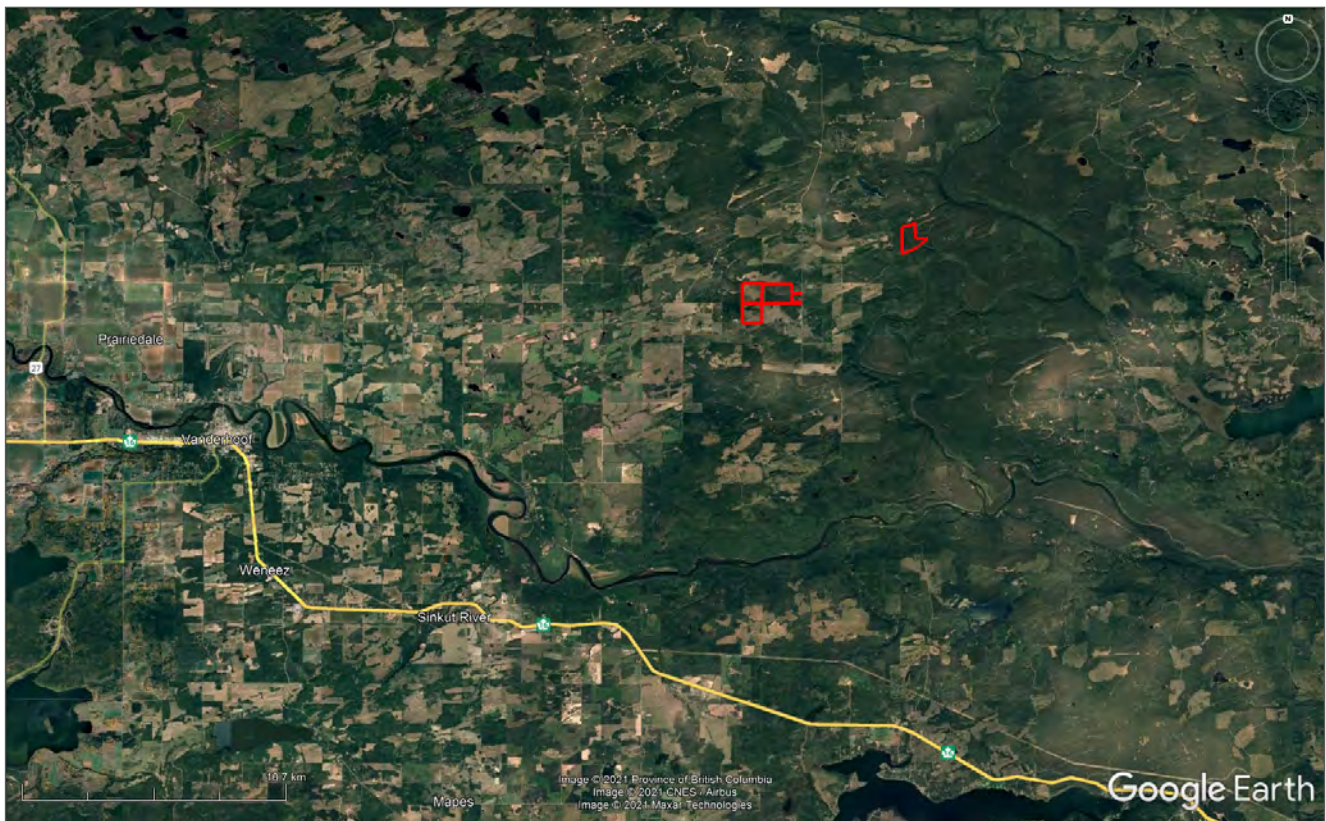
