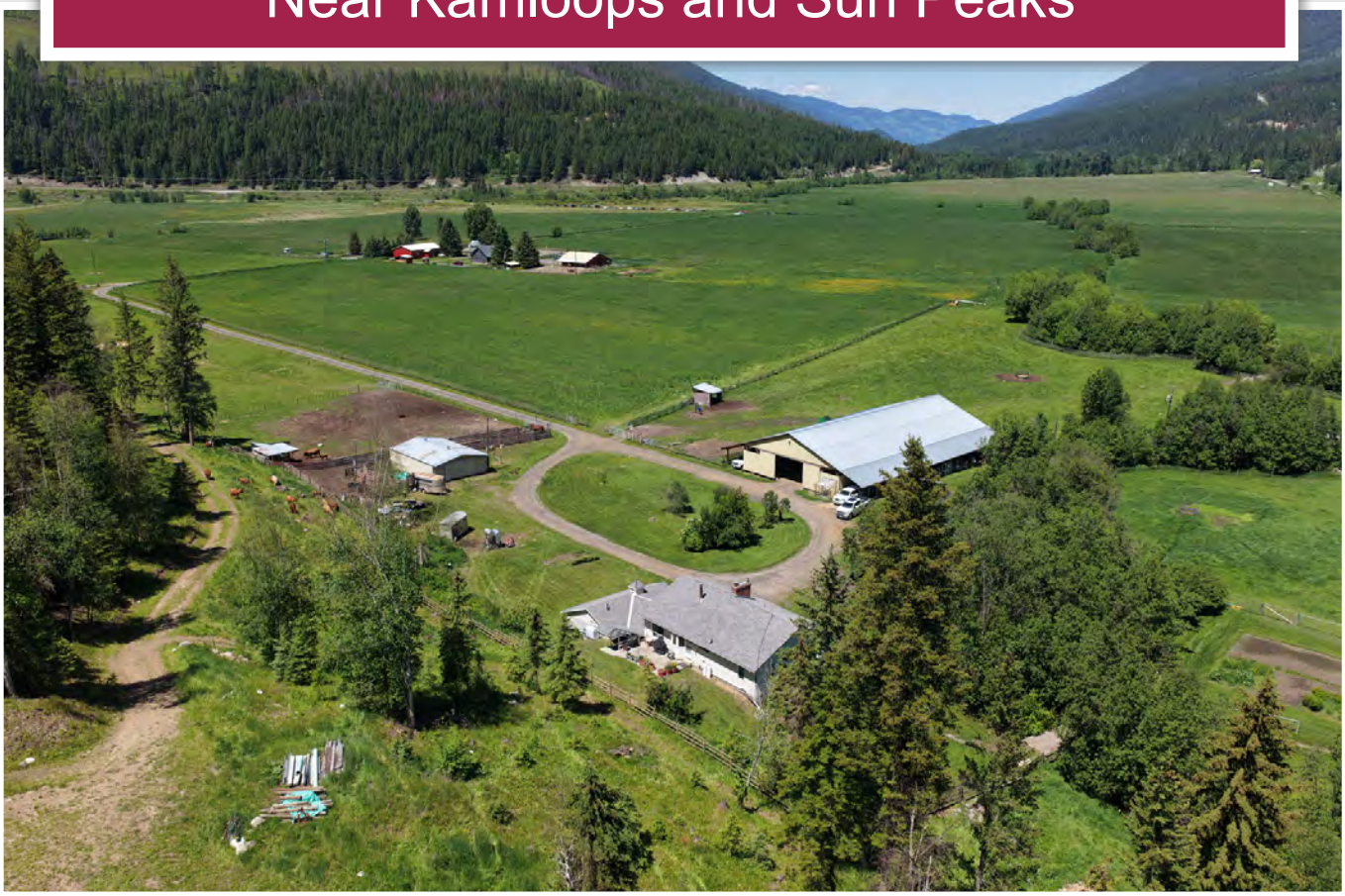
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Affordable Creekfront Farm

Near Kamloops and Sun Peaks



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Affordable Creekfront Farm Near Kamloops and Sun Peaks - Whitecroft, BC

PROPERTY DETAILS

Listing Number:	26170
Price:	$1,279,000
Taxes (2026):	$1,547.62
Size:	40.56 acres
Zoning:	AF-1

