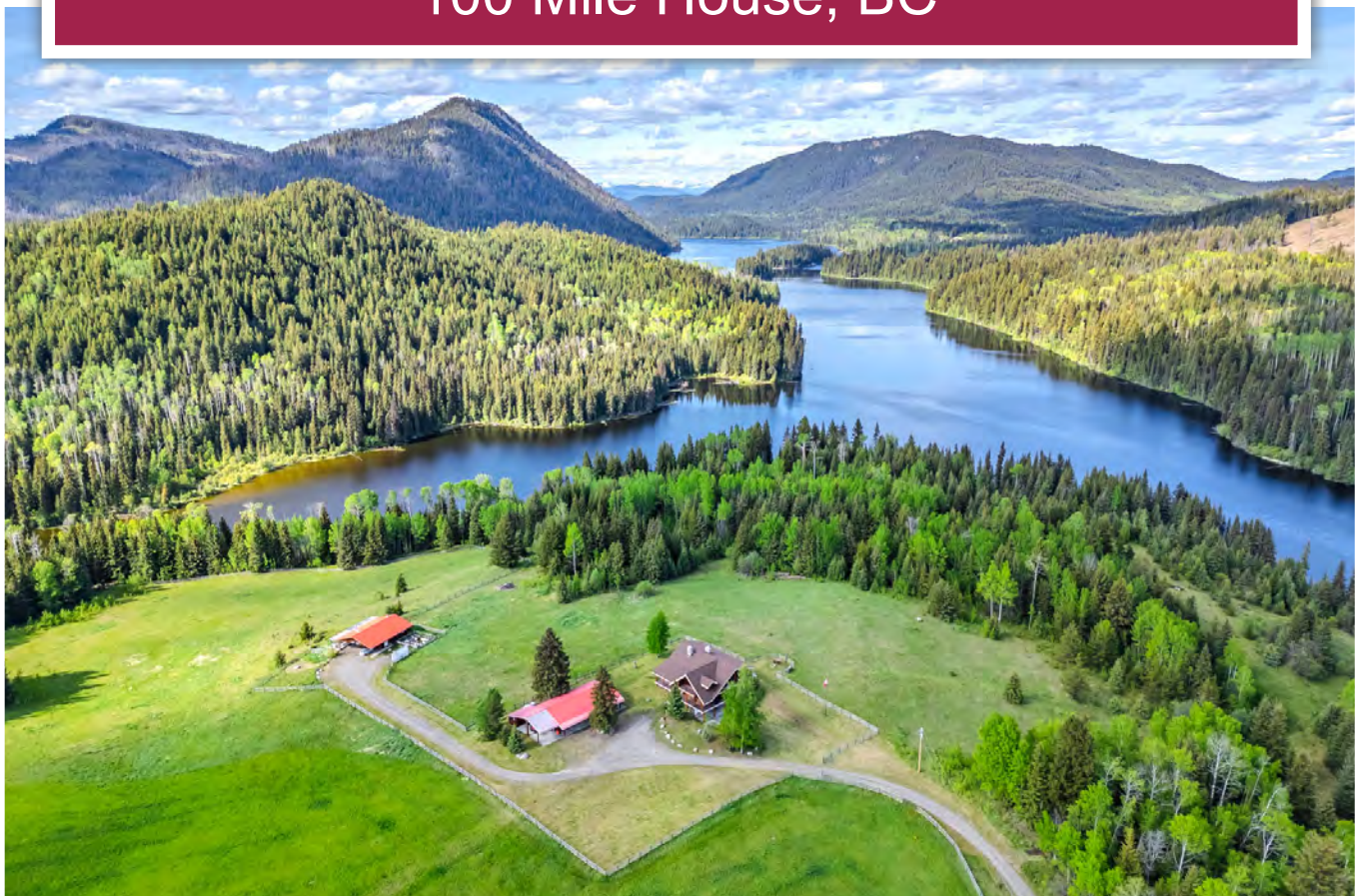




Drewry Lake Ranch

100 Mile House, BC



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100 Mile House, BC

PROPERTY DETAILS

Listing Number:	25183
Price:	\$4,795,000
Taxes (2025):	\$8,132.91
Size:	558 acres ~ 4 titles

