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Backcountry Acreage Overlooking Kootenay Lake - Gray Creek, BC

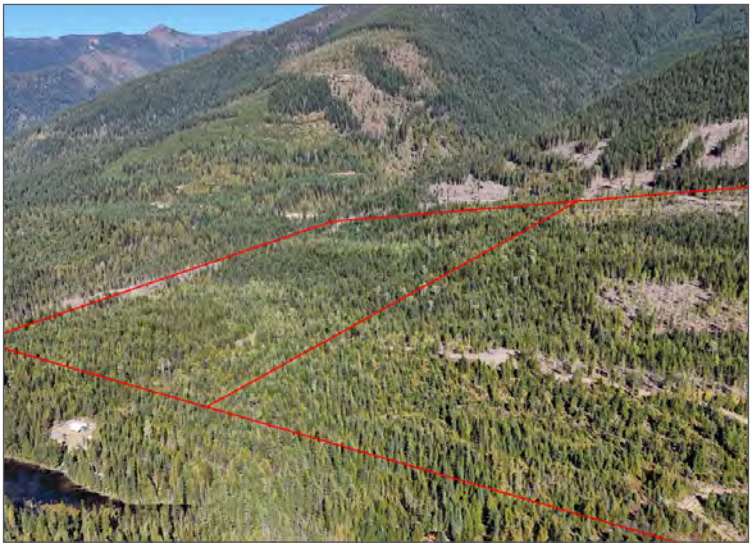


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Backcountry Acreage Overlooking Kootenay Lake

Gray Creek, BC

PROPERTY DETAILS

Listing Number:	26299
Price:	$1,900,000
Taxes (2026):	$2,241.60
Size:	424 acres ~ 2 titles
Zoning:	No zoning/No ALR

DESCRIPTION

Spanning 424 acres across two adjoining titles of 104 and 320 acres, this off-grid property offers privacy, expansive Kootenay Lake and mountain views, and access to an extensive backcountry road network. Crown land borders three sides, and access is approximately 3 km along a forest service road.

The majority of the land remains forested, with past logging creating an internal road network that provides access throughout the acreage. Creek canyons add character to the terrain, while much of the property overlooks Kootenay Lake and the mountains beyond. Two water licence applications remain active—one for domestic use and one for micro-hydro power—with applications initiated in 2017 and 2018.

A comfortable 415 sq. ft. cabin provides a base for recreation or extended stays. It includes an approximately 12 x 12 ft bedroom and an open kitchen and living area with a wood cookstove. A 12V fridge, freezer and inverter generator are included, along with an older bush truck, bulldozer and excavator.

The surrounding road network opens up extensive opportunities for exploring, connecting to Gray Creek Pass and continuing through forest service roads toward the St. Mary River and Kimberley in the East Kootenays. The area is known for elk and deer habitat, with opportunities for hunting, hiking and backcountry riding. With two separate titles and no zoning, the property offers flexibility for a range of potential uses.

LOCATION

SL 83 & 91 MacFarlane 27 - Gray Creek, BC

Access via a 3 km of forest service road (FSR).

DIRECTIONS

Please see the mapping section of this listing for detailed location for more details and mapping.

From Gray Creek Highway 3A take Oliver Road onto Anderson Road. Turn right onto Gray Creek Road, turn right onto Jasper and then this turns into Birkbeck Creek FSR and a sign here shows where maintenance ends and forest service roads begin. Travel 2.1 more km and look for a right fork, take this and carry on for about 800 more metres. Gate at property line.

AREA DATA

Gray Creek is a peaceful lakeside community situated along the eastern shore of Kootenay Lake, surrounded by the spectacular Purcell and Selkirk



mountain ranges. The area offers a relaxed rural lifestyle with convenient access to neighbouring communities and larger regional service centres.

Just minutes north, Crawford Bay provides everyday essentials, including grocery shopping, restaurants, a community health clinic, school, and local businesses. Approximately one hour south, Creston serves as the area's primary commercial hub.

