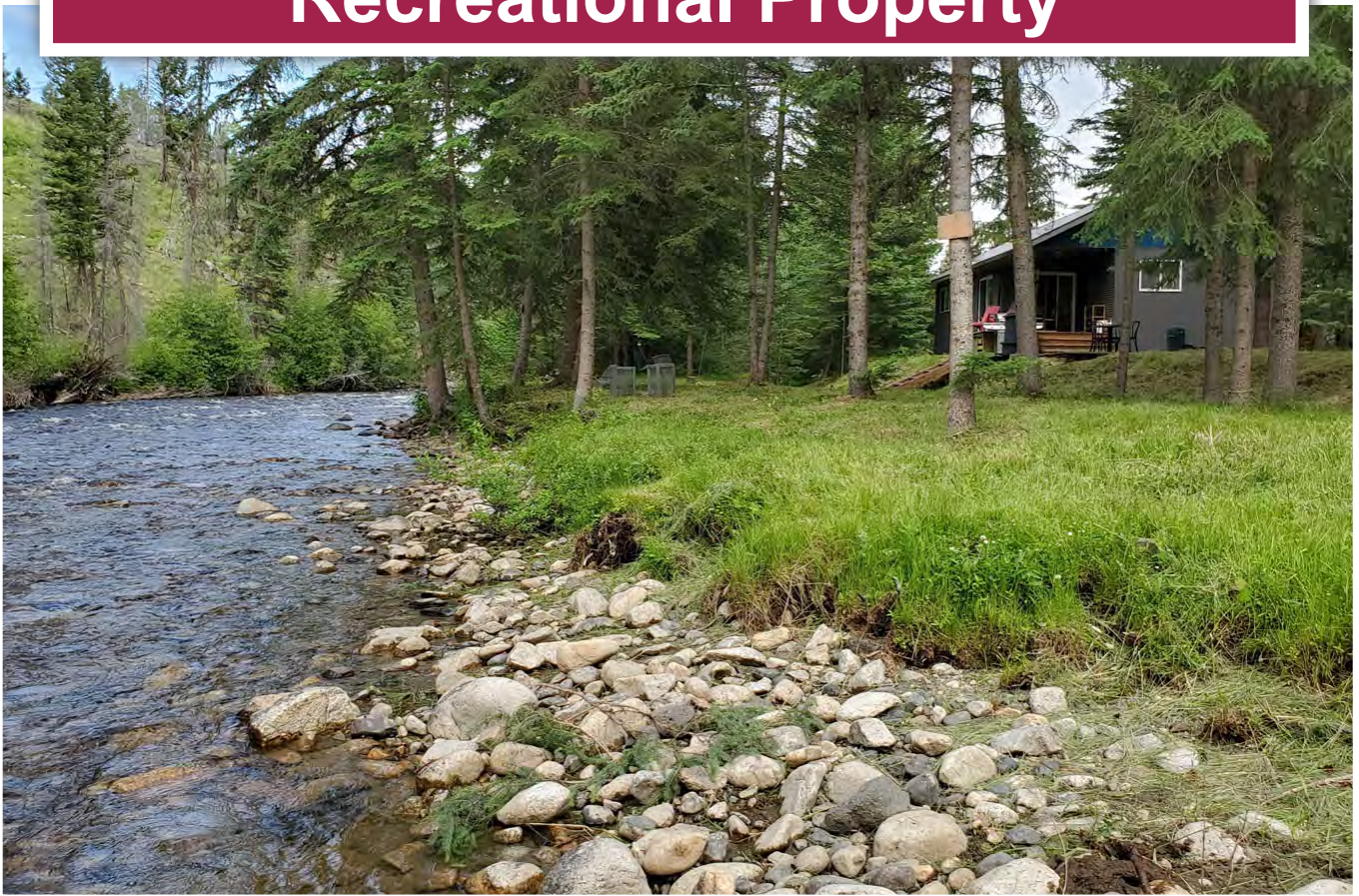




Affordable Riverfront Recreational Property



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Affordable Riverfront Recreational Property

Clinton, BC

PROPERTY DETAILS

Listing Number:	26069
Price:	\$499,000
Taxes (2025):	\$1,208.39
Size:	160 acres
Zoning:	RL-1

DESCRIPTION

Located northeast from Clinton, this 160-acre riverfront property is exactly what you have been waiting for. The perfect affordable recreational escape with great fishing, hunting, snowmobiling, ATVing and horseback riding all right on your doorstep. The riverfront area is well treed with the balance of the acreage a mixture of open pasture land and timber pockets. Certain sections of the acreage were affected by the 2017 Elephant Hill Wildfire, but the charm and beauty of the land remains.