DESCRIPTION

Introducing Drewry Lake Ranch, one of the showpiece properties of the entire Cariboo region. Situated in the high country between Bridge and Canim Lakes on the Green Timber Plateau of central BC. This trophy lakefront ranch is comprised of 558 acres surrounded by mixed sub-alpine forest with Crown land on all four sides with elevations ranging from 1,100-1,200 metres. The ranch is located in its own private valley at the headwaters of Buffalo Creek on Drewry Lake and takes in beautiful mountain views on all sides. The ranch fronts three lakes, Balfour, Henton and Drewry Lakes with Balfour Creek running through the entire ranch. A true four-season recreational paradise, with extensive trail network both on and off the ranch designed for horses, ATVs and snowshoes. The history of the ranch dates back well over 100 years with the original 1918 homestead buildings remaining on site as a reminder of the hardy pioneers that homesteaded this area of BC. The property presents enormous potential for a commercial tourism business. The property would also be well-suited to as a trophy retreat property with the homes and infrastructure already in place for your caretakers and staff. Access is 30 minutes via a year-round maintained road from 100 Mile House, as well as float plane access into Drewry Lake.

The ranch has been thoughtfully developed and thoroughly maintained over the years with two large homes, two smaller homes, several smaller log cabins and countless outbuildings. Included is an impressive 20,000 sq. ft. equestrian facility, currently with 9 spacious stalls, full amenities heated tack room, grooming stalls and a 72 x 200 ft indoor riding arena. There is no deferred maintenance with the current owner taking the time to do things right, including a well-built gravel road network for access to all of corners of the ranch. The property has been maintained and set up with proper ditching, culverts and headwalls. The ranch is secured with a keypad controlled electric gate and the perimeter of the property is entirely fenced. Extensive fire smart mitigation work has been done on many areas of the ranch.

Continuing to check all your boxes, the property includes approximately 150 acres of upland timothy hay fields with water rights on Balfour Creek/Lake. If there is one thing that the property has its water, all of the lakes and water make the ranch an absolute birders paradise. Wildlife is all around, with deer, moose, bear, sandhill cranes and a variety of other species. The area has variety of fishing opportunities including on Drewry lake itself.

Equestrian Center

Contracted in 2008, the equestrian center currently has nine 12 x 24 ft stalls but can be changed to allow for up to 12 box stalls. The indoor area includes a 430 sq. ft. heated tack room, including feed room and washroom. Additional features include washer/dryer hot water, a large picture windows into the indoor arena from tack room, one grooming stall on each barn aisle, a full-size hayloft above and one wash stall.



Two large airy barn aisles leading to the indoor arena, each barn aisle has electric roll up doors into the arena. The barn has two walkout paddocks and six large grass and sand paddocks around the barn. On the barn exterior is a covered shavings and manure bin built with loc blocs and concrete floor for the manure bin and lights. Directly adjacent to the south side of the barn is a 15-acre fenced paddock with loafing shed and stock waterer (Balfour Field).

Lower Paddocks

Spread out along the driveway to the Big House are the lower paddocks. These large grass paddocks are serviced with automatic stock waterers, loafing sheds and many interconnecting gates, there are a total of five 20 x 40 ft loafing sheds spread among the paddocks.

Machine Shed #1

This 100 x 30 ft building is designed for equipment storage and repair, the machine she is serviced with power and water, a 5-ton overhead hoist, wall shelving and work benches throughout. The center section (20 x 30 ft) of the building is insulated with roll up door, electric heat and a wood stove.

Machine Shed #2

Built in 2014, this 120 x 20 ft structure is adjacent to the hay barn and is purely for equipment storage.

It has 16 individual 12 ft wide bays—built for hay equipment etc.

Hay Barn

This 50 x 100 ft hay barn, built in 2014 is open on one side and is primarily for hay storage.