Set among the orchards, farmland, and mountain scenery of the Creston is known for its easygoing pace of life. As the area's main commercial centre, Creston provides a convenient range of services for residents of neighbouring communities. The town has everything needed for comfortable day-to-day living, with major grocery stores, banks, pharmacies, hardware stores, shops, restaurants, cafés, and professional services. Families have access to elementary and secondary schools, while local medical clinics and Creston Valley Hospital provide healthcare services, including 24-hour emergency care and diagnostic facilities. The Creston & District Community Complex is another valuable amenity, offering an indoor pool, ice arena, fitness facilities, and recreational programming for all ages. Creston also has a welcoming downtown and a strong appreciation for locally grown food, with farmers' markets, orchards, wineries, and seasonal events contributing to the community's character. Art galleries and local businesses add to its small-town appeal, making Creston an attractive service hub for those who appreciate country living while keeping essential amenities within reach.

The vibrant city of Nelson is accessible via the scenic Kootenay Lake ferry crossing, offering additional shopping, dining, healthcare, and cultural amenities. Farther east, Cranbrook provides expanded retail services, a regional airport, and additional commercial facilities.

VEGETATION

Gray Creek enjoys a relatively mild climate for BC's Interior, with warm, sunny summers, and occasional snowfall. The surrounding landscape is a lush mix of Douglas fir, western red cedar, hemlock, pine, and western larch.

RECREATION

The land itself offers excellent elk and deer hunting and with easy backcountry access and a lot more terrain to explore. The internal road network and connecting FSR make for amazing motorized recreational opportunities. For those looking to explore farther into the backcountry, Gray Creek Pass easy access from the land) provides access to the Purcell Mountains, with opportunities for hiking, ATV riding, mountain biking, and wildlife viewing.

Additionally, Gray Creek and the East Shore of Kootenay Lake have plenty of opportunities to enjoy the outdoors throughout the year. Kootenay Lake is a popular destination for boating, fishing, kayaking, paddleboarding, and swimming, with several beautiful beaches and waterfront parks to explore. Nearby Pilot Bay Provincial Park is known for its scenic walking trails, secluded beaches, and historic lighthouse, while Lockhart Beach Provincial Park is a favourite spot for swimming, camping, and relaxing by the lake. Lockhart Creek Provincial Park also offers hiking through beautiful, forested terrain.

Golfers can enjoy Kokanee Springs Golf Resort in nearby Crawford Bay, one of the area's best-known golf courses, surrounded by spectacular mountain scenery.

During the winter months, the surrounding mountains are popular for snowmobiling, snowshoeing, and backcountry skiing.

With the lake, mountains, and wilderness so close by, there is no shortage of ways to enjoy the outdoors in this beautiful part of the Kootenays.

HISTORY

Early settlement dated back to the early 1900s with the area being developed through homesteading, fruit growing, logging, and mining. Sternwheelers on Kootenay Lake provided an important transportation link to neighbouring communities. The historic Gray Creek Store, established in 1913, and the Gray Creek Community Hall, built in 1912, remain reminders of the area's early beginnings.

MAP REFERENCE

49°35'9.48"N and 116°46'30.81"W

BOUNDARIES

Please see maps and plans included, all boundaries are approximate.

SERVICES

- Off-grid
- Cabin has wood cook stove, 12V fridge, freeze, inverter generator (2 batteries)
- Outhouse
- Water application in place for domestic and hydro power generation

