



**Country Home with Agricultural
Land & World Class Hunting**



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Country Home with Agricultural Land & World Class Hunting - Rural Vanderhoof, BC

PROPERTY DETAILS

Listing Number:	23174
Price:	\$1,350,000
Taxes (2023):	\$180
Size:	462.07 acres

DESCRIPTION

Serene country retreat with executive home on over 462 acres, just 15-20 minutes east of Vanderhoof

This picturesque property spans over 462 acres and is located a mere 15 to 20 minutes east of Vanderhoof. It offers a unique blend of pristine forest and fertile agricultural land, making it an exceptional investment opportunity.

For agricultural enthusiasts, the property boasts a 50-acre alfalfa field, 60-acre fertile grain field, and an additional 50 acres of recently cleared and rock-prepped land ready for seeding. The rear portion of the property is predominantly forested, featuring a meandering creek, charming ponds, and marshland frequented by moose and various other wildlife. The forested area consists mostly of second-growth trees, approximately 15 years away from maturity, interspersed with pockets of mature forest. With its diverse terrain and geographical features, this property is a haven for wildlife enthusiasts and is ideal for hunting.

The agricultural land is currently managed by a respected local rancher who is willing to continue in this role if desired.

The Residence

Tucked away along the southern boundary on Sackner Pit Road, the residence offers privacy and tranquility. A seasonal creek meanders through a scenic canyon behind the home, flowing until mid-July. A row of hardwood trees serves as a natural boundary between the residence and the agricultural land beyond.

Built in 2019, the home boasts a modern floor plan with a spacious and well-lit kitchen featuring a generous island, exquisite cabinetry, and a sizable pantry room. The kitchen seamlessly connects to the expansive living room, complete with an electric fireplace, ceiling fan, and access to a covered deck and BBQ area at the rear of the house. An open dining area graces the front of the home, accompanied by a spacious entryway and a stunning timber-frame covered corridor leading into the house. Throughout the home, whitewashed pine ceilings with dark timber accent beams lend an inviting and rustic charm.

The well-thought-out design includes a stunning master suite with an en-suite bath and a generously sized walk-in closet. A functional mudroom and powder room are conveniently situated just inside a spacious multi-room garage, which is divided into two large areas, each comparable to a 1.5 to 2 car garage. One room is tailored as a hobby space, while the other is equipped with a sink, making them both ideal for hunters' needs or as heated showcase/storage areas.

Above the garage, a vast loft area with four dormers offers versatility and can serve as an expansive bedroom, office, or hobby room, providing



separation from the main living quarters. In the main section of the house, you'll find a second bedroom, a laundry hall, and a full third bathroom with ample linen storage. An office, complete with built-in shelves and a closet, can easily double as an additional bedroom so there is the option for 4 bedrooms if desired.

The lower level of the home is mostly unfinished, with the exception of a cold storage room and a utility room. There's also a long, relatively narrow basement and full height room that could be transformed into a games area or recreation room. The foundation is fully insulated with Logix insulation.

This unique property offers the perfect blend of natural beauty, modern comforts, and endless possibilities. A visit is necessary to fully appreciate all it has to offer.

LOCATION

14108 Sackner Pit Road - Vanderhoof, BC

Noteworthy Travel Times

- Vanderhoof: 15-20 minutes
- Prince George: 1 hour 25 minutes

DIRECTIONS

Follow Google Maps/your GPS to Vanderhoof, BC.

From Vanderhoof take Burrard Ave and bridge across the Nechako River, turn right/east on Northside Avenue. Once you cross the bridge set your odometer to 0. Stay right at any fork in the road and you will end up on Sackner Road and then Fraser Road. After driving for 10 kilometres look for Sackner Pit Road on the left, turn here. Carry on this gravel road for a couple kilometres and look for the address 14108 and the sign "Daybreak Ridge" on the left. This is the property.

I can also send a file you download to your phone as long as you have Google Earth on your phone, and you can then follow the route out to the property. Ask Agent for details.

AREA

Vanderhoof

With a population of about 4,500, Vanderhoof is at the junction of Highways 16 and 27—the geographic center of BC. The community is within a rich, fertile valley known for its cattle ranches and dairy farms. It has the province's second-largest forage crop production area, with agriculture as the second largest industry in the region. The Nechako Lumber Company operates a large mill just outside the town providing long-term sustainable employment to area residents.

Prince George

Prince George, with a population of over 74,000, is the largest city in northern British Columbia and is the “Northern Capital” of BC. It is the principal municipality near the property. Situated at the confluence of the Fraser and Nechako Rivers and the crossroads of Highways 16 and 97, the city is the service and supply hub for one of the fastest-growing regions in Canada. It plays an essential role in the province's economy and culture. Over recent decades, Prince George has developed from a mainly forest-based economy to a healthy natural resource base, supplying goods and services throughout Northern BC, and international markets. Prince George's five largest employment sectors are wholesale and retail trade, health care and social assistance, manufacturing, construction, and accommodation and food services. Traditional forestry and forest products manufacturing sectors have evolved to include new markets, innovations, and opportunities such as bioenergy. The mining sector has become one of the fastest-growing sectors in the city as businesses capitalize on mineral resource development across the region.