Firewood Shed

Built in 2018, this 14 x 30 ft shed is where all the firewood is stored to season after being cut. Includes the wood splitter and has power and water.

The pole barn, circa 1965, is 20 x 60 ft in size and holds fencing repair materials such as posts, rails and barbed wire. Also used for general storage. This building originally dates to the 1960s and was refurbished in 2021.

Brown's Cabin

Circa 1969, this cabin is dripping with history, built by Robert Park's, who was born on the ranch in the 1920s, for the Brown family who owned the ranch from the late 1960s to the mid-1970s. It was the main ranch house until 1985. The current owners have kept the cabin empty; however, it is a solid building that could, with some time and effort, be brought back into use.

The Big House

Built in the mid-1980s, this log home is the largest of the houses on the ranch at 4,500 sq. ft. Sleeping between 10-12 comfortably, the house is being offered fully furnished. A large custom kitchen, 5 bedrooms, 3 bathrooms, sauna, wood stove in the kitchen, beautiful views in every direction, wraparound porch, cold storage room, large electric over wood central furnace, propane backup generator with auto switch, 2-bay log detached garage, walk out basement, fire pit, fenced yard with lush lawns. The roof was replaced in 2020.

Adjacent to the Big House is a 50 x 28 ft detached garage built in 1985. The log garage has two

electric roll-up doors and can accommodate two cars. Set up as a small shop it has a propane powered tube heater and concrete floor.

Wells Cabin

This comfortable cabin is named after the Wells family who owned the ranch from the 1940s to 1960s. It was originally a well-constructed horse barn that the current owners felt would be better suited as a cabin. Sitting just below the big house, it has sweeping views of the meadows and forest. It has one bedroom with a kitchen, bathroom and a large living room. Heating comes from a woodstove with electric baseboard backup. A covered parking area, covered sundeck and beautiful firepit complete the package.

Eagle Cabin

This beautiful waterfront cabin is nestled amongst the mature fir forest on the south shore of Drewry Lake. Built in 2009, this cozy 18 x 18 ft cabin is named after the eagles that call the lake's shoreline home. Access is via an old road that circles the ranch which the owners call the channel trail. Wonderful views out over the lake and surrounding mountains with a short trail down to the boat launch on the lake. Windows on all sides of this 330 sq. ft. log cabin provide lots of light with intriguing forest and lake views. Heated by woodstove with an outhouse a short distance away in the forest, this is an absolutely magical location. Like all the cabins on the ranch it has a wonderful lakeside firepit as well.

Abe's Cabin

This cabin was built by the current owners and just may end up being your favorite spot on the ranch. The cabin was saved from a 1950s era resort on Horse Lake that was being re-built, it was transported to the ranch and this amazing site was chosen as its new location in 2011. No other location on the ranch has better views than the covered deck of this cozy log cabin. Perched on the North facing slope of Balfour Hill it looks out over the ranch and



the surrounding forests and lakes. It was carefully constructed with a sod roof covering the full walk around deck, even the outhouse has a sod roof. A small woodstove and log futon sleeper make it very comfortable winter snowshoe destination. It can be reached by a multitude of trails on foot, horseback or snowmobile. Of course, it also has a big firepit out in front.

Second House

This 3,500 sq. ft., three storey house was constructed in 1987, it was built from fir that was felled and milled directly off the building location. Much of the structure is rough cut fir beams which are visible from all sides. The house has a farmhouse style full walkaround covered deck as well as a walkout basement. The house features three bedrooms, three bathrooms and main floor bar off of the living room. It has a large spacious kitchen and dining area with excellent views from the many windows. There is a fully finished basement with hard wood flooring. This house also received a new roof in 2020 and new hardi-plank siding all around the outside. Heating is primarily woodstove with electric baseboard backup. The house also features a large outside deck and firepit area surrounded by lawn and gorgeous views. Next to the house is the stunning, custom-built, wood frame greenhouse (26 x 20 ft) with power, water and heat activated windows to provide all the vegetables you need, a greenhouse is a necessity



at this elevation as frost still occurs on occasion in July and August. Also next to the house is the mechanical building (40 x 12 ft), which houses the 25kW diesel backup generator and auto switch equipment. This ingenious backup system powers the entire house including the overall water system for the ranch. The generator room also has a wood stove, a backup for the backup. This building also doubles as the side by side or quad garage and wood storage for the house.