IMPROVEMENTS

- 415 sq. ft. cabin with 1 bedroom and living/ kitchen area
- Shed

ZONING

No zoning/No ALR

LEGAL

PLAN NEPX31, SUBLOT 83, DISTRICT LOT 4595, KOOTENAY LAND DISTRICT
PID 014-081-555

PARCEL A, PLAN NEPX31, SUBLOT 91, DISTRICT LOT 4595, KOOTENAY LAND DISTRICT, (SEE 202231I)
PID 014-081-482



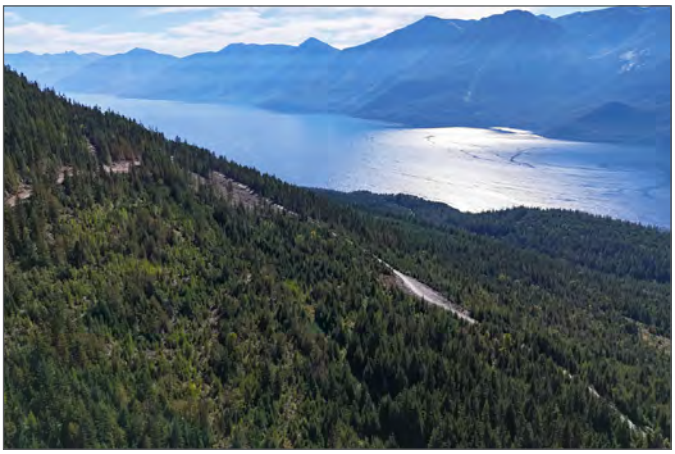








