Leave behind the hustle and bustle of urban living and uncover your secluded wilderness haven. Situated beside the scenic Bonaparte River, this estate provides a refuge for anyone craving serenity, seclusion, and a deep bond with the outdoors. Picture starting your days along the riverbank, exploring wooded paths on an ATV, casting lines into pristine waters, or just basking in the calm that envelops you. The property includes 2 separate cozy 865 sq. ft. cabins offering inviting lodging for longer visits or quick escapes. The two cabins open up the possibility of a group purchase

with friends, or keep both for your own personal use with friends and extended family. Each features a similar design, ideal for entertaining visitors or savoring personal solitude. Cozy up next to a roaring fireplace, tune into the gentle calming sounds of the river, and gaze at the brilliant stars lighting up the unpolluted night sky.

Access is primarily year-round via a maintained forestry road, with the final stretch offering a quiet, secluded approach that ends right at your property line—no through traffic, just privacy and nature. The seller is in the process of registering an easement on the neighboring 160 acres to provide access to this parcel, where a sale can complete as soon as the easement is registered. Whether you picture it as a simple hideaway, a family escape, or a launchpad for wilderness explorations, this land embodies the ultimate British Columbia backcountry way of life. Seize the opportunity to claim your slice of heaven—your exclusive nature sanctuary is ready.

Contact the listing agent today for more information or to book a time to go by for a look.

LOCATION

DL 3849 Hutchison Road - Clinton, BC

DIRECTIONS

Please see mapping section of this listing.

AREA DATA

Clinton's local vibe is quiet and community-focused, with a steady, small-town pace. Residents tend



to be long-term, and there is a strong sense of familiarity among neighbours. The area appeals to those looking for a simpler lifestyle with lower overhead, less congestion, and a practical approach to daily living. It is a smaller community in the South Cariboo region, positioned along Highway 97 roughly midway between larger centres such as Kamloops and Williams Lake. With a population of under 700 residents, it functions as a local hub for the surrounding rural and ranching areas, providing day-to-day services to both residents and travellers moving through the corridor.

Amenities are modest but cover essential needs. The community includes a K-12 school, health centre, ambulance service, and RCMP presence, along with basic retail, fuel, and grocery options. There are also local businesses, small shops, and services that support both residents and nearby rural properties. While most daily necessities are available within the village, more extensive shopping, healthcare, and professional services are typically accessed in nearby Williams Lake or Kamloops.

Clinton offers a straight-forward lifestyle with essential services in place, making it a practical option for those prioritizing space, affordability, and a slower pace.

RECREATION

Folks enjoy fishing, boating, and paddling on nearby lakes such as Kelly Lake and Big Bar Lake, along with camping and day-use areas that are easily accessed from town. Hiking, horseback riding, and exploring backroads are common in the warmer months, while winter brings snowmobiling and cross-country skiing across open terrain and forested areas. The landscape supports a steady, year-round outdoor lifestyle without the need to travel far.

About an hour drive north to Williams Lake the options with a wider network of trails, lakes, and managed recreation sites. Scout Island Nature Centre is a well-known local spot for walking trails and birdwatching close to town, while Bull Mountain Recreation Area offers biking and hiking trails with views over the surrounding landscape. Chimney



Lake Provincial Park is another popular destination for camping, boating, and fishing during the warmer seasons.

Driving about 1.5 to 2 hours south to Kamloops, you'll find awesome hiking and biking trails at Lac du Bois Grasslands Protected and Kenna Cartwright Park. If you want to swim, paddle or camp, Paul Lake Provincial Park is a popular spot. These nearby centres add variety for those looking to access more established recreation areas while still enjoying a quieter home base.

HISTORY

In the 1860s, Clinton was known as a key stop along the Cariboo Wagon Road during the Cariboo Gold Rush. Its locale made it an important staging point for miners, freight wagons, and travellers heading north, and it quickly grew into a busy service centre with hotels, supply stores, and transport operations supporting movement through the region.

As gold activity declined, the community shifted toward ranching, agriculture, and serving

surrounding rural properties. Its role as a service stop along Highway 97 helped maintain steady activity over time, and many of the original buildings and layout still reflect its early roots as a transportation and supply hub.