RECREATION

Vanderhoof is a small town located in the interior of British Columbia. While it may not be as well-known as some of the larger cities in the province,

it offers a variety of recreational activities and opportunities for residents and visitors to enjoy the beautiful natural surroundings. Here are some of the recreational options you can find in the Vanderhoof area:

Outdoor Activities

Fishing

Vanderhoof is known for its excellent fishing opportunities, with numerous lakes and rivers in the area. Popular catches include rainbow trout, char, and salmon.

Hunting

The region has a strong hunting culture, and there are opportunities for hunting game such as deer, moose, and waterfowl in season. The owners have a blind built at the back of one of the fields, massive elk, bear, deer are common sightings.

Hiking and Biking

Explore the scenic trails and forests in the area, which are great for hiking and mountain biking during the summer months.

Birdwatching

The region is rich in birdlife, making it a popular destination for birdwatchers.

Boating and Water Sports

Vanderhoof is surrounded by several lakes, including Stuart Lake and Fraser Lake, which are ideal for boating, canoeing, kayaking, and paddleboarding. There are boat launches and marinas available for those who want to spend time on the water.

Winter Activities

Snowmobiling

During the winter, snowmobiling is a popular activity in the area, with a network of trails for riders to explore and really no need to ever leave your land.

Ice Fishing

Many of the lakes in the region freeze over in the winter, providing opportunities for ice fishing.

Sports and Recreation Facilities

The town of Vanderhoof has sports fields, a community swimming pool, and a recreation center where you can enjoy activities like swimming, basketball, and fitness programs.

There's also a golf course in the area for golf enthusiasts.

HISTORY

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 7th, 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 construction, it employed 1,500 men, and some stayed in the area after the completion. The next expansion came with a large influx of American immigrants in the 1960s, and since then, Vanderhoof has enjoyed steady growth.

MAP REFERENCE

54° 0'24.69"N and 123°47'43.11"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

IMPROVEMENTS

- House
- Greenhouse
- Generator shed

SERVICES

- Hydro power/200-amp panel
- Drilled well
- Water softener
- Water filtration system
- In-floor radiant heat (electric) main house, electric baseboards loft area
- Septic lagoon
- Cummings diesel generator

ZONING

AG1 (RNBN)

Permitted Uses

a) Agriculture b) Farmers' Market c) Intensive Agriculture d) Large Kennel e) Portable Sawmill f) Primitive Campground g) Rural Retreat h) Single Family Dwelling i) Veterinary Clinic

Secondary Uses

a) Guest Ranch

The property is also in the ALR

Contact the Regional District to confirm your intended use works for the given zoning and ALR.

LEGAL

LOT 2 EXCEPT: PART SUBDIVIDED BY PLAN BCP30057 SECTIONS 1 AND 2 TOWNSHIP 10 RANGE 5 COAST DISTRICT PLAN PRP42062 PID 024-034-886