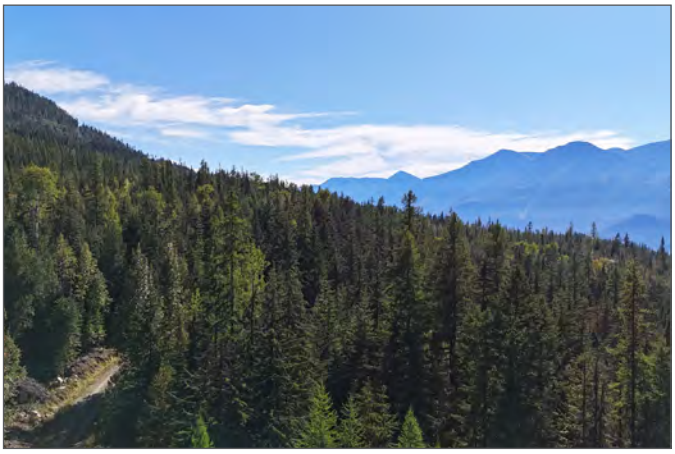



KOMATSU


DEERE


B-13
270LC



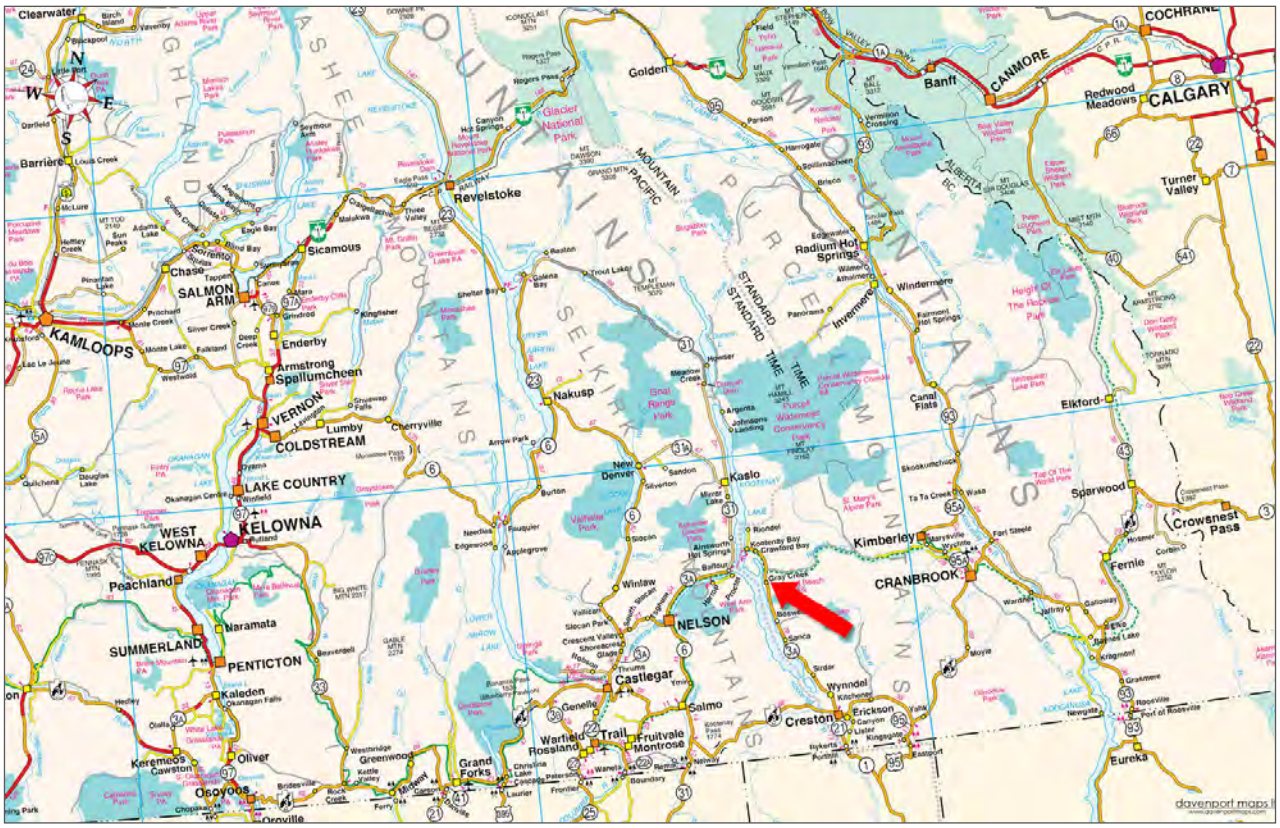


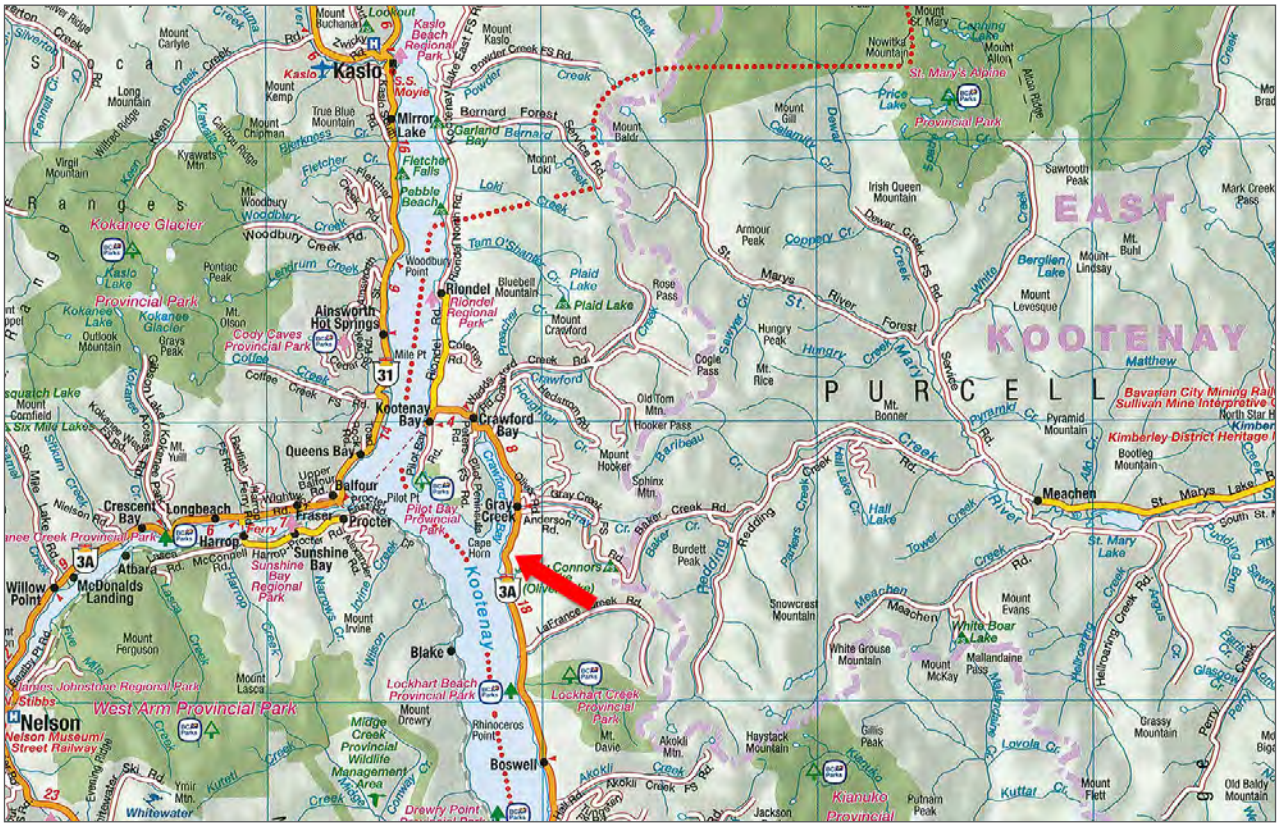


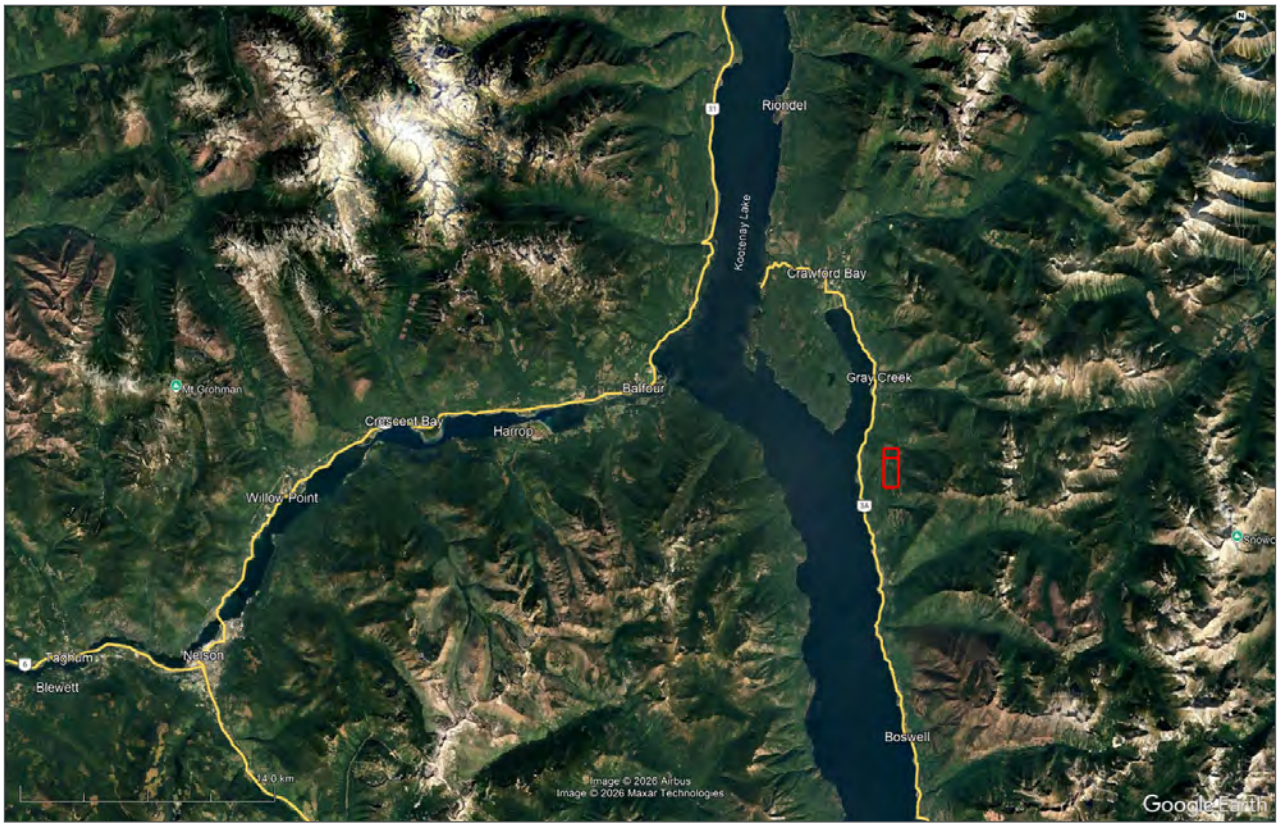