DESCRIPTION

Looking to embrace a rural, self-sufficient lifestyle? Look no further! Nestled in the close-knit farming community of Whitecroft, just 35 minutes from Kamloops and 10 minutes to Sun Peaks Resort, this private and established 40-acre farm offers an exceptional opportunity for hobby farming or a self-sufficient lifestyle. The property is fully fenced and cross-fenced, making it well-suited for livestock and equestrian uses. Approximately 20 acres are currently in hay production, supported by irrigation water rights from Louis Creek, which flows through the eastern portion of the land. Sturdy bridges have been installed to connect the pasture areas created by the creek's bends. Here, the peaceful sound of flowing water combined with the presence of songbirds creates a truly tranquil setting. In the fall, watch the coho salmon return to spawn in the creek as you sit by the firepit.

A hillside on the southern half of the property was selectively logged, re-seeded, and re-fenced in 2024 to expand grazing opportunities; and this backs directly onto Crown land, providing immediate access for backcountry exploration right from the property. The surrounding area is well known for its excellent hunting, fishing, skiing, mountain biking, and horseback riding.

The 4-bedroom, 2-bathroom, two-level ranch house has plenty of space for family; as well as storage space. The lower level includes a utility/mudroom a recreation room with propane fireplace which is currently functioning as an office, two bedrooms and a bathroom. Upstairs there are two additional bedrooms, a bathroom, large living room, dining area and kitchen which backs on to a small porch and green space. Most of the homes interior is original but has been well maintained over the years.

The attached, recently renovated garage has in-floor heating, a 3-piece bathroom, and lots of room for your hobbies or storage. Working from home is also possible, with available cell service and high-speed Internet.

In addition to the main residence, the property includes a 30 x 40 ft storage barn and a covered 60 x 120 indoor arena. While the arena is currently used for calving and storing hay and equipment, it could easily be converted back to equestrian use. Both buildings have water and electricity. Other outbuildings include a garden shed, chicken coop, pump house, and livestock shelters. The extensive garden area with fruit trees is cultivated and ready for your plants.

For those interested in expanding operations, several neighbors in the area have previously leased their hayfields to the current owner. One neighbor has also allowed the use of their grazing licence on adjacent Crown land for summer pasture.

This creates a strong opportunity for the new owner to continue or utilize these arrangements and increase forage production beyond the 40-acre parcel's boundaries. Livestock and haying equipment are available for sale separately.

Whether you enjoy hiking, biking, fishing, swimming, skiing, riding, or golfing, this property places you in the heart of a recreational paradise. This region enjoys a favorable climate, ideal for those looking to embrace a rural lifestyle. Cell service and high-speed Internet are available.

This is a rare offering that combines agricultural land, water rights, Crown land access, and sweeping mountain and valley views—all within commuting distance of Kamloops.

Contact the listing agent today for more information or to arrange a viewing.

LOCATION

3260 McGillivray Creek Road - Heffley Creek, BC

DIRECTIONS

Please see the mapping section for detailed directions.

AREA DATA

Heffley Creek is a small semi-rural community located approximately 20 minutes north of downtown Kamloops along Highway 5 (the Yellowhead Highway). The broader Heffley Creek area also includes the neighbouring community of Whitecroft, which sits slightly farther north toward Sun Peaks. Together, these areas form a collection of rural neighbourhoods that offer a quieter lifestyle while remaining within convenient commuting distance of Kamloops.

The area is a mix of acreages, hobby farms, larger rural properties, established homes and newer estate-style developments. The landscape transitions between open grasslands, forested hillsides and creekside settings, creating a spacious and uncrowded feel.

Residents are community-oriented, and mostly drawn to the area for its peaceful setting, sense of privacy and connection to nature, while still maintaining access to urban amenities. The community is made up of long-time residents, families, retirees and professionals who often commute into Kamloops for work. It has a welcoming, small-community atmosphere where neighbours tend to know one another and value a slower pace of life.

Amenities within Heffley Creek and Whitecroft are limited but practical, including an elementary school, community gathering spaces and a small number of local services. Most residents rely on Kamloops for larger amenities such as grocery stores, retail shopping, healthcare, restaurants and professional services. The proximity to Kamloops allows residents to enjoy rural living without feeling isolated.