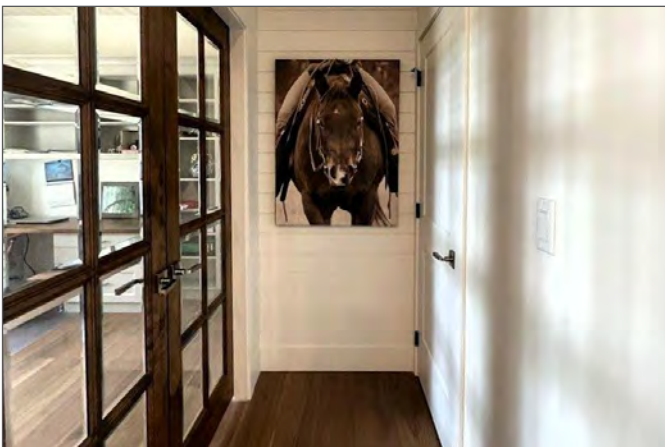




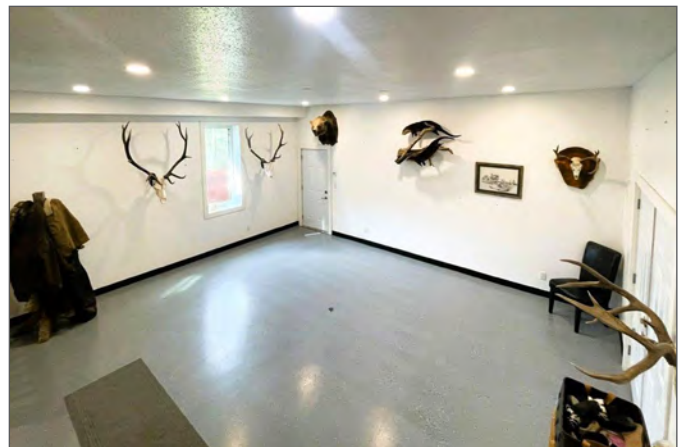
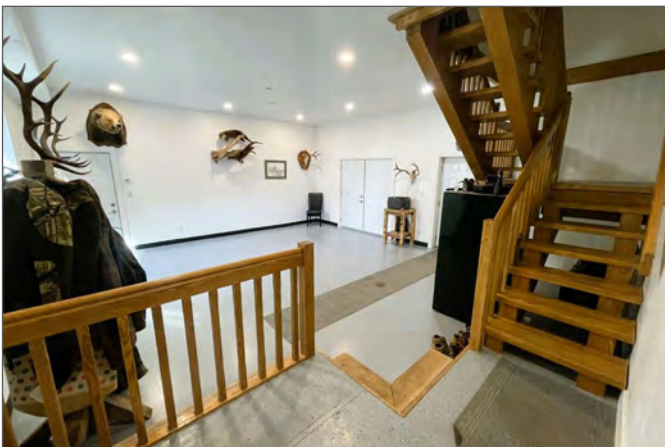
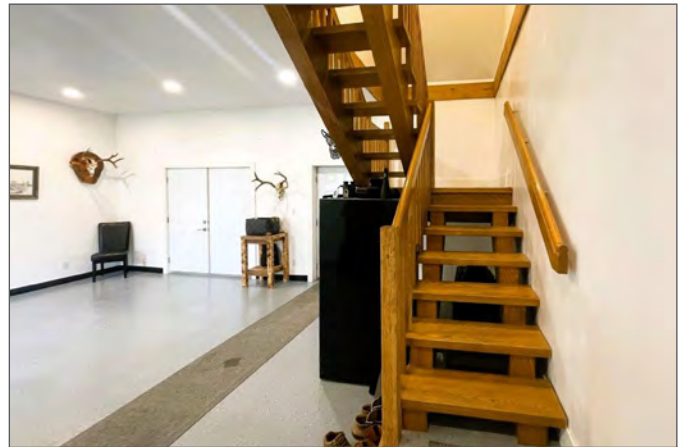


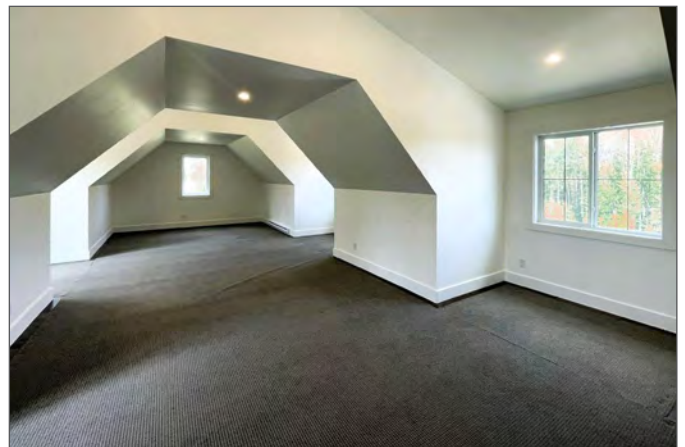
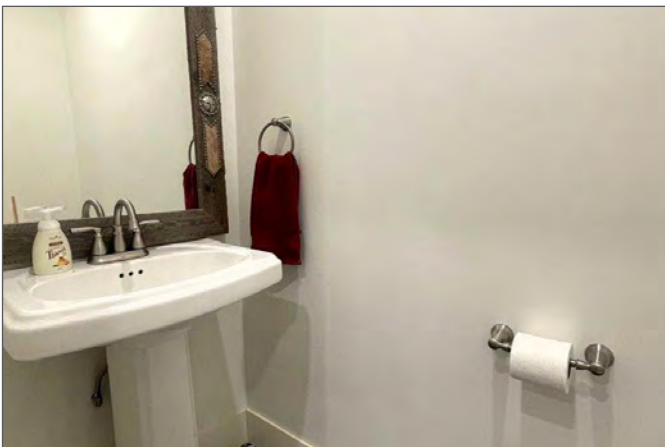
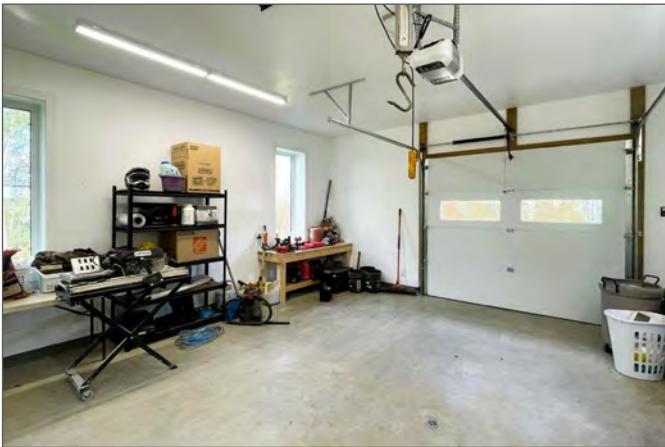
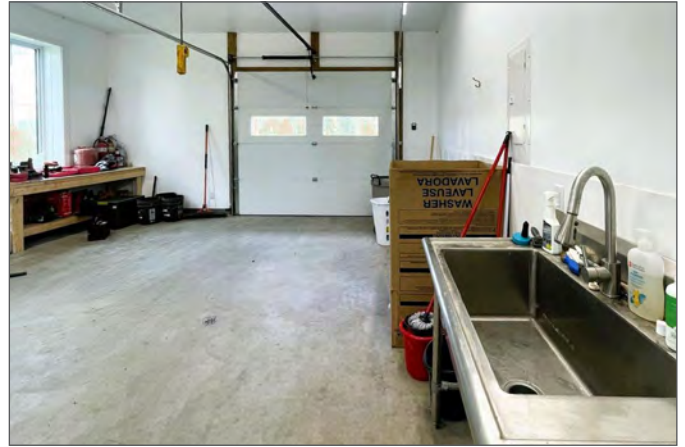