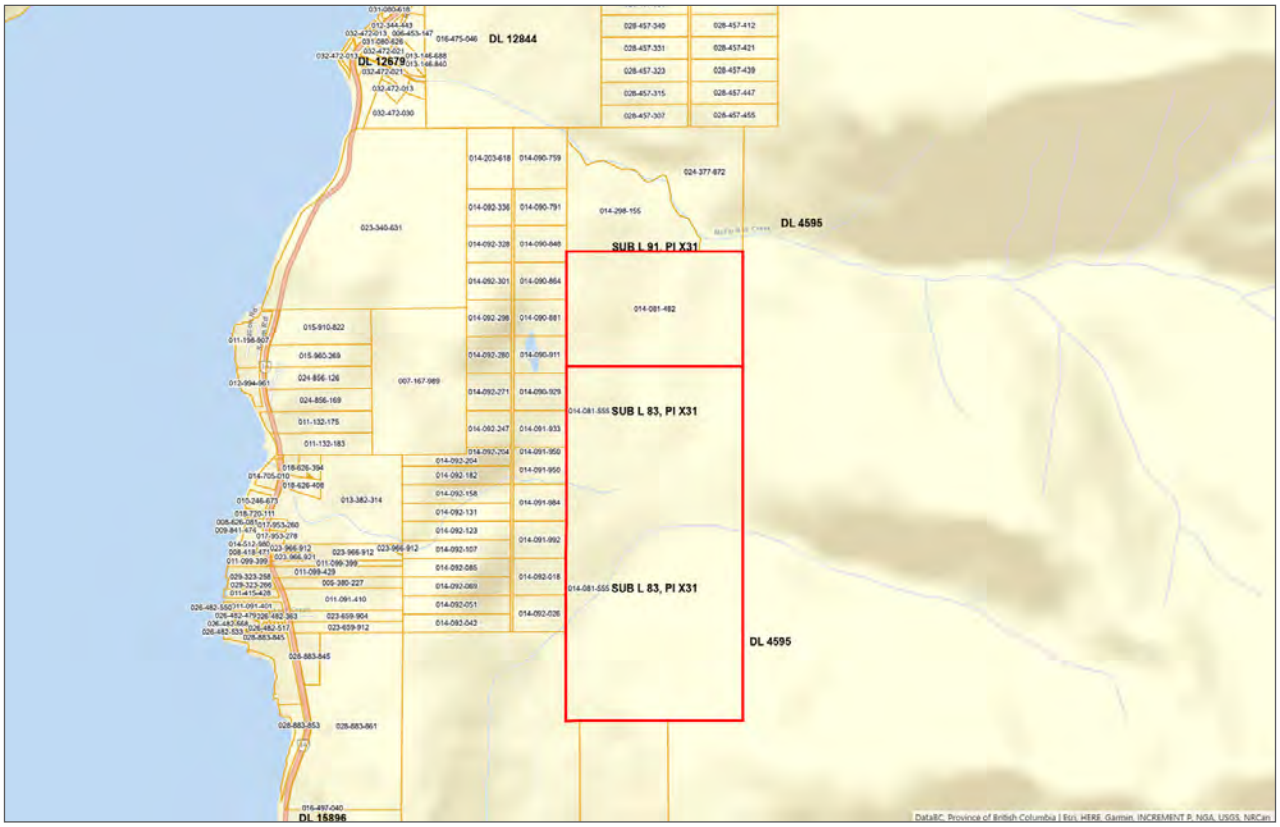

British Columbia
Alberta
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St Albert
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Calgary
Airdrie
Medicine Hat