The Park's Homestead

The original homestead cabins from 1918 are situated down near the channel between the two Drewry Lakes along with one of the original log barns. The dove tail jointed log cabins are in the original state; the current owners have cleaned up around them but left them as they were found. They could easily be re done and used, the structural integrity of the cabins is solid, but they need some work to ensure they last another 100 years.

This is truly one of the showpiece properties on the entire Cariboo region. We have found that buying a property such as this when it comes up for sale is a good idea, as they are often difficult to find twice.

Contact the listing agent today for more information or to book a time to go by for a look. Serious qualified inquiries only please.

LOCATION

5242 Mahood Lake Road - Lone Butte, BC

DIRECTIONS

Please see the mapping section and contact the listing agent for detailed directions.

AREA DATA

A small community located within the Cariboo region, Lone Butte is approximately 25 kilometres southeast of 100 Mile House. The area is characterized by its rustic, natural beauty, and it is surrounded by numerous lakes, forests, and scenic landscapes that attract visitors looking for outdoor recreation.

Lone Butte is known for its historic railway water tower, which stands as a significant monument in the village and highlights the community's connection to the railways that once fueled its development.

The area is rich with history and small-town charm, which locals often appreciate. Life in Lone Butte is typically described as peaceful and close to nature, offering a slower pace that appeals to those who value privacy, space, and a strong connection to the outdoors. Many residents enjoy the sense of close-knit community, combined with the tranquility of rural living, which provides an ideal environment for those seeking a quieter, less hectic lifestyle.

Nearby provincial parks such as Green Lake Provincial Park and Bridge Lake Provincial Park offer significant outdoor opportunities for hiking, fishing, and camping. Green Lake is known for its clear, emerald waters and sandy beaches, making it a popular spot for both locals and tourists during the summer months. Additionally, the surrounding lakes, such as Horse Lake and Sheridan Lake, are popular for boating, fishing, and wildlife viewing.

Lone Butte is appreciated by its residents for its scenic surroundings, recreational opportunities, and quiet rural lifestyle, while its proximity to larger towns like 100 Mile House allows access to more services without sacrificing the peaceful atmosphere of the community.

RECREATION

With its blend of lakes, trails, and wilderness access, Lone Butte and its surrounding area is a haven for diverse outdoor recreation opportunities, making it an ideal year-round escape. The region is dotted with beautiful lakes—Green Lake, Bridge Lake, Sheridan Lake, Horse Lake, and Sulphurous Lake—each known for its clear waters, abundant fish, and scenic surroundings. These lakes provide excellent opportunities for swimming, kayaking, paddle boarding, boating, and some of the best trout and kokanee fishing in the Cariboo. Many of them also offer lakeside camping, picnic areas, and wildlife viewing.

For hikers, the Lone Butte Trail leads to panoramic views atop the butte, while the trails around Sulphurous Lake offer a peaceful, forested setting



ideal for birdwatching and nature walks. The area also boasts an extensive network of trails suited to mountain biking, horseback riding, ATVing, and snowmobiling, offering access to the Cariboo's backcountry throughout the seasons. In winter, the region transforms into a playground for ice fishing and snowmobiling.

HISTORY

Ranch History

The current owners had a historical title search done by a firm in Kamloops. This showed the ranch's original title being issued in 1918, this is for the original homestead site which is down near the channel between the two Drewry lakes. At that time access into the ranch was via Buffalo Creek to the east of 100 Mile House. The first land grant was in the name of a Col. Parkes and the title search company suggested this was a land grant for a returning First World War soldier. The current owners confirmed this through correspondence many years ago with the daughter of Col. Parkes, she was born on the ranch and lived there for many years. Her brother Robert, also born on the ranch, built the Brown's Cabin in the late 1960's. As the ranch grew over the years it also changed hands several times. It has been a cattle ranch, a guiding and outfitting destination and a quiet hay ranch. The ranch had been broken into four separate titles when the current owners arrived, they consolidated

the titles and then legally amalgamated them into the current two titles, hoping to see the ranch stay together.