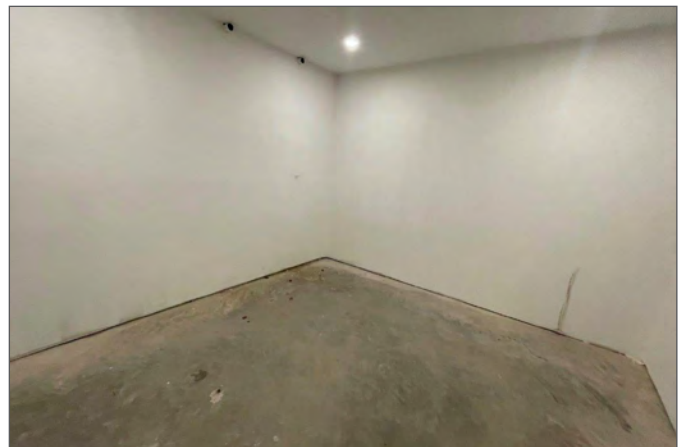








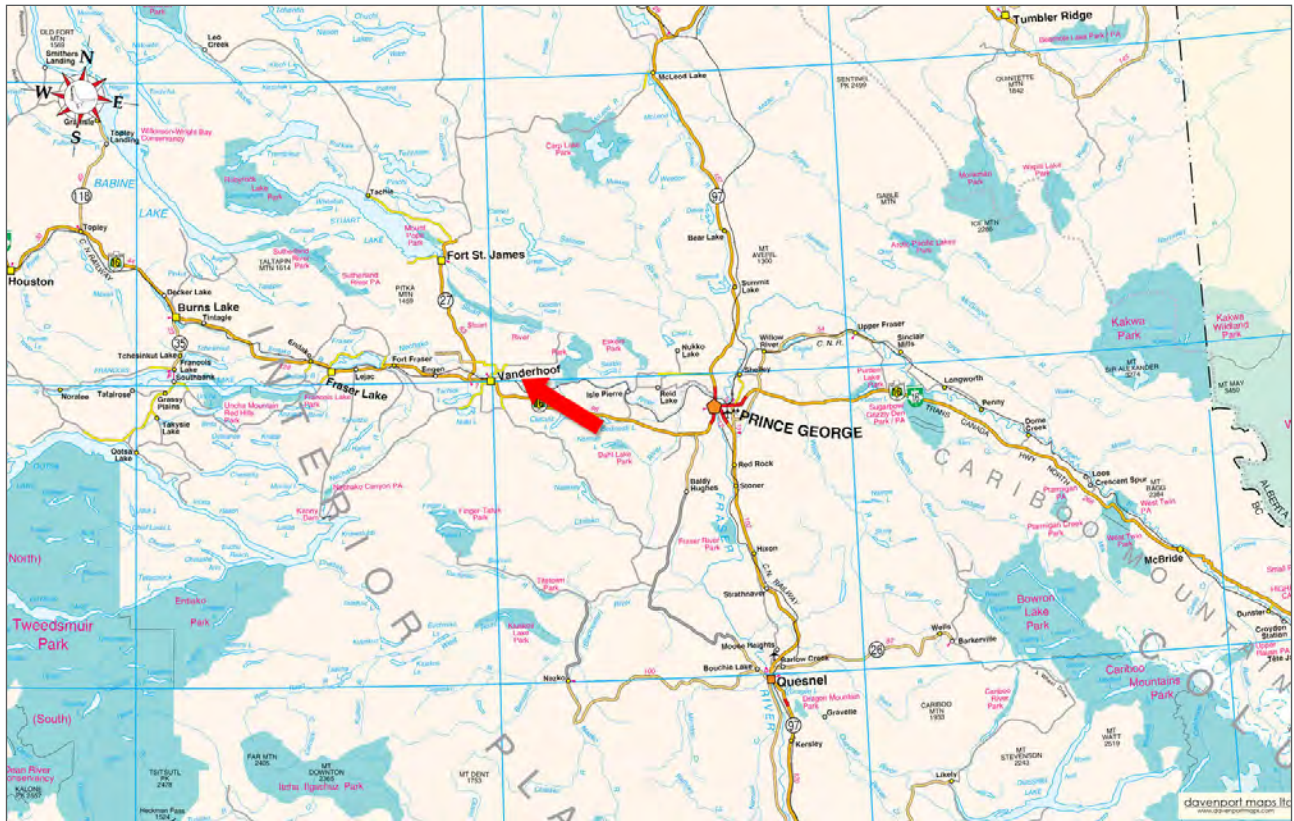
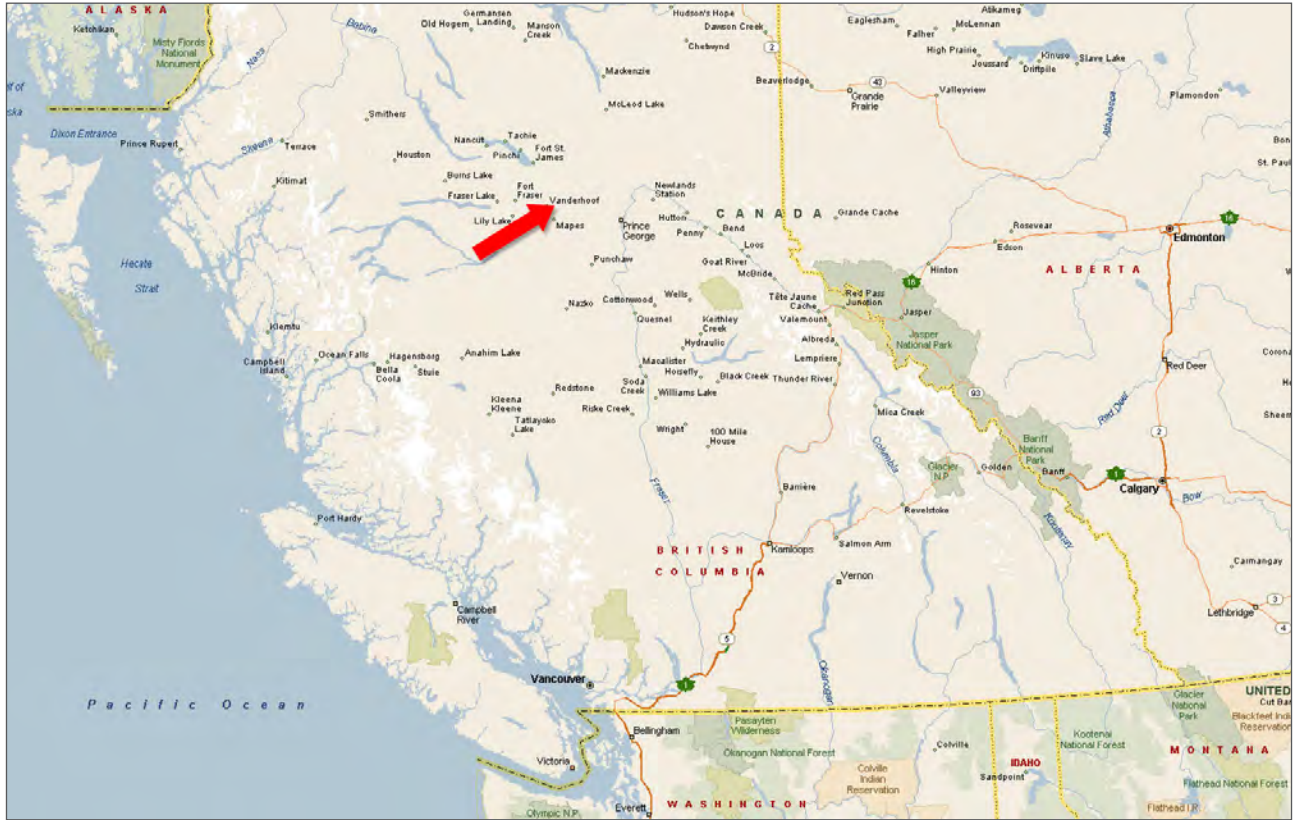