Lethbridge
Kamloops
Kelowna
Penticton
Vernon
Nelson
Vancouver
Victoria
Seattle
Spokane
Great Falls
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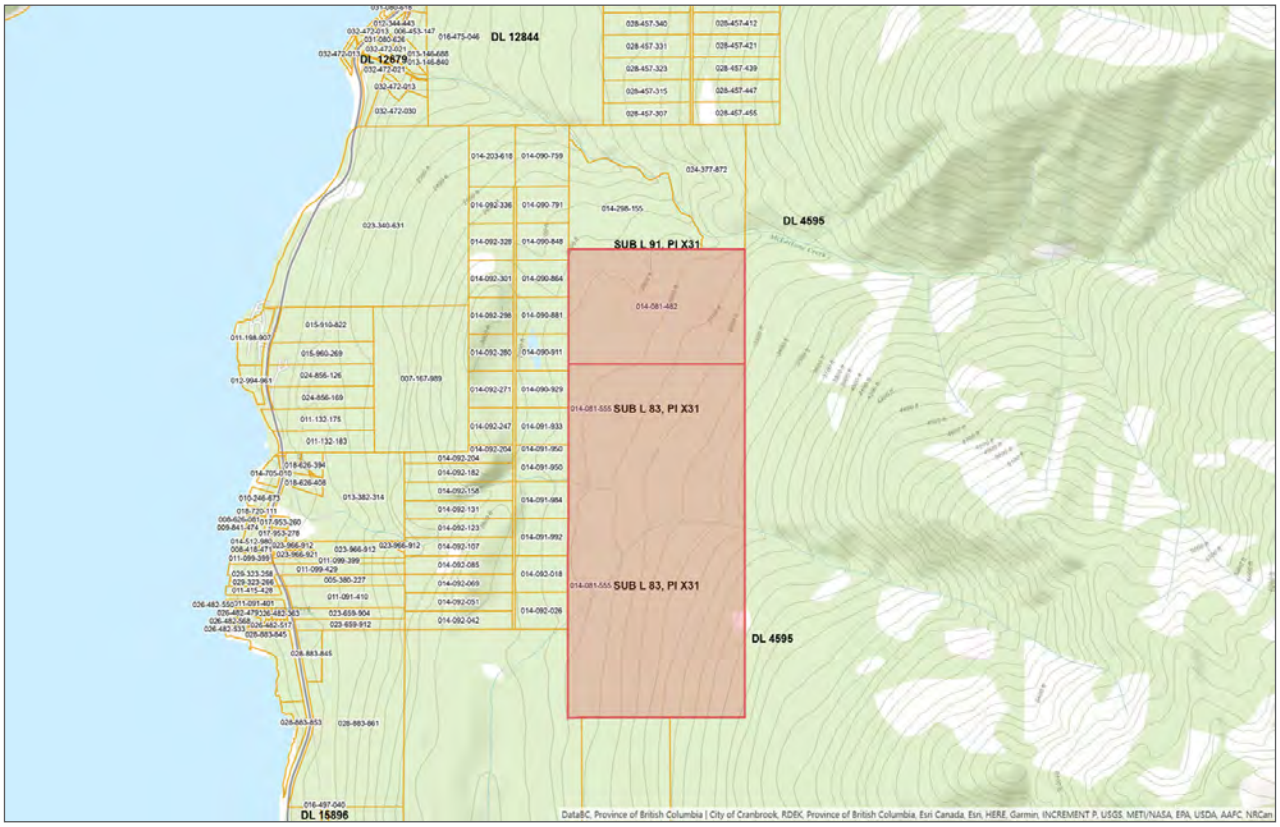

