



Hanceville Ranch Cariboo/Chilcotin



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Hanceville Ranch

Cariboo/Chilcotin

PROPERTY DETAILS

Listing Number:	25253
Price:	\$1,750,000
Taxes (2025):	\$2,233.25 combined
Size:	639.46 acres ~ 4 titles

DESCRIPTION

Hanceville Ranch comprises 639.46 deeded, fenced acres across four titles, plus an additional 600-acre range, thoughtfully designed for efficient cattle and hay production. The property features miles of high-quality 4- and 5-wire fencing, a well-built corral system, and a dedicated cattle handling setup, supporting a 70 AUM carrying capacity along with a 100 AUM renewable lease/license. Currently, 90 acres are producing high-quality hay, with approximately 350 bales harvested annually, and irrigation now extends to three additional fields not yet in production, providing excellent expansion potential. The irrigation system is supported by four water licences and dual infrastructure, including gravity-fed water from nearby creeks and a pumped system sourcing from the Chilcotin River, ensuring reliable water supply year-round.

The property is equipped with modern wheel lines and new reel guns, allowing efficient water distribution across the entire property. Highway 20 runs through the ranch, providing convenient access, while the south boundary borders the Chilcotin River, offering scenic views and additional water resources.

The beautifully renovated 3,024 sq. ft. ranch-style home perfectly combines rustic charm with modern comfort, offers thoughtfully updated living space and complete privacy with breathtaking views of the Chilcotin River. The multi-level layout is both functional and inviting, featuring a spacious living area with vaulted ceilings, exposed beams, a wood-burning stove, wide-plank hardwood floors, and a reclaimed wood accent wall. Expansive panoramic windows flood the home with natural light and showcase the river and surrounding landscape. The bright, well-appointed kitchen boasts stainless steel appliances, wood accents, a breakfast bar, and a custom-built nook with hidden storage, flowing seamlessly into the dining area and living spaces. Upstairs includes two large bedrooms, a designated office or reading nook, and a primary suite with a walk-in closet and a newly renovated modern bathroom. The lower level is framed for future expansion, offering space for an additional bedroom, large shop/storage room, bathroom, and utility area, providing flexibility for family living or agricultural operations. Thoughtful finishes, shiplap walls, high ceilings, a front deck overlooking the river with propane-ready BBQ, and durable hardy board siding complete this exceptional home, perfect for enjoying the scenic Chilcotin lifestyle in comfort and style.

With its combination of proven hay production, extensive irrigation, and livestock-ready infrastructure, Hanceville Ranch presents a rare opportunity for both operational efficiency and future growth in a highly productive Cariboo-Chilcotin setting.



LOCATION

6547 Highway 20 - Hanceville, BC

DIRECTIONS

From Williams Lake, take Highway 20 west for approximately 85 km, following the scenic Chilcotin River corridor. Once you pass Lee's Corner, the property runs along both sides of the highway. The driveway to the ranch is on the south side (left) at the mailboxes.

AREA DATA

Williams Lake is just one hour to the east of Hanceville and is known as the "Hub of the Cariboo," is a full-service community about an hour east of Hanceville along Highway 20. With a population of roughly 11,000, it offers a wide range of amenities including schools, a hospital, shopping centres, restaurants, hardware and supply stores, and government services. The city is a major service and transportation centre for the Cariboo-Chilcotin, supporting ranching, forestry, and tourism. Surrounded by lakes, rivers, and rolling hills, Williams Lake also provides abundant

recreation opportunities such as fishing, hunting, hiking, mountain biking, and access to countless backcountry adventures, while still offering all the conveniences of a regional hub.

Hanceville is a small, unincorporated rural community located in the Chilcotin District of central BC, lying southeast of Alexis Creek on the north side of the Chilcotin River. It is the primary settlement of the Stone First Nation (Yunesit'in Government), part of the Tsilhqot'in Nation.

Hanceville serves as a quiet gateway to natural landmarks like the Nemiah Valley and Taseko Lake—popular four-season playgrounds for ranching, camping, hiking, fishing, hunting, wildlife viewing, and snowmobiling.

Hanceville offers a serene, community-centered lifestyle shaped by generations of ranching families, where the land and family heritage remain deeply intertwined. As part of Tsilhqot'in traditional territory, the area carries a strong cultural identity with deep ties to First Nations heritage. This is true "Wild West" country, with opportunities to explore gold rush history, ghost towns, working ranches,

and vast stretches of wilderness. Characterized by low population density and abundant wildlife, the region provides a unique blend of cultural richness, frontier spirit, and outdoor adventure.