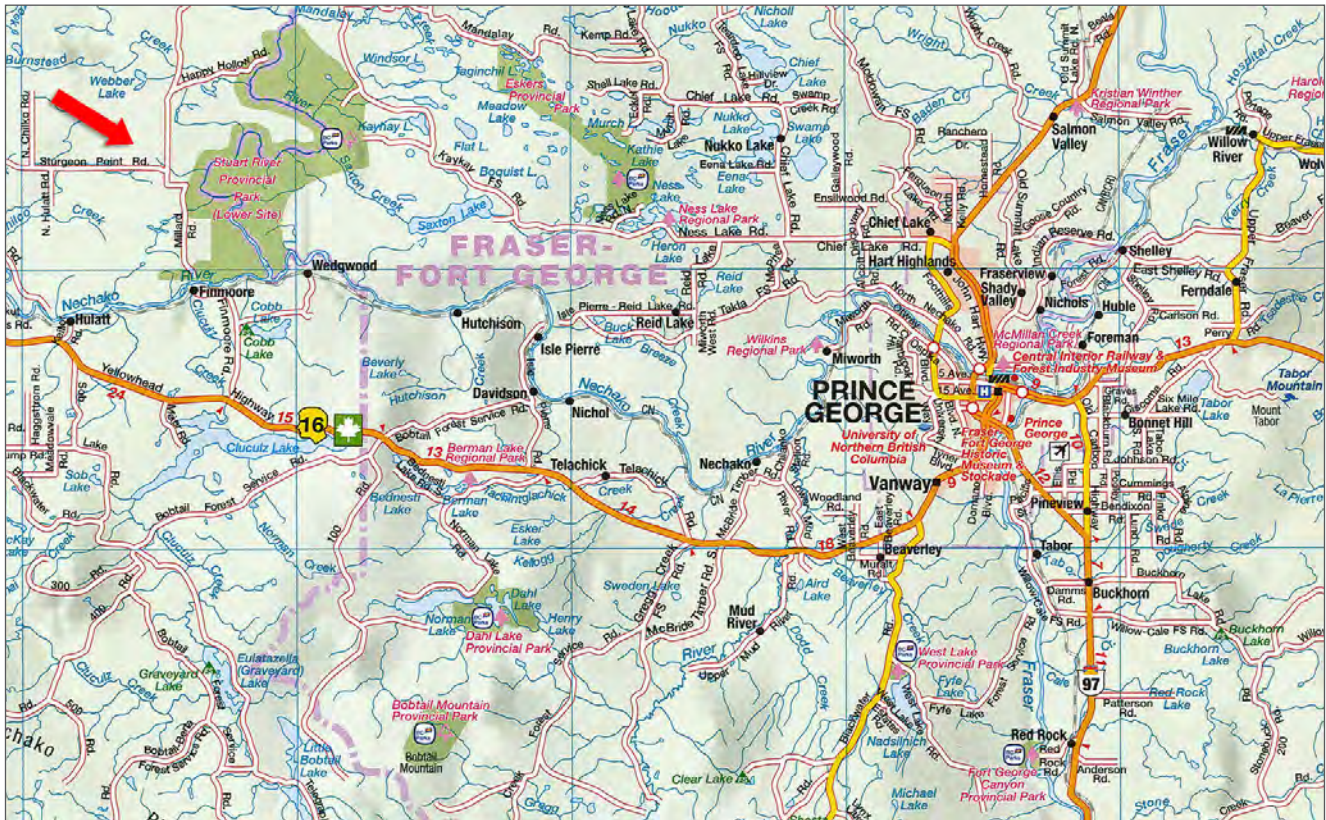


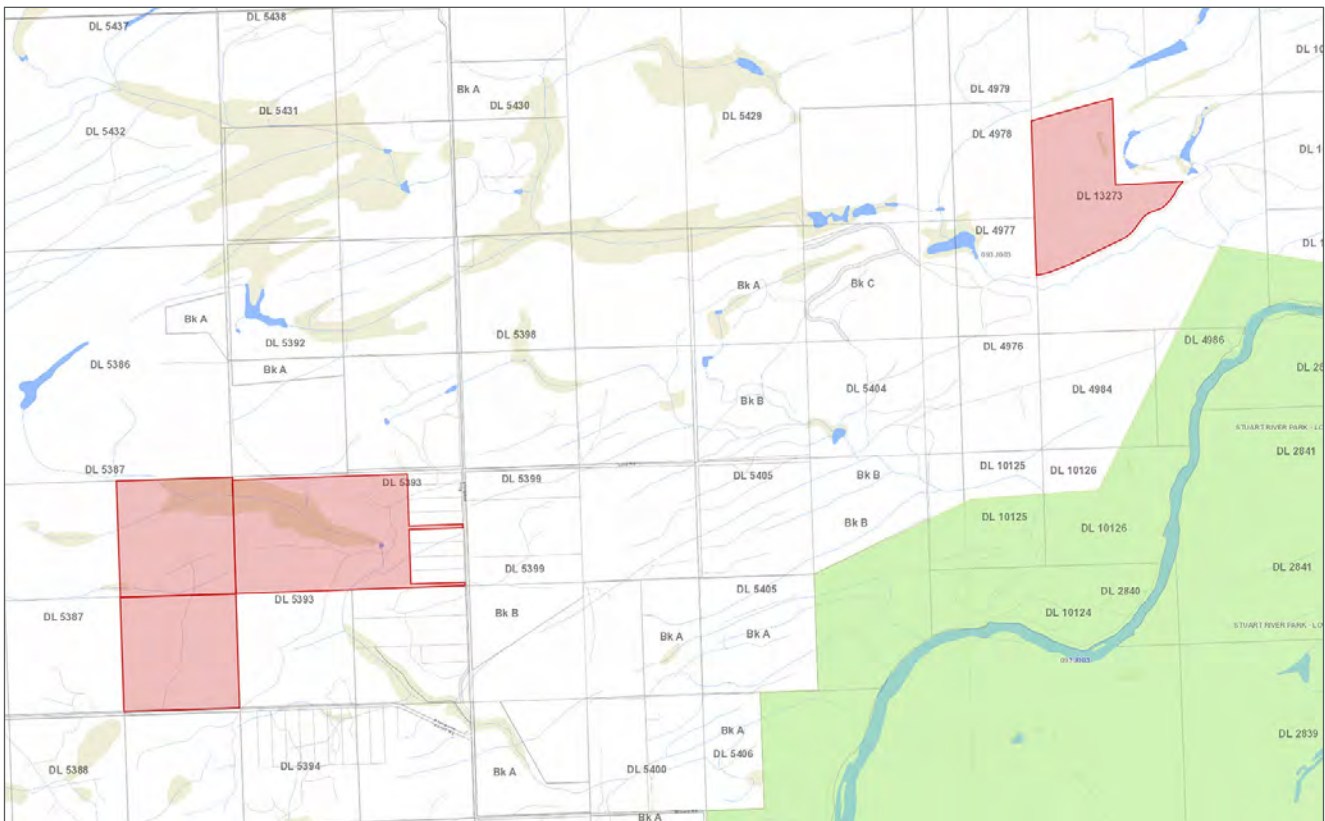