MAP REFERENCE

51°15'6.15"N and 121° 8'3.53"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

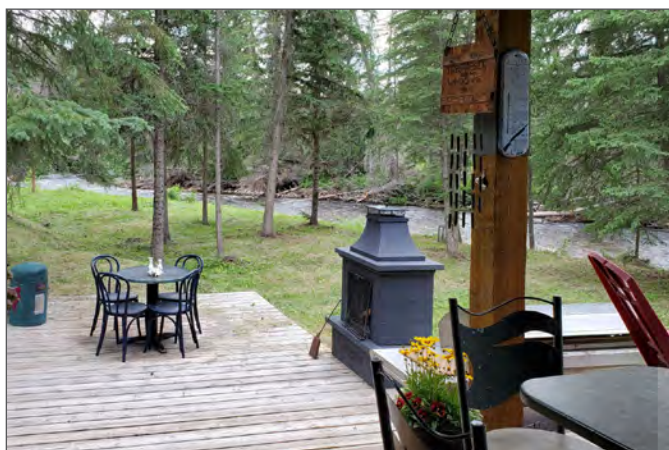
IMPROVEMENTS

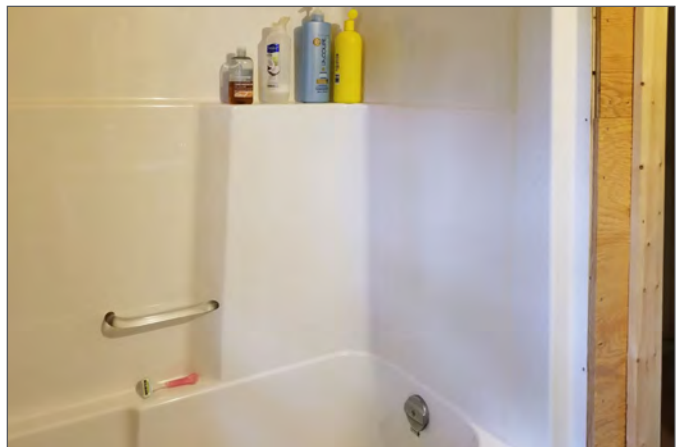
Two cozy 865 sq. ft. cabins

LEGAL

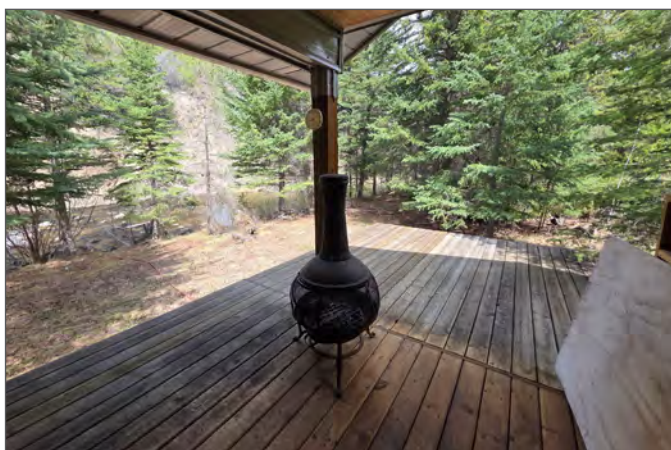
DISTRICT LOT 3849, LILLOOET LAND DISTRICT