Alexis Creek, located about 110 km west of Williams Lake and just a short drive from Hanceville, serves as a small but important service hub for the surrounding rural communities. The community offers essential amenities including the Alexis Creek School, part of School District No. 27 (Cariboo-Chilcotin), a provincial medical clinic, RCMP detachment, BC Forestry field office, BC Ambulance dispatch, and a highway maintenance yard. Residents can access basic goods at the local General Store, which provides groceries, sundries, and mail services

MAP REFERENCE

51°58'51.94"N and 123° 9'7.36"W

INVESTMENT FEATURES

This 639-acre ranch is a strong investment opportunity with multiple income-generating avenues. With 90 acres already in proven hay production and another 100+ acres ready for cultivation, the property offers immediate agricultural returns and room to expand. The balance of the land provides excellent grazing potential, supporting livestock operations at scale. Its size, versatility, and prime agricultural layout make it ideal for expanding an existing ranch, starting new ventures, or holding as a long-term land investment with strong appreciation potential.

SERVICES

- BC Hydro
- Well water
- Septic lagoon
- Wood, radiant heat with boiler and electric
- Propane cookstove and BBQ



ZONING

R/A - Resource Agricultural
RR1
Cariboo Regional District

LEGAL

LOT 2 DISTRICT LOT 497 LILLOOET (FORMERLY CARIBOO) DISTRICT PLAN KAP86032

PID 027-400-506

DISTRICT LOT 498 LILLOOET (FORMERLY CARIBOO) DISTRICT

PID 013-308-513

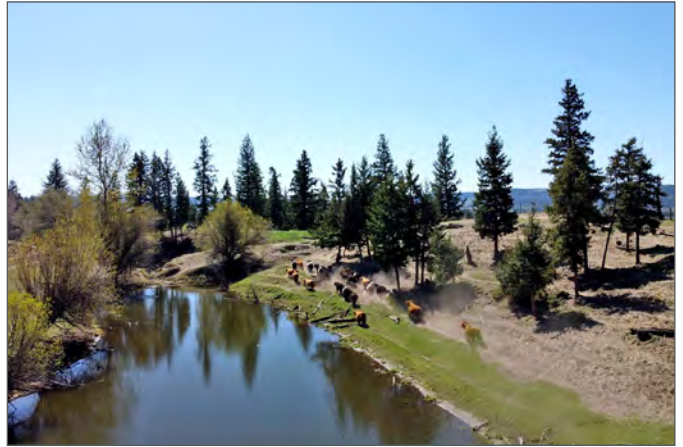
LOT A DISTRICT LOT 499 LILLOOET (FORMERLY CARIBOO) DISTRICT AND DISTRICT LOT 1180 LILLOOET DISTRICT PLAN KAP60830

PID 023-988-100

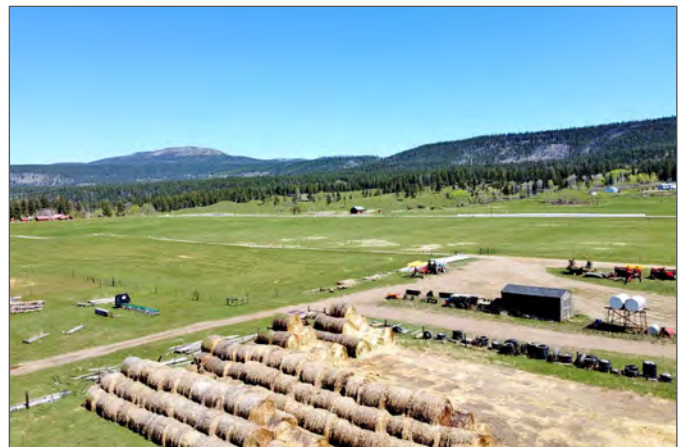
DISTRICT LOT 3272 LILLOOET DISTRICT EXCEPT PLANS 18033, 18949 AND 37692