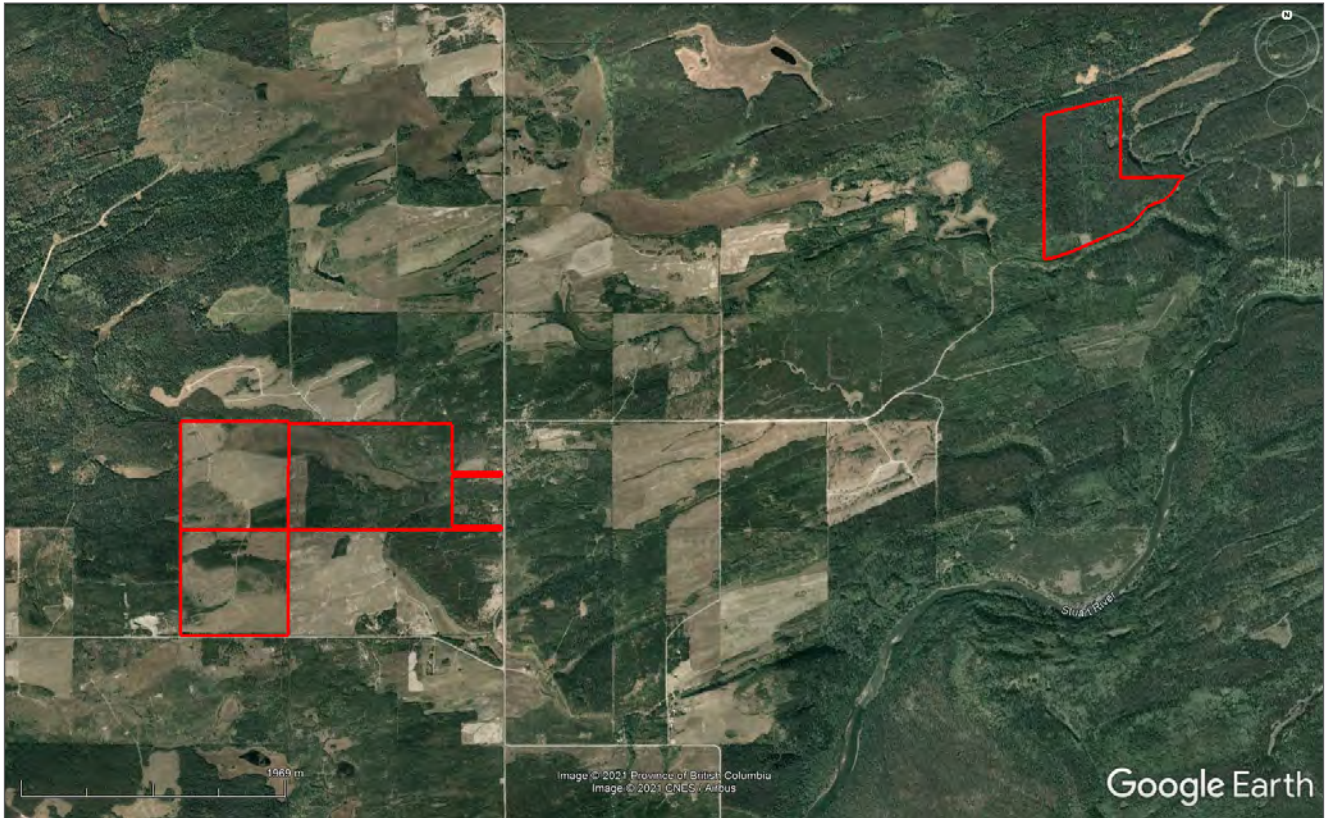