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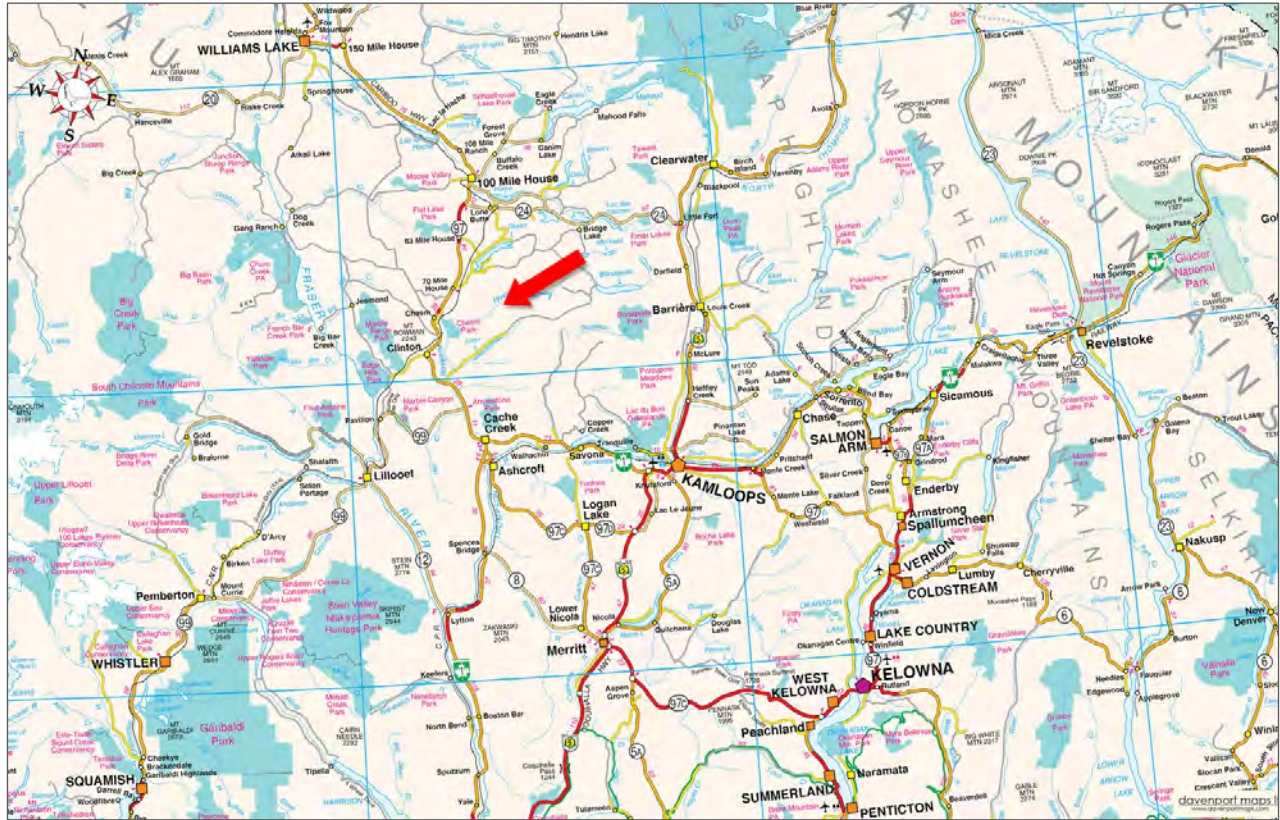