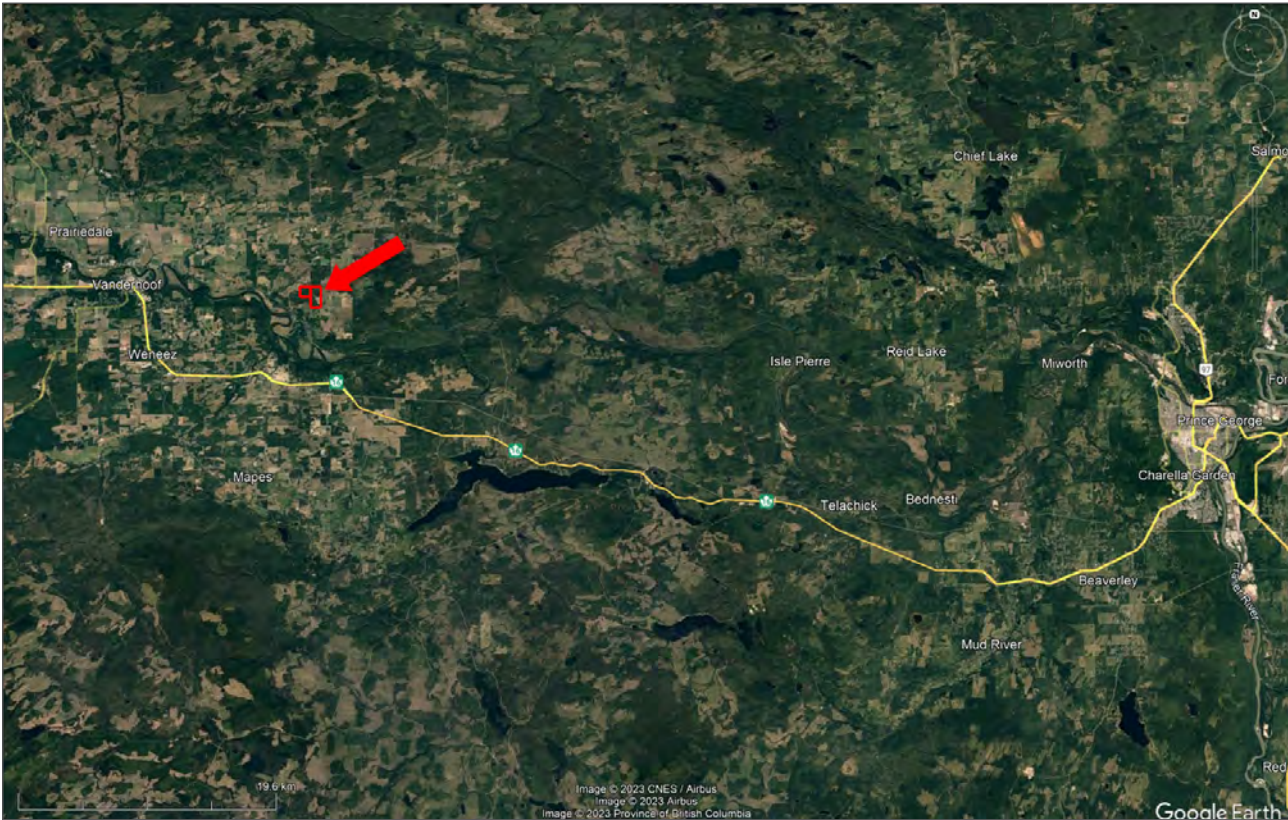


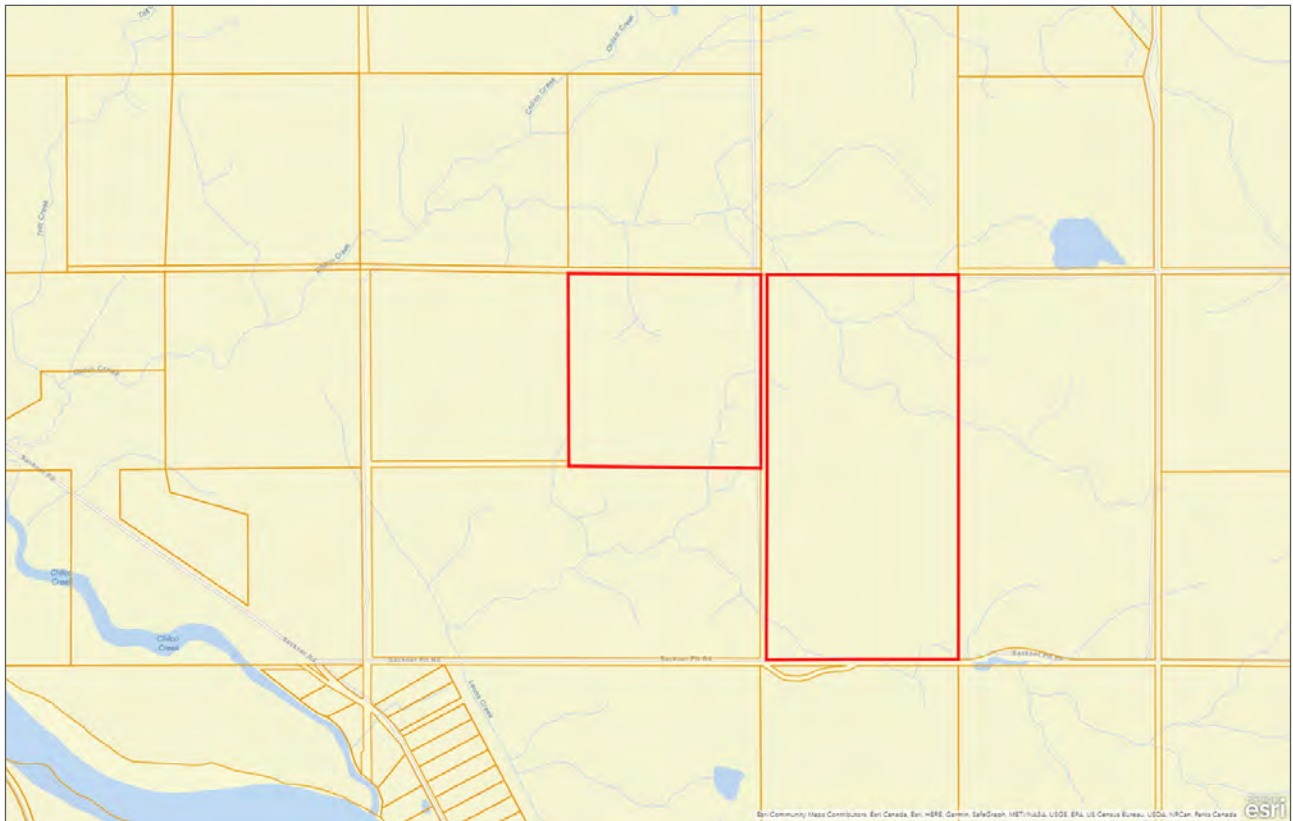