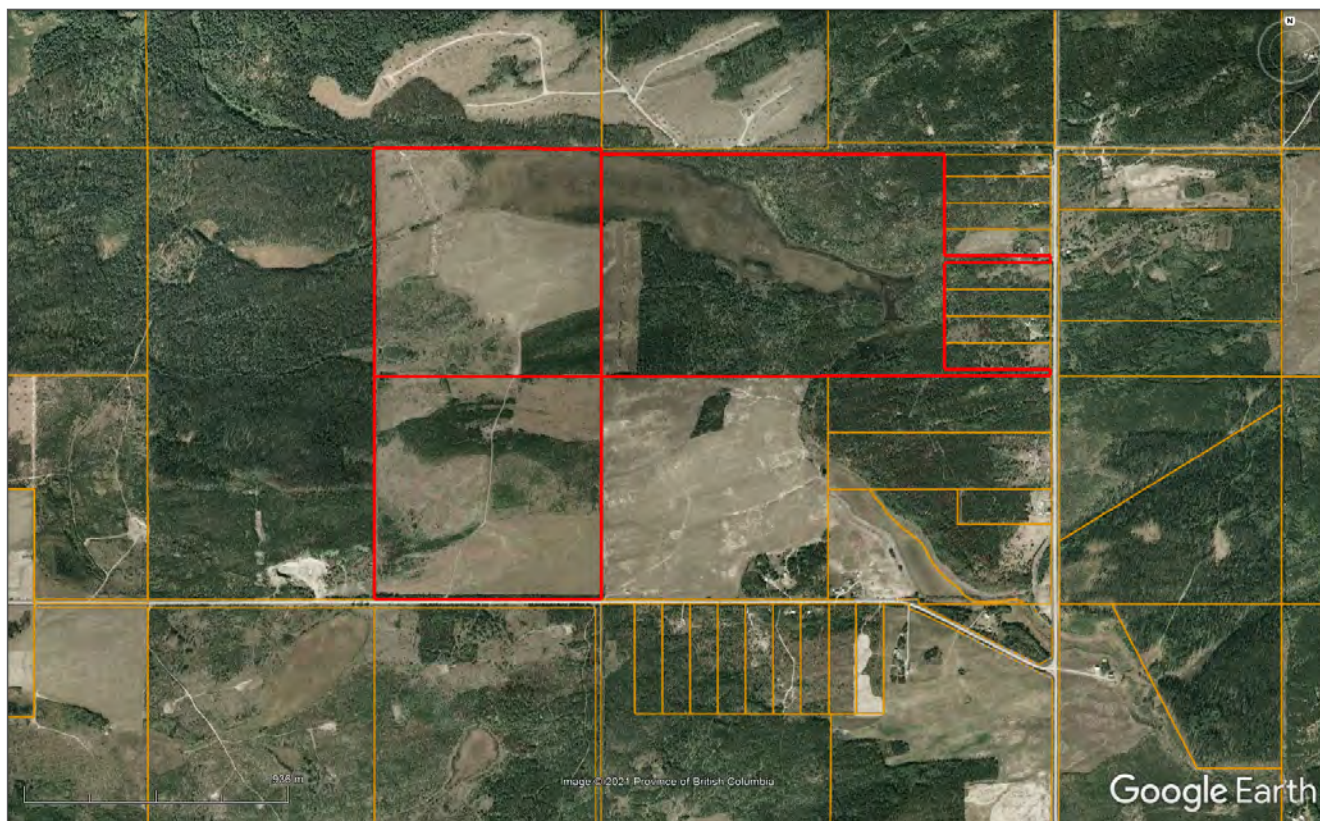