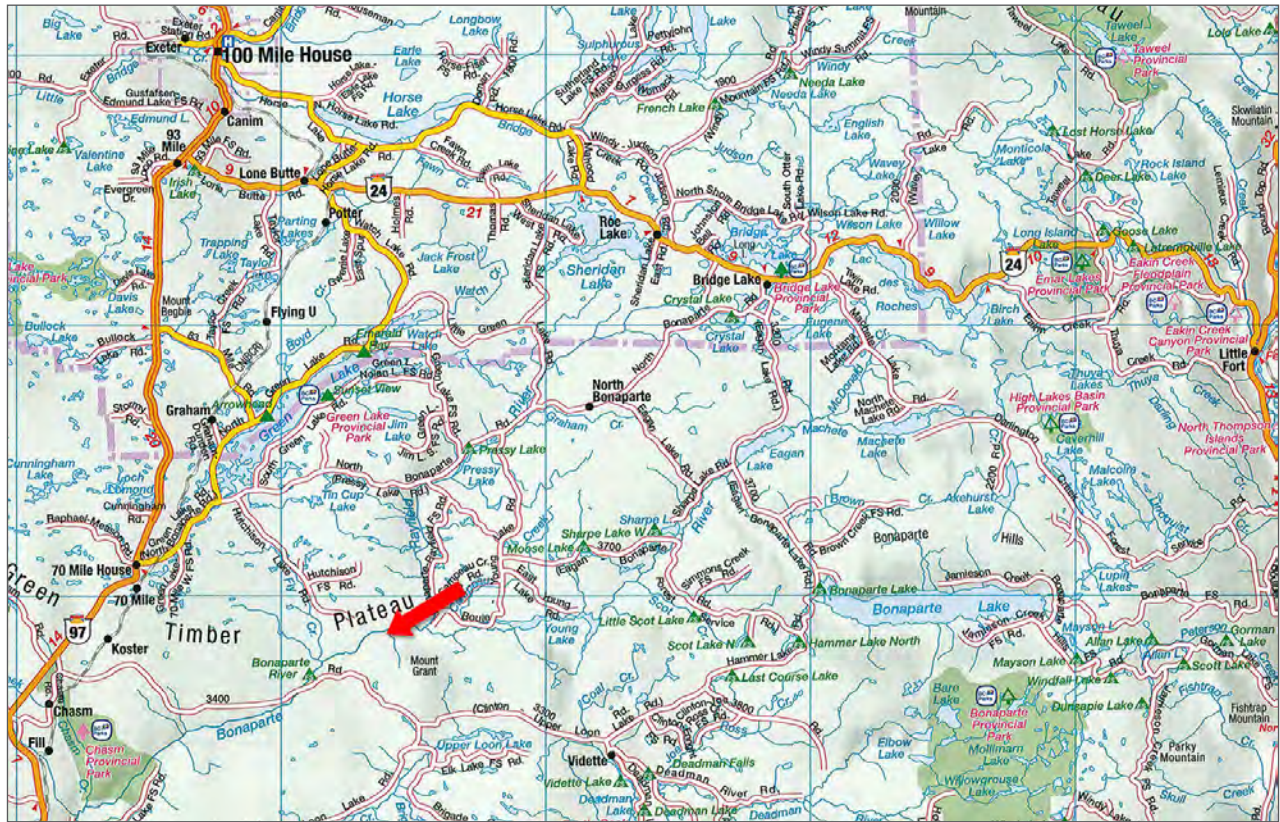


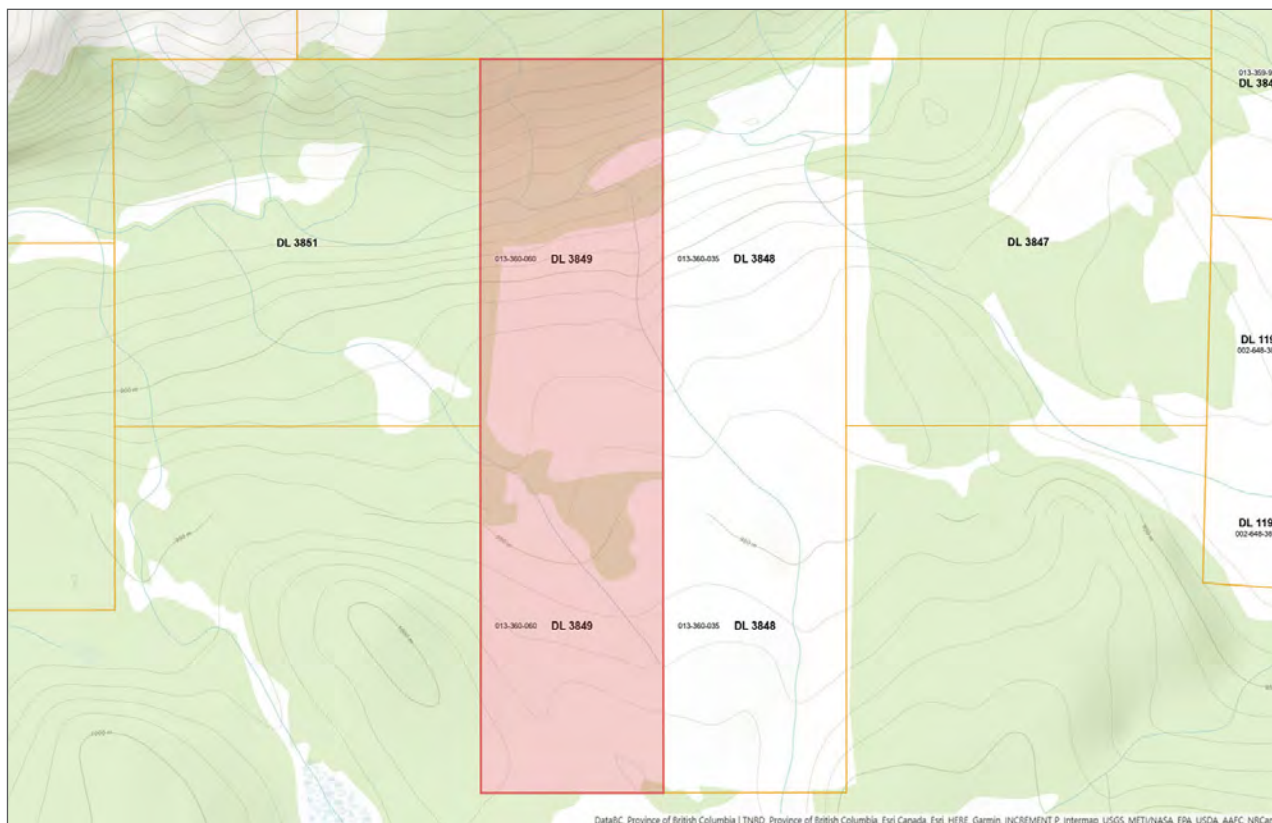














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