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Private 78 Acre Hobby Farm and Log Home



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Private 78 Acre Hobby Farm and Log Home

Knife Creek Road - Cariboo

PROPERTY DETAILS

Listing Number:	26197
Price:	$675,000
Taxes (2025):	$1,850.54
Size:	78 acres

DESCRIPTION

Set privately among the trees and overlooking approximately 45 acres of productive hay fields, this rustic log home offers an excellent opportunity for someone looking to create a country retreat, hobby farm or family homestead. The home features approximately 1,200 sq. ft. on the main floor plus a full concrete basement of similar size, providing plenty of space for future development.

The home is entered through the walk-out basement, where you'll find four separate rooms including a utility/furnace room, a dedicated solar battery storage room, an entrance/storage area, and two additional rooms that could be finished as bedrooms, recreation rooms, a workshop or hobby space. The lower level is largely unfinished and requires upgrading but offers tremendous potential.

Upstairs, the home opens into a spacious open-concept living, dining and kitchen area centred around a striking masonry fireplace and chimney that forms the heart of the home. Large windows capture peaceful views across the hay fields, while a door leads onto the wraparound deck, providing the perfect place to enjoy the quiet surroundings. The main floor also includes two bedrooms, including a primary bedroom with en suite, a second full bathroom and a utility room. The rustic interior combines log construction with framed and drywall-finished bedroom walls, creating a warm country feel.

Powered by a well-established solar system with batteries replaced approximately two years ago, the home also features a durable metal roof and full concrete basement. The wood stove and fireplace have not been WETT inspected. While the home requires repairs, updating and general maintenance, it provides a solid foundation for someone with the vision to restore it into a beautiful rural family home.

The yard surrounding the home offers the charm of an old farmstead waiting to be brought back to life. A greenhouse, woodshed/storage building, fenced yard adjacent to the home, established garden area and a small outbuilding that once operated as a roadside garden stand provide an excellent foundation for self-sufficient country living.

A small year-round creek meanders in front of the home, filling the property with the relaxing sound of running water. A quaint wooden footbridge crosses the creek, leading directly into the open hay fields beyond. With some landscaping and care, the grounds could once again become a beautiful country setting while maintaining the exceptional privacy the property enjoys.

This beautiful 78-acre property offers an excellent combination of productive farmland and peaceful rural living. Approximately 45 acres are in productive hay fields consisting of a healthy mix of clover and grass hay. The fields have never been ploughed, allowing the established forage stand to



remain strong and productive. The land has also never been fertilized or treated with herbicides, giving a purchaser the opportunity to pursue organic certification if desired.

A creek flows through the centre of the hay fields, providing an excellent water source for pump irrigation, while valuable domestic and livestock water rights, costing approximately $100 per year, are included with the property. The entire property is perimeter fenced with barbed wire, making it well suited for livestock. The productive forage and existing fencing make this an ideal property for backgrounding yearlings, operating a hobby farm, or establishing a small cattle or horse operation. Surrounded by nature in a quiet, private setting with good year-round road access, the property offers the best of rural living while remaining conveniently located near amenities. Although currently off-grid with a reliable solar power system, hydro is available only approximately 1.5 miles away, providing the option to connect to the grid in the future.

Offering productive farmland, abundant privacy, water rights, and a spacious log home ready for restoration, this affordable acreage presents an outstanding opportunity for buyers looking to build equity and create their own country lifestyle.

LOCATION

4120 Knife Creek Road - 150 Mile House, BC

DIRECTIONS

Directions from 150 Mile House

From 150 Mile House, travel north on Highway 97 toward Lac La Hache for approximately 35 km. Turn left onto Knife Creek Road and continue for approximately 15km. The property at 4120 Knife Creek Road will be on your left-hand side. Total driving time is about 30 minutes.

Directions from Lac La Hache

From the junction of Highway 97 in Lac La Hache, travel south on Highway 97 for approximately 30 km. Turn right onto Knife Creek Road and continue for approximately 15 km. The property at 4120 Knife Creek Road will be on your left-hand side. Total driving time is approximately 50 minutes.