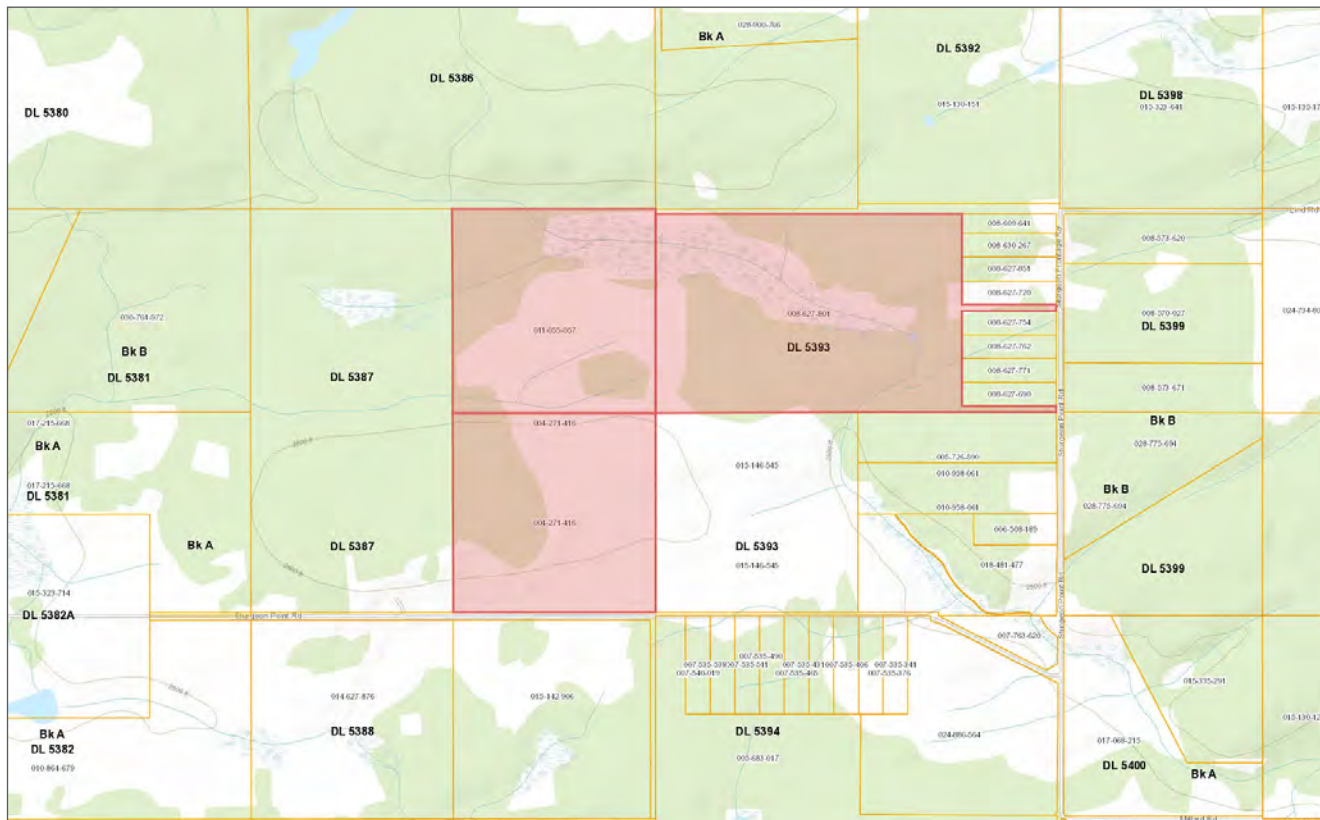


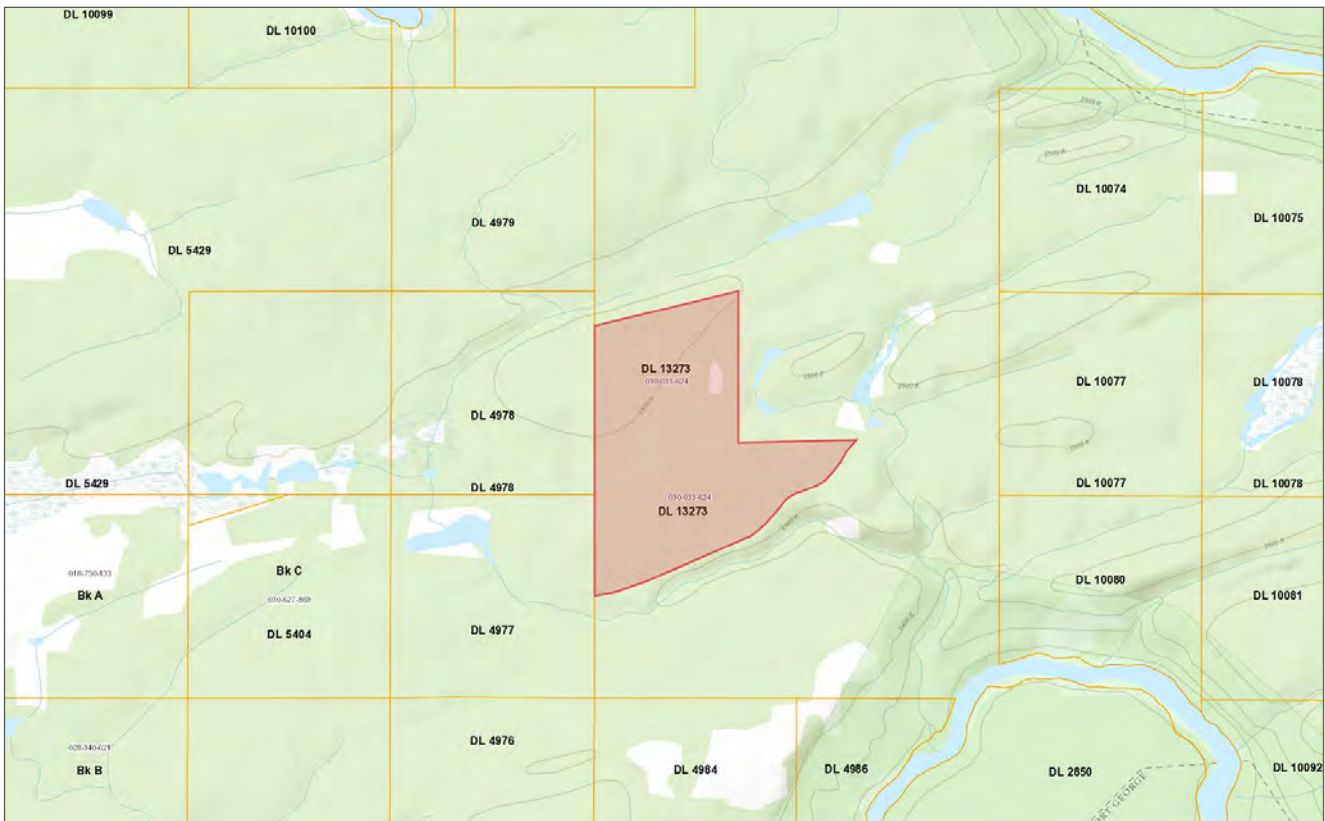