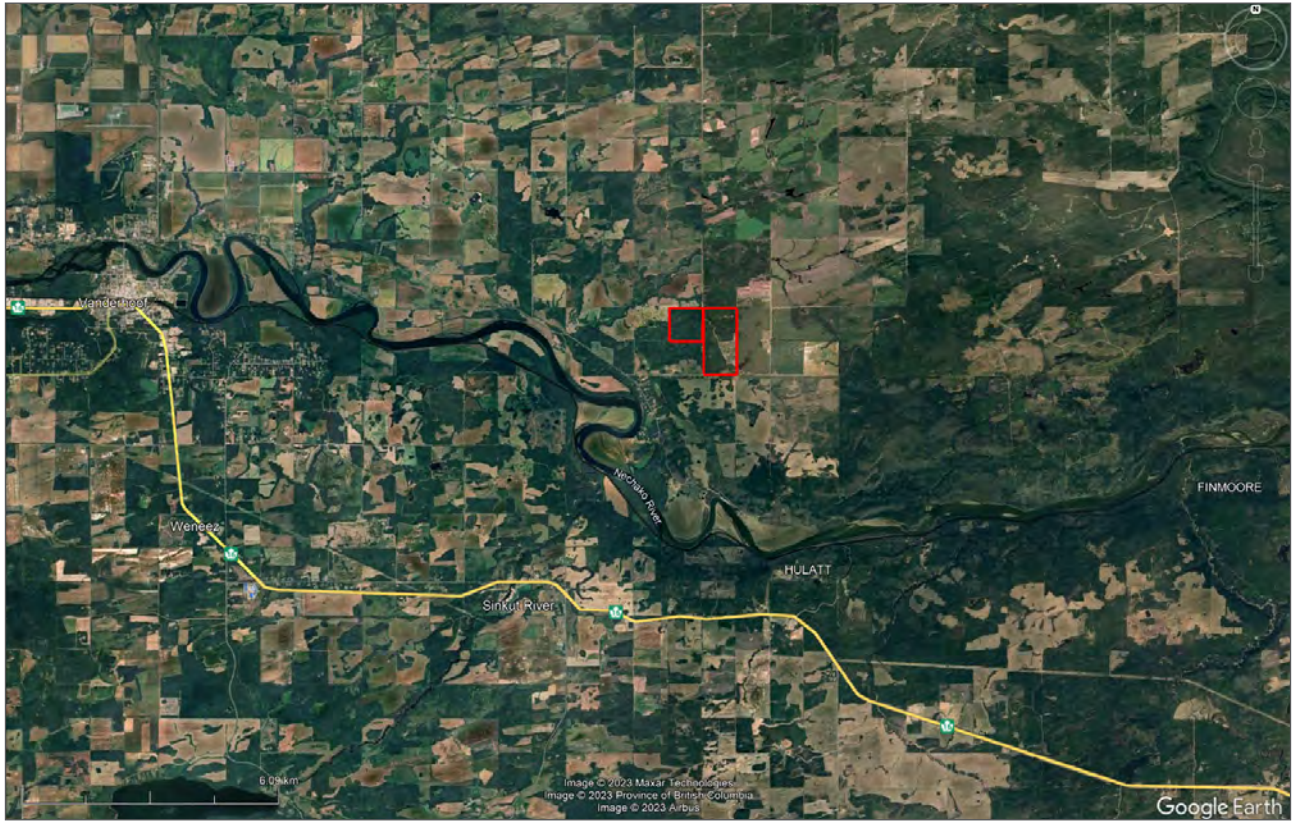