AREA DATA

Knife Creek offers the best of rural Cariboo living, combining productive farmland, quiet country roads, and outstanding outdoor recreation while remaining conveniently close to essential services. The area is known for its ranching heritage, rolling grasslands, forests, and countless opportunities for horseback riding, hiking, ATVing, snowmobiling, fishing, hunting, and wildlife viewing. Knife Creek Road is centrally located between the communities of 150 Mile House and Lac La Hache, making it easy to enjoy a peaceful country lifestyle without being isolated.

Just 25-30 minutes north, 150 Mile House provides everyday conveniences including a grocery store, gas station, elementary school, community hall, and quick access to Highway 97. The community also serves as the gateway to Horsefly, Likely, and the scenic Quesnel Lake region.

Only 45 minutes south, Lac La Hache is a welcoming lakeside community offering groceries,

restaurants, fuel, accommodations, a post office, elementary school, public boat launches, beaches, and year-round recreation on beautiful Lac La Hache. The lake is renowned for excellent fishing, boating, paddling, watersports, and ice fishing, while nearby provincial parks provide hiking, camping, swimming, and picnic areas.

For full services, Williams Lake is approximately 45 minutes north, while 100 Mile House is approximately one hour south. Both communities offer hospitals, medical and dental clinics, major grocery stores, hardware and farm supply stores, restaurants, shopping, banking, schools, recreation centres, veterinary services, and a full range of professional services, making Knife Creek an ideal location for those seeking rural living with convenient access to urban amenities.

VEGETATION

Approximately 45 acres of the property are established in productive clover and grass hay, while the balance of the acreage is naturally treed with mature coniferous forest that provides privacy, wildlife habitat and a sustainable source of firewood. The hay fields have never been ploughed, fertilized or treated with herbicides, allowing the healthy forage stand to remain well established. This long history of natural management may appeal to buyers interested in pursuing organic certification, subject to meeting the requirements of a recognized certifying body. The combination of productive hay land and natural forest makes this an excellent property for livestock, hobby farming or those seeking a self-sufficient rural lifestyle.

MAP REFERENCE

52° 0’27.70”N and 121°40’50.41”W

INVESTMENT FEATURES

This 78-acre property offers outstanding value for buyers looking to build equity while enjoying the benefits of rural living. Approximately 45 acres of productive clover and grass hay, perimeter fencing, domestic and livestock water rights, and established infrastructure make it well suited for a hobby farm or small livestock operation. The hay fields have never been ploughed, fertilized, or treated with herbicides, offering potential for buyers interested in pursuing organic certification.

The solid log home provides an excellent opportunity for renovation, allowing a purchaser to add significant value through improvements rather than paying a premium for a finished property. With hydro located only approximately 1.5 miles away, buyers also have the option of continuing with the existing solar system or connecting to the electrical grid in the future.

Whether you’re looking to background yearlings, keep horses, produce your own hay, or simply invest in a productive piece of Cariboo farmland, this affordable acreage combines agricultural potential, privacy, and long-term value in one package.

SERVICES

- Spring fed dug well
- Domestic and stock water licence
- Septic tank with drain field
- Power - solar with nearest power line 1.5 km away, batteries replaced 2 years ago
- Heat wood heat - not WETT inspected
- Propane heater