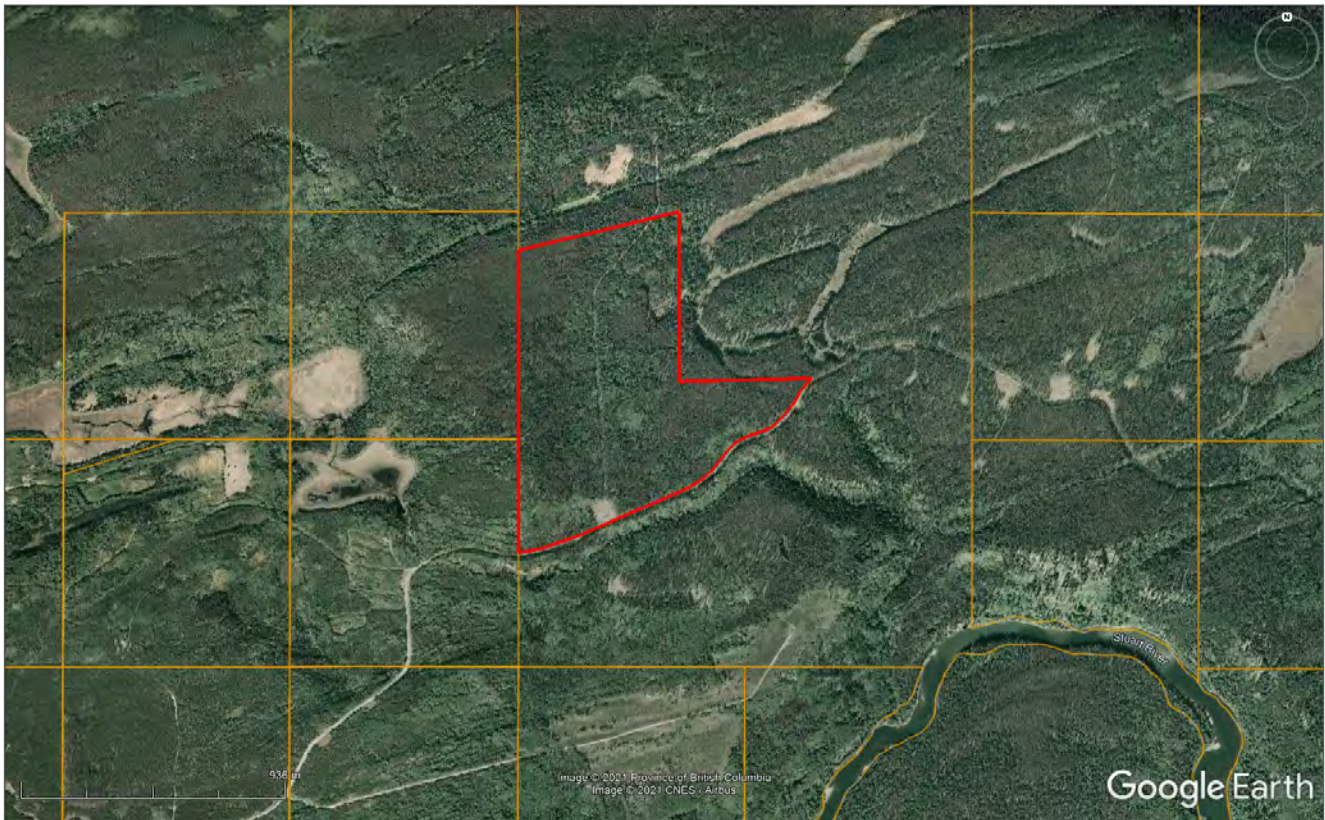














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