Clearwater
Barriere
Revelstoke
Golden
Banff
CANMORE
CALGARY
Redwood Meadows
Turner Valley
Radium Hot Springs
Windermere
Invermere
Sicamous
Chase
SALMON ARM
KAMLOOPS
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Oliver
Keremeos
Osoyoos
Nakusp
New Denver
Kaslo
Elkford
Sparwood
Crowsnest Pass
Fernie
Kimberley
CRANBROOK
NELSON
Castlegar
Salmo
Creston
Erickson
Wynndel
Eureka
Warfield
Rossland
Trail
Fruitvale
Montrose
Grand Forks
Greenwood
Midway
Oroville
davenport maps

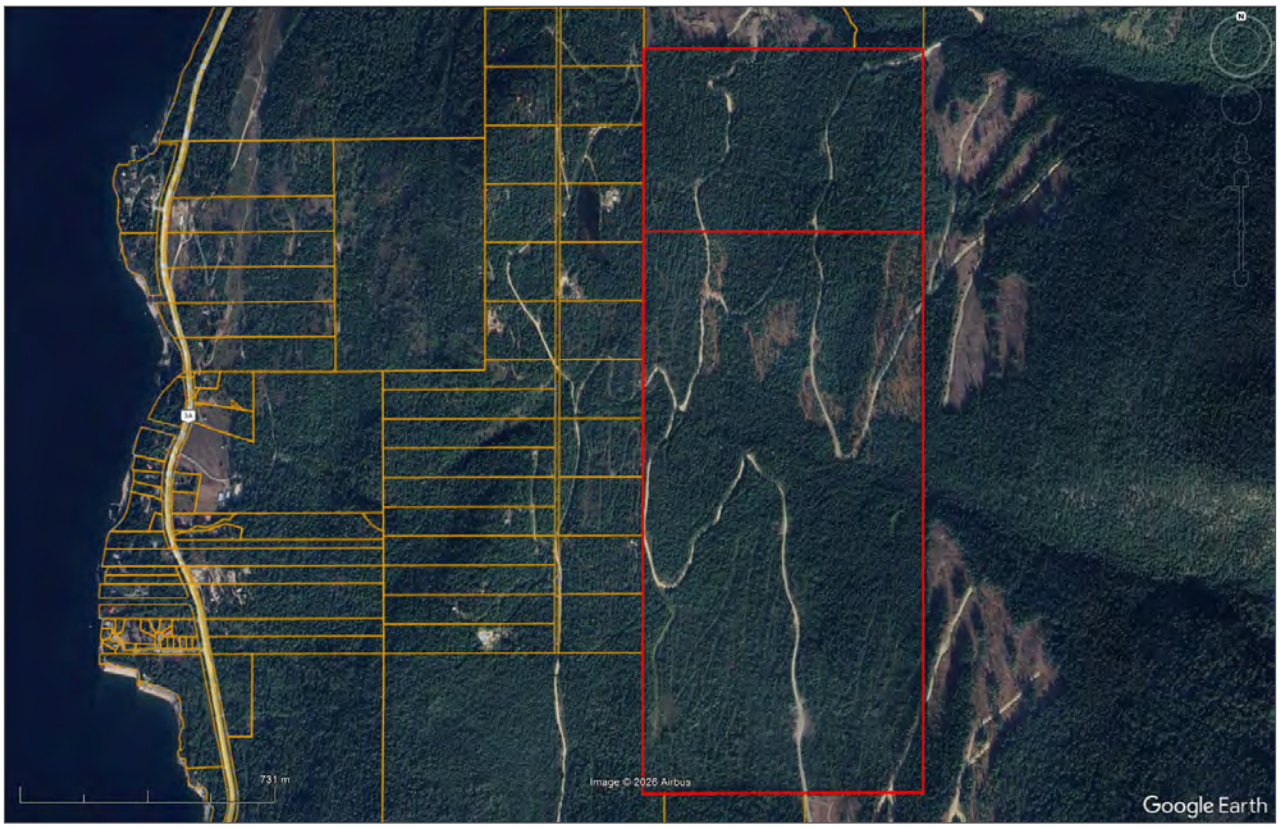

Kaslo
Mirror Lake
Riondel
Ainsworth Hot Springs
Kootenay Bay
Crawford Bay
Queens Bay
Balfour
Crescent Bay
Longbeach
Harrop
Procter
Fraser
Gray Creek
Meachen
Willow Point
McDonalds Landing
Atbara
Sunshine Bay
Blake
Boswell
Nelson
Kootenay Lake
Purcell
East Kootenay
Kokanee Glacier Provincial Park
Kokanee Glacier
Cody Caves Provincial Park
Riondel Regional Park
Kaslo Beach Regional Park
Fletcher Falls
Pebble Beach
Plaid Lake
Pilot Bay Provincial Park
Sunshine Bay Regional Park
Lockhart Beach Provincial Park
Lockhart Creek Provincial Park
Midge Creek Provincial Wildlife Management Area
Drewry Point
West Arm Provincial Park
Nelson Museum/ Street Railway
Kianuko Provincial
St. Mary's Alpine Provincial Park
Price Lake
Berglien Lake
Mount Lindsay
Mount Levesque
Mount Buhl
Irish Queen Mountain
Sawtooth Peak
Mark Creek Pass
Armour Peak
Mount Gill
Mount Baldy
Rose Pass
Cogle Pass
Mt. Rice
Mt. Bonner
Pyramid Mountain
Bootleg Mountain
Old Tom Mtn.
Hooker Pass
Mount Hooker
Sphinx Mtn.
Burdett Peak
Snowcrest Mountain
Mount Evans
White Boar Lake
White Grouse Mountain
Mount McKay
Mallandaine Pass
Haystack Mountain
Gillis Peak
Mount Davie
Akokli Mtn.
Putnam Peak
Mount Flett
Grassy Mountain
Old Baldy Mountain
Mount Carlyle
Mount Kemp
Mount Chapman
Mount Kaslo
Mount Buchanan
Mount Loki
Mount Crawford
Mount Irvine
Mount Lasca
Mount Ferguson
Mount Drewry
Rhinoceros Point
Cape Horn
Old Tom Mtn.
Mount Bonner
Mount Hooker
Mount Evans
Mount McKay
Mount Davie
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Mount Buhl
Mount Levesque
Mount Lindsay
Mount Gill
Mount Baldy


Riondel
Kootenay Lake
Crawford Bay
Gray Creek
Balfour
Harrop
Willow Point
Nelson
Boswell
Image © 2026 Airbus
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Google Earth


Gray Creek
4.25 km
Image © 2026 Airbus
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Google Earth


DL 12844
DL 12679
DL 4595
SUB L 91, PI X31
SUB L 83, PI X31
SUB L 83, PI X31
DL 4595
DL 15896


DL 12844
DL 12679
DL 4595
SUB L 91, PI X31
SUB L 83, PI X31
SUB L 83, PI X31
DL 4595
DL 15896
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731 m
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Notes

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