Lone Butte

Lone Butte was developed in the early 20th century as a key stop along the Pacific Great Eastern Railway (PGE), which connected the Cariboo region to the rest of British Columbia. Named after the prominent butte that rises from the landscape and served as a navigational landmark for early travelers, the community quickly grew into a vital service center for ranchers, loggers, and railway workers during the height of the railway boom.

Long before European settlement, the area was part of the traditional territory of the Secwépemc (Shuswap) First Nation. Their enduring presence and cultural heritage continue to shape the identity of the region today.

As reliance on rail declined and road access improved, Lone Butte transitioned toward a tourism- and recreation-based economy. The community's historic railway water tower—one of the last of its kind in BC—still stands as a symbol of its past. Today, Lone Butte blends its railway history with a vibrant outdoor lifestyle, attracting both adventure seekers and those drawn to a quieter pace of life in the Cariboo.

MAP REFERENCE

51°42'2.76"N and 120°48'38.87"W

BOUNDARIES

Please see the mapping section, all boundaries are approximate.

SERVICES

- Water - well
- Electricity

- Septic
- Internet
- Propane

IMPROVEMENTS

Please see the main description section for a detailed description of all structures/buildings. A summary of the main improvements includes:

- Equestrian Center
- Indoor Riding Arena
- Lower Paddocks
- The Big House
- Wells Cabin
- Eagle Cabin
- Abe's Cabin
- Second House
- Brown's Cabin
- The Park's Homestead
- Machine Shed #1
- Machine Shed #2
- Hay Barn
- Firewood Shed