ZONING

R/A Resource Agricultural

LEGAL

BLOCK A OF THE SOUTH EAST 1/4 SECTION OF SECTION 7 TOWNSHIP 39 CARIBOO DISTRICT

PID 014-812-975



















































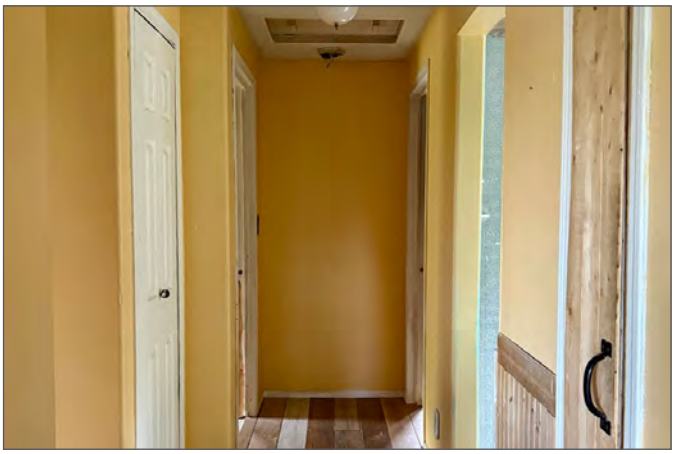


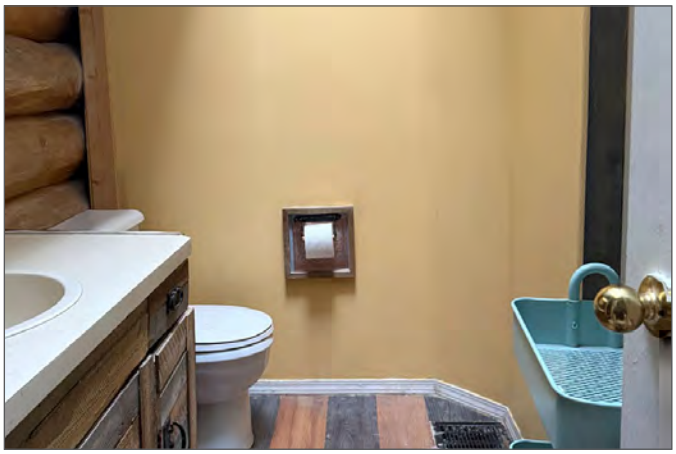