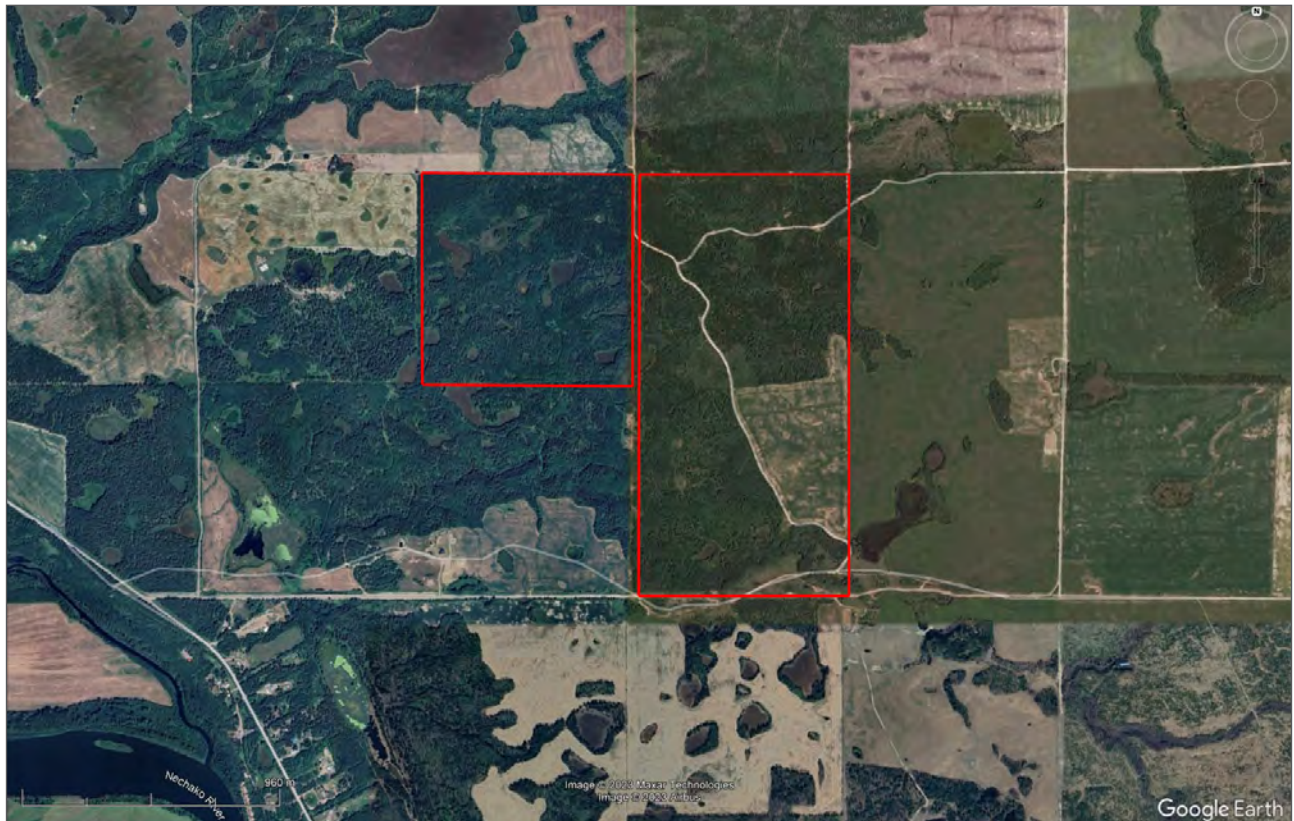
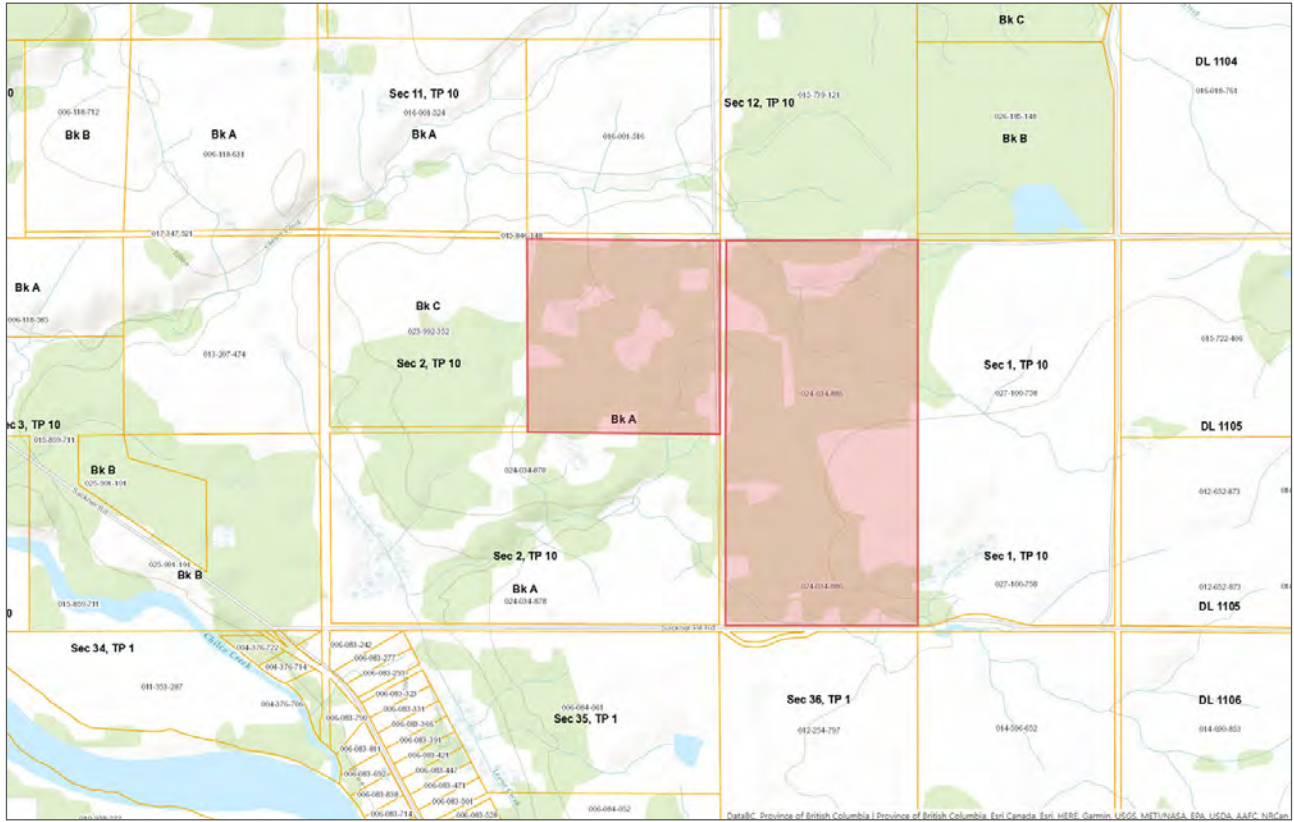














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