Overall, Heffley Creek and Whitecroft offer a balance between country living and city convenience. The area appeals to those seeking larger properties, more space and a quieter environment while remaining close to one of British Columbia's major interior service centres.

Kamloops is just 20 minutes south of Heffley Creek and Whitecroft and has a full range of services including major retailers, restaurants, a regional airport, a large hospital, professional services and government offices. It is also home of Thompson Rivers University, making it an important centre for post-secondary education and employment.

RECREATION

The Heffley Creek and Whitecroft area offers year-round recreation, making it a great location for those who appreciate an active lifestyle. Enjoy access to countless opportunities for hiking, mountain biking, horseback riding, trail running and exploring the region's extensive network of trails and natural landscapes. Nearby parks, including Paul Lake Provincial Park, Lac du Bois Grasslands Protected Area and Kenna Cartwright Nature Park, provide scenic spaces for hiking, wildlife viewing, paddling and enjoying the area's diverse terrain.

The abundance of nearby lakes, including Heffley Lake, Paul Lake and the larger Shuswap Lake region, offers opportunities for boating, fishing, kayaking, paddleboarding, swimming and camping throughout the warmer months. Golf courses in Kamloops and Sun Peaks add to the area's appeal, while the surrounding backroads and forests are popular for horseback riding, photography and hunting in designated areas.

Winter is a major highlight due to the area's proximity to Sun Peaks Resort, Canada's second-largest ski destination, located approximately 25 minutes from Whitecroft. Residents enjoy convenient access to downhill skiing, snowboarding, Nordic skiing, snowshoeing, snowmobiling and fat biking, while Kamloops provides additional indoor recreation facilities, skating arenas, hockey programs and community sports. The combination of four-season recreation, nearby parks and easy access to both Sun Peaks and Kamloops make Heffley Creek and Whitecroft particularly attractive to those who are looking for an active lifestyle without sacrificing convenience.

HISTORY

Heffley Creek was established as a settlement in the late 1800s, when ranching, farming and logging expanded throughout the Thompson region.

The community was originally known as Tranquille Valley East before becoming known as Heffley Creek, named after the creek that runs through the area. The name is generally attributed to members of the Heffley family, who were among the early settlers in the region.

Growth accelerated in the early 1900s as transportation routes improved and the area became an important rural community serving agricultural operations north of Kamloops.

MAP REFERENCE

50°50'47.52"N and 119°58'7.66"W

SERVICES

- Well
- Water licences
- Septic
- High speed Internet
- Power
- Cell service

IMPROVEMENTS

- The well-maintained 4-bedroom, 2-bathroom ranch house includes a renovated attached garage with in-floor heating
- 30 x 40 ft storage shop
- 60 x 120 ft covered indoor arena currently used for hay and equipment storage
- Garden shed, chicken coop, and livestock shelters