ZONING

(RA 1) Resource/Agricultural

LEGAL

LOT 1 DISTRICT LOT 3727 LILLOOET DISTRICT
PLAN KAP46703 - PID 017-683-602

THE NORTHWEST 1/4 OF DISTRICT LOT 3727
LILLOOET DISTRICT - PID 013-736-426

DISTRICT LOT 3728 LILLOOET DISTRICT
PID 013-353-021

FRACTIONAL NORTHEAST 1/4 OF DISTRICT
LOT 3727 LILLOOET DISTRICT
PID 013-353-047













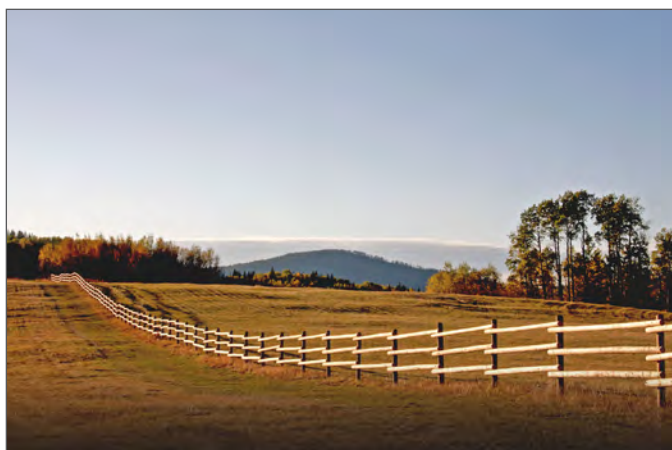


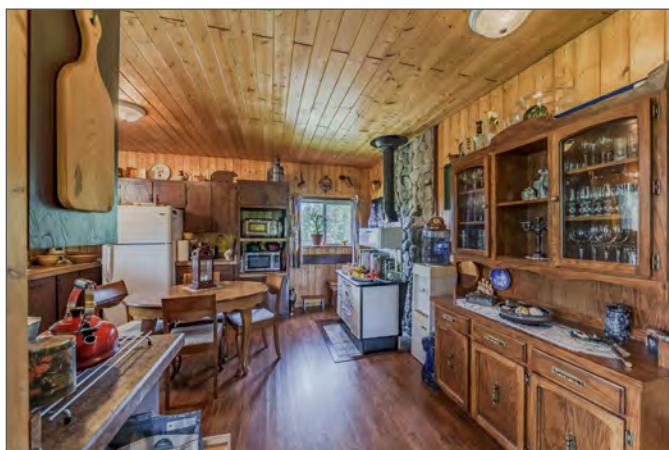


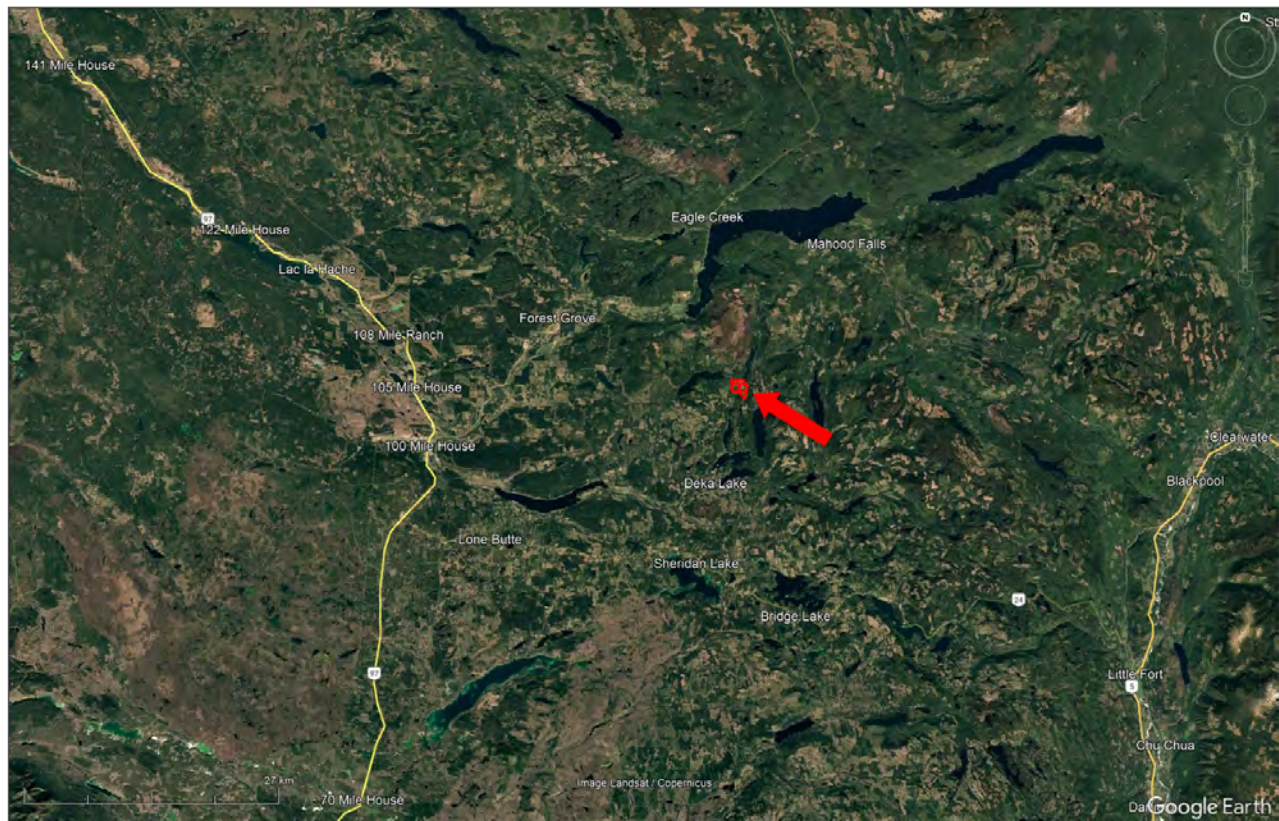














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