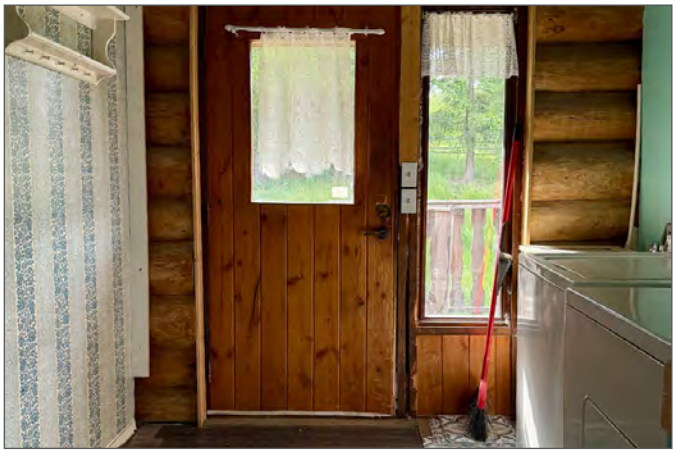






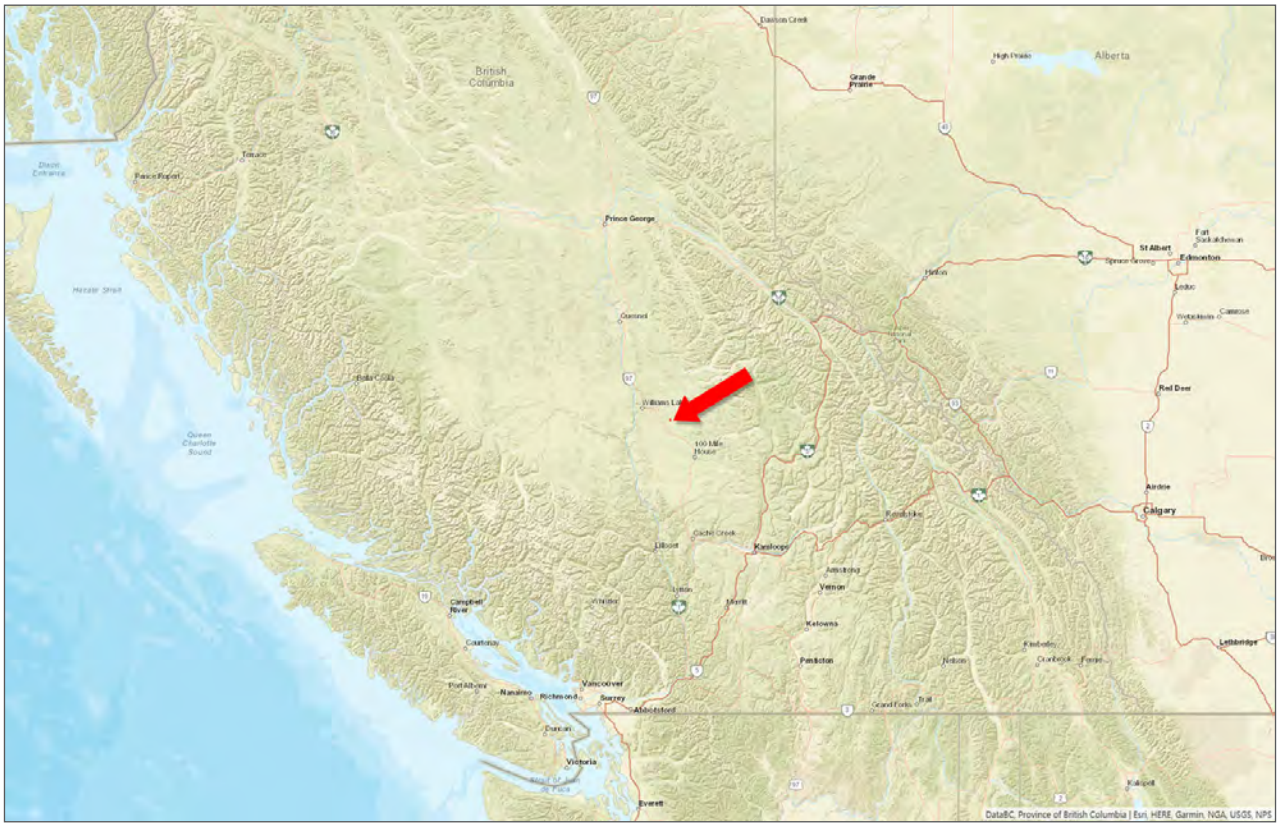


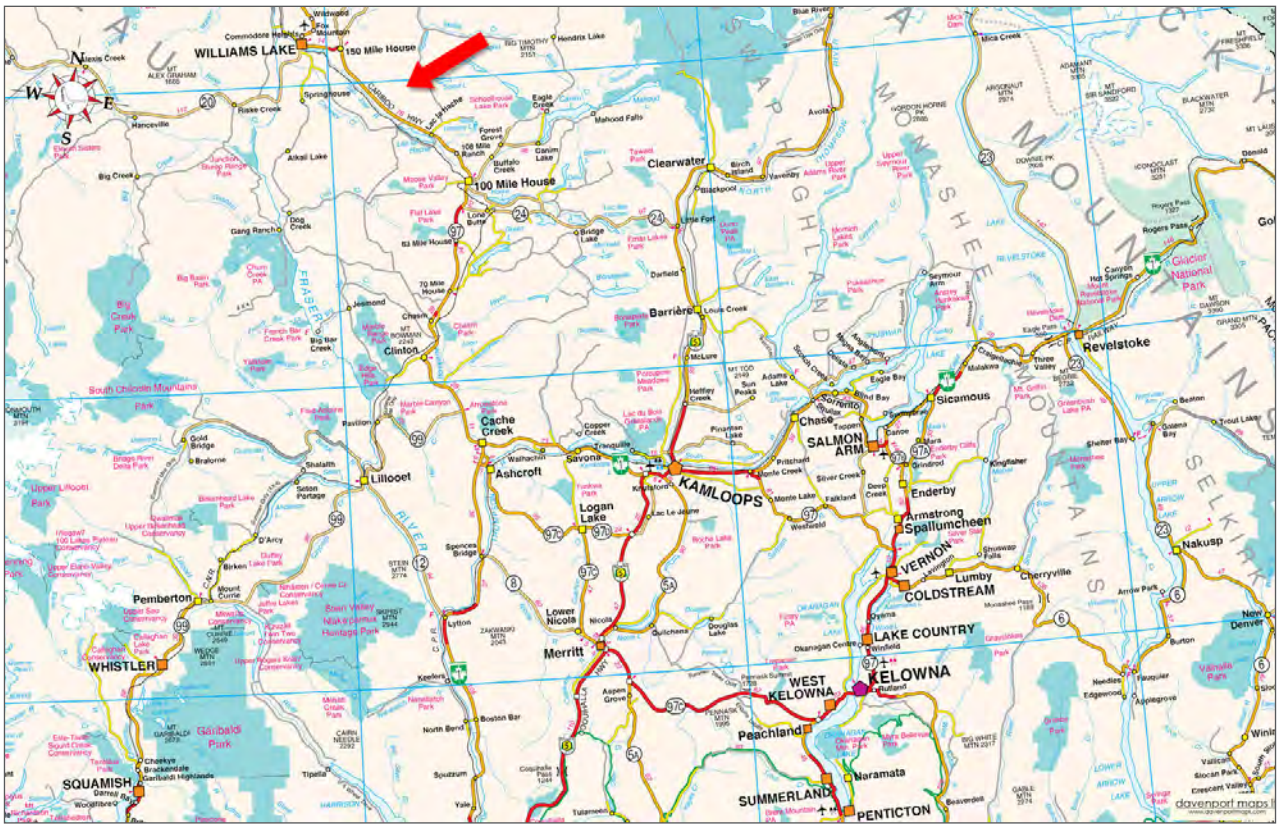