LEGAL

LEGAL SUBDIVISION 9 SECTION 2 TOWNSHIP 22 RANGE 15 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

PID 002-270-285





























































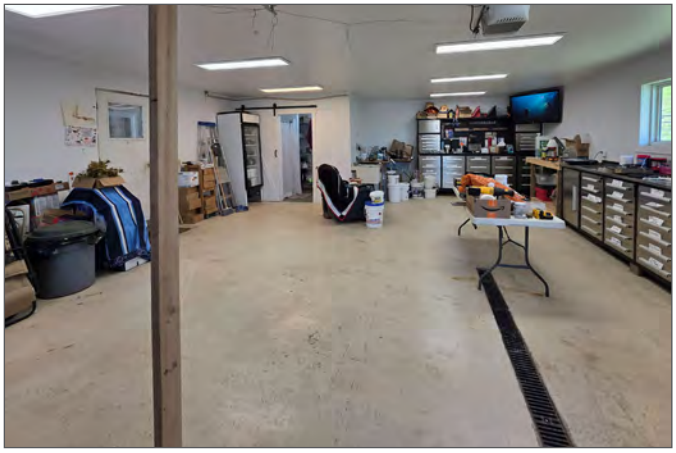







NEW HOLLAND

































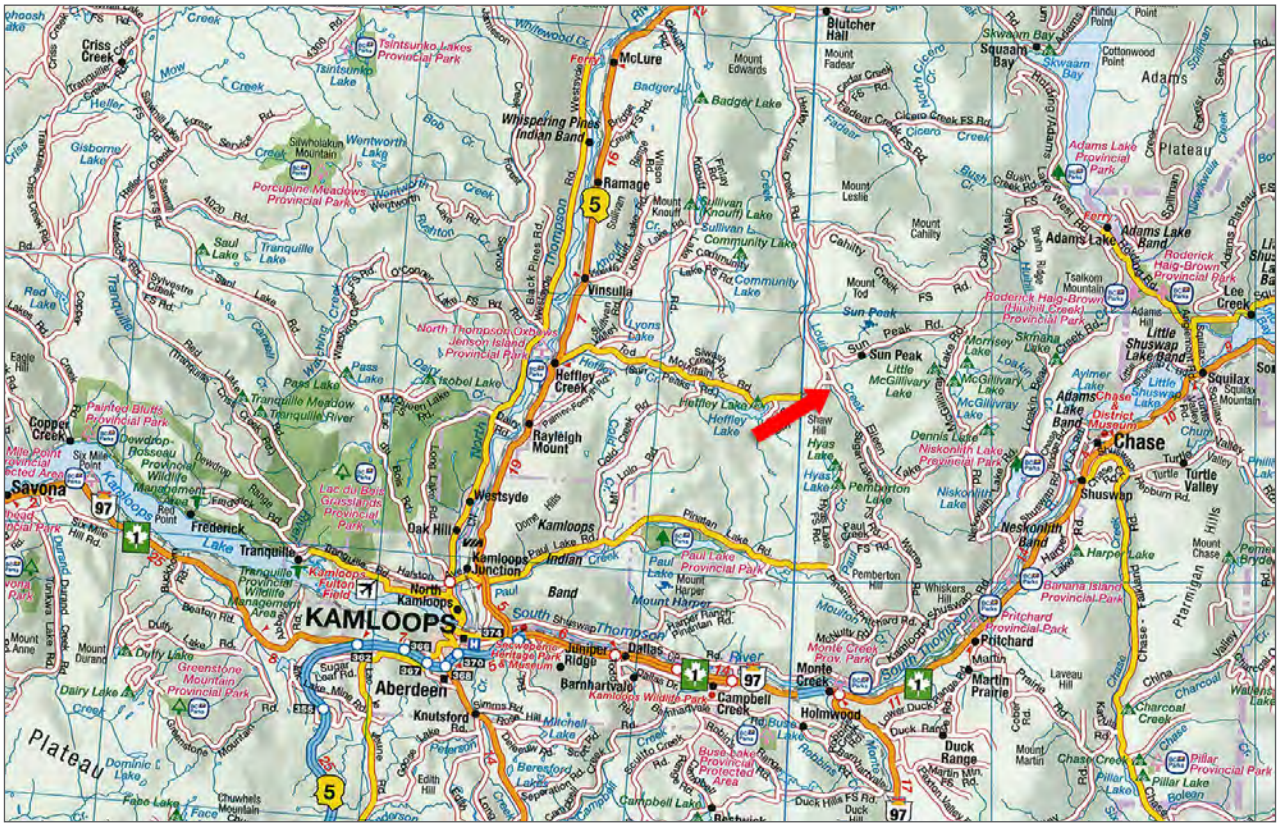






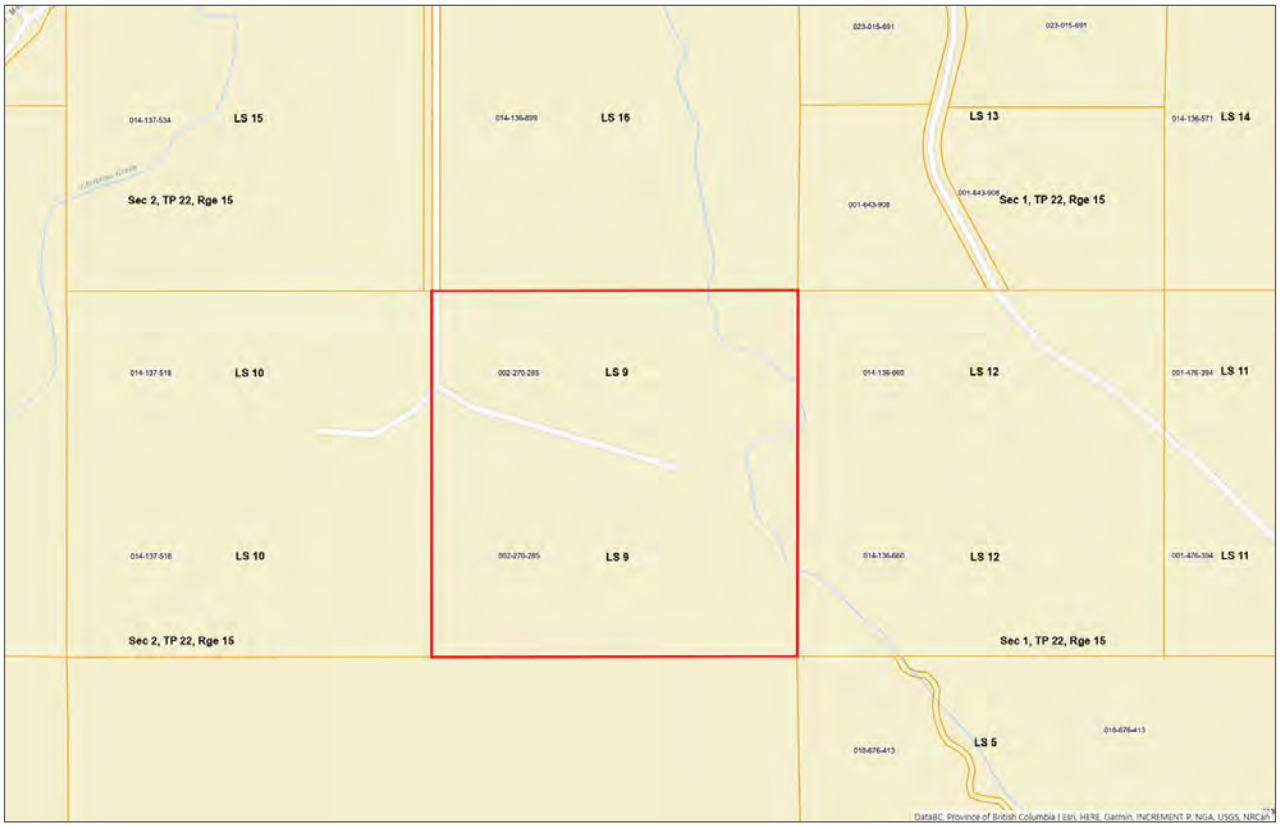


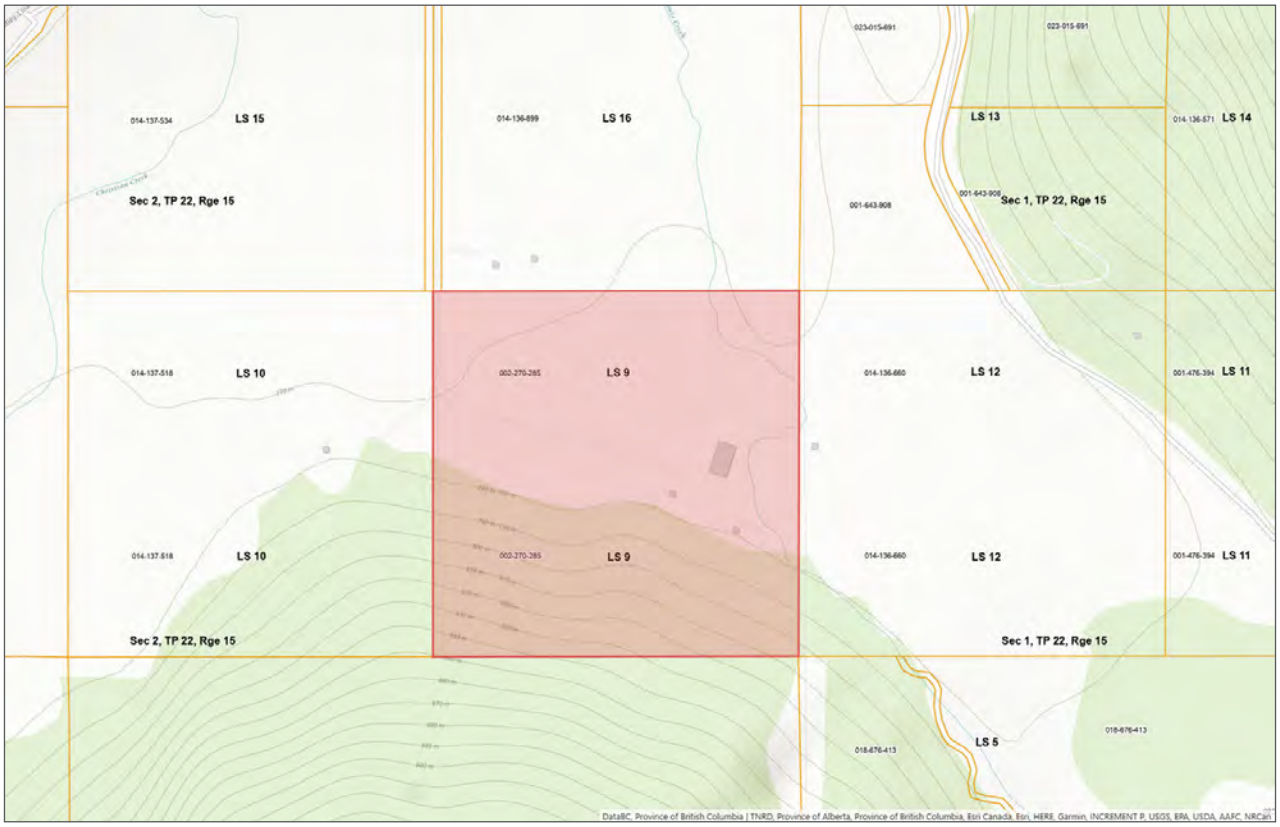

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Golden
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Banff
Cranbrook
Nelson
Castlegar
Trail
Creston
Osoyoos
Oliver
Summerland
Peachland
West Kelowna
Lake Country
Salmon Arm
Sicamous
Enderby
Armstrong
Spallumcheen
Lumby
Coldstream
Chase
Sorrento
Barrière
Clinton
Cache Creek
Ashcroft
Logan Lake
Lower Nicola
Nakusp
New Denver
Kaslo