PID 013-352-326

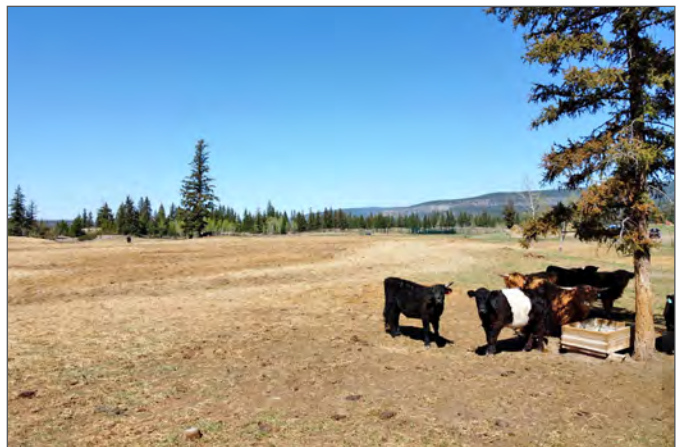
Range Permit RAN074659









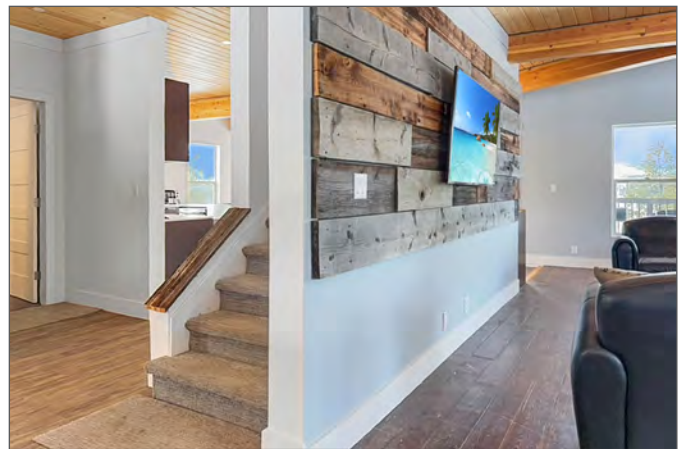
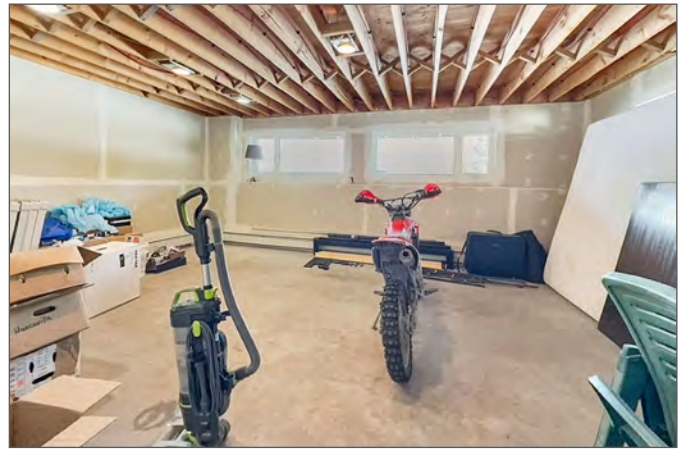








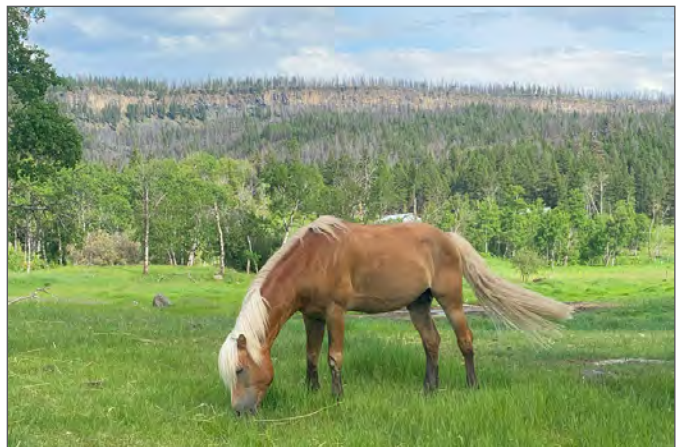
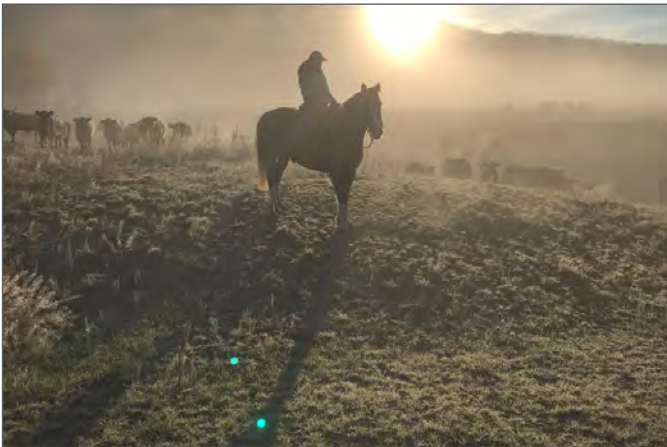