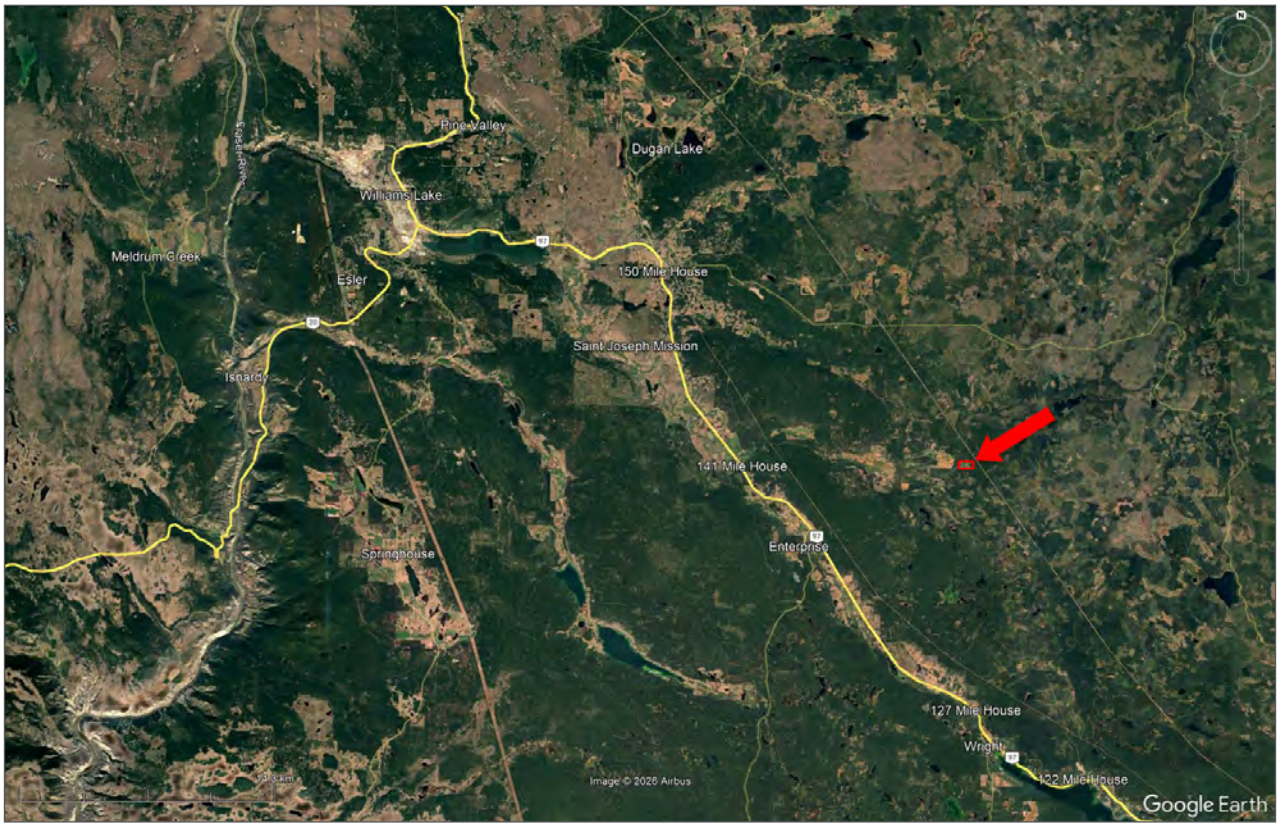





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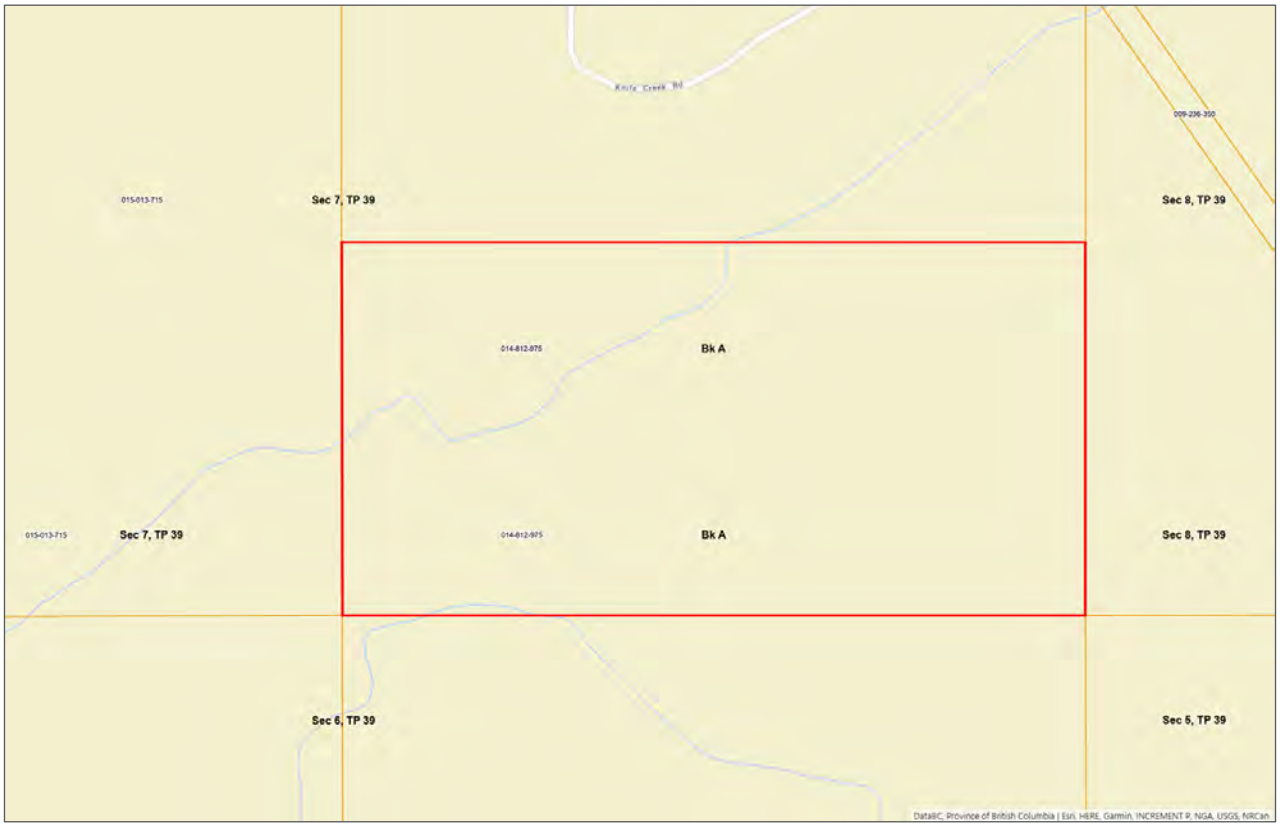

WILLIAMS LAKE
150 Mile House
100 Mile House
Clearwater
Clinton
Barrière
Revelstoke
Cache Creek
Ashcroft
Lillooet
KAMLOOPS
Chase
SALMON ARM
Sicamous
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Summerland
PENTICTON
Naramata
Merritt
Logan Lake
Lower Nicola
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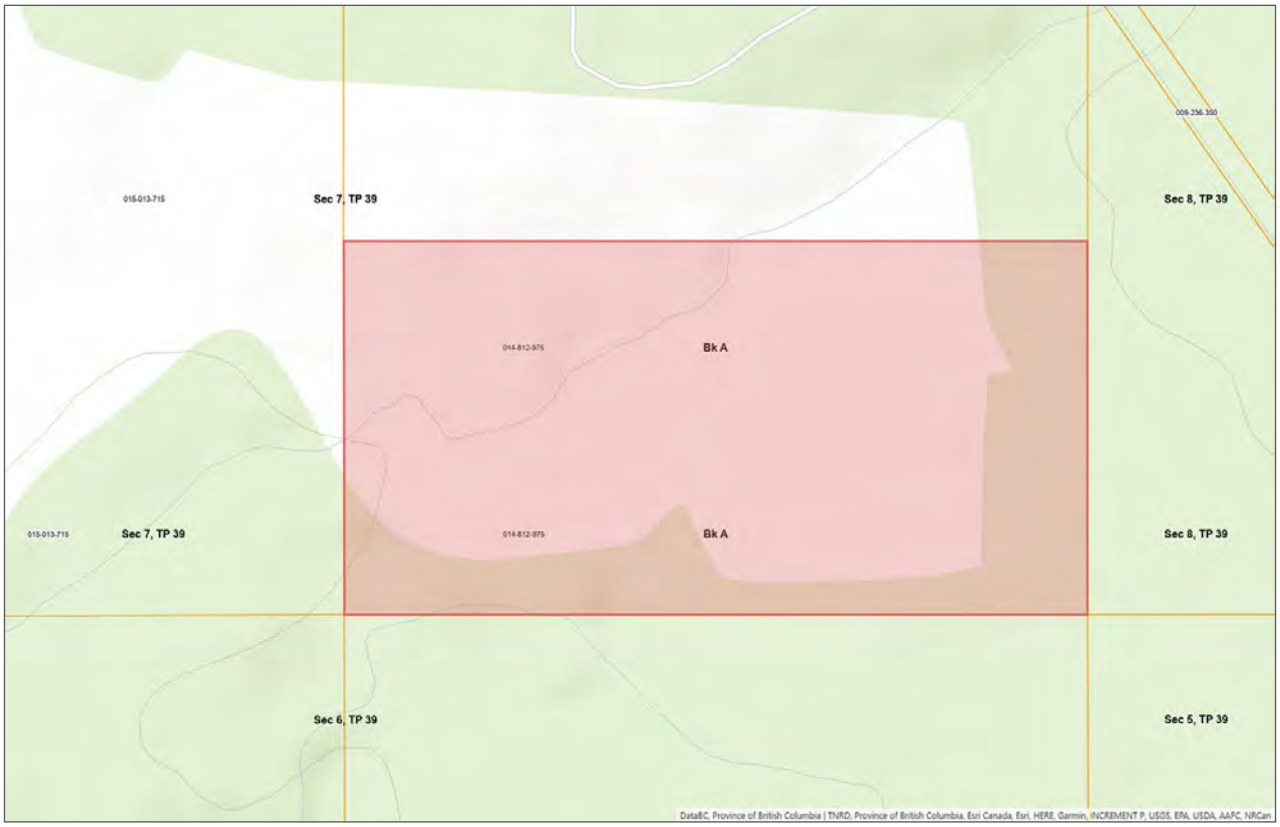

Williams Lake
Chilcotin
Training
Area
(DND)
Meldrum Creek
Comer
Pine Valley
Williams Lake
150 Mile House
Sugarcane
St. Joseph
Mission
Johnson
141 Mile House
Enterprise
Springhouse
McIntyre Lake
Riske Creek
Becher House
Alkali Lake
Esketemc First Nation
127 Mile House
Wright
122 Mile House
Canama
CARIBOO


Pine Valley
Dugan Lake
Williams Lake
Meldrum Creek
Esler
150 Mile House
Saint Joseph Mission
Isnaru
141 Mile House
Springhouse
Enterprise
127 Mile House
Wright
122 Mile House
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141 Mile House
Enterprise
5.22 km
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DataBC, Province of British Columbia


Sec 7, TP 39
Sec 8, TP 39
Bk A
Sec 7, TP 39
Bk A
Sec 8, TP 39
Sec 6, TP 39
Sec 5, TP 39


Sec 7, TP 39
Sec 8, TP 39
Bk A
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