Kimberley
Fernie
Golden
Revelstoke
Radium Hot Springs
Windermere
Invermere
Canal Flats
Harrison Hot Springs
Hope
Chilliwack
Abbotsford
Grand Forks
Greenwood
Midway
Rossland
Warfield
Fruitvale
Montrose
Salmo
Erickson
Yahk
Kingsgate
Eastport
Kaleden
Okanagan Falls
Keremeos
Cawston
Oroville
Naramata
Westbridge
Beaverdell
Genelle
Winlaw
Slocan
Edgewood
Needles
Fauquier
Burton
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Deer Park
Mirror Lake
Kootenay Bay
Crawford Bay
Gray Creek
Boswell
Sirdar
Wynndel
Kitchener
Yahk
Eastport
Kingsgate
Ta Ta Creek
Wasa
Skookumchuck
Fort Steele
Wycliffe
Storybook
Meadowbrook
Mayook
Moyie
Yaak
Libby
Kalispell
Newport
Sandpoint
Bonners Ferry
Kootenai National Forest
Colville National Forest
Kaniksu National Forest
Colville Indian Reservation
Okanogan National Forest
Pasayten Wilderness
North Cascades National Park
Glacier Peak Wilderness
Mount Baker-Snoqualmie National Forest
E.C. Manning Provincial Park
Garibaldi Provincial Park
Strait of Georgia
Ocean
Monashee Mountains
Selkirk Mountains
Purcell Mountains
Rocky Mountains
Mountain Pacific Standard Time
Glacier National Park
Banff National Park
Yoho N.P.
Kootenay N.P.
Jasper National Park
Mount Robson Provincial Park
Wells Gray Provincial Park
Okanagan Landing
Okanagan Centre
Okanagan Falls
Kelowna
Vernon
Kamloops
Salmon Arm
Revelstoke
Golden
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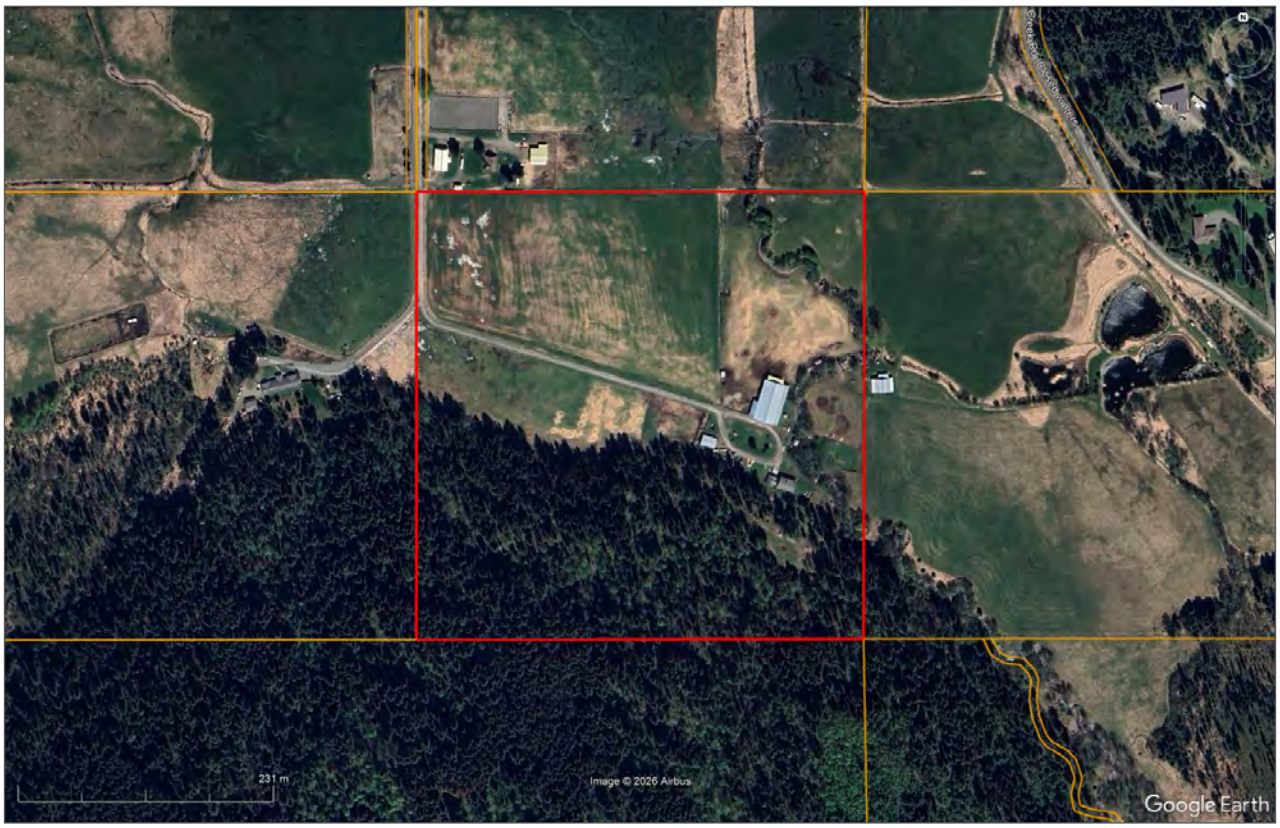

KAMLOOPS
Savona
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Sun Peak
Aberdeen
Westsyde
Rayleigh
Vinsulla
McLure
Ramage
Blutcher Hall
Squaam Bay
Adams Lake
Squilax
Pritchard
Monte Creek
Martin Prairie
Duck Range
Holmwood
Campbell Creek
Barnhartvale
Juniper Ridge
Dallas
Knutsford
Tranquille
Frederick
Dutchy Lake
Dairy Lake
Greenstone Mountain Provincial Park
Porcupine Meadows Provincial Park
Tsintsunko Lakes Provincial Park
Whispering Pines Indian Band
Adams Lake Provincial Park
Roderick Haig-Brown Provincial Park
Painted Bluffs Provincial Park
Paul Lake Provincial Park
Banana Island Provincial Park
Pillar Provincial Park
Busse-bake Provincial Protected Area
Plateau


Cahilty
Black Pines
Vinsulla
Sun Peaks
Whitecroft
HEFFLEY CREEK
NOBLE CREEK
RAYLEIGH
WESTSYDE
OAK HILLS
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Whitecroft
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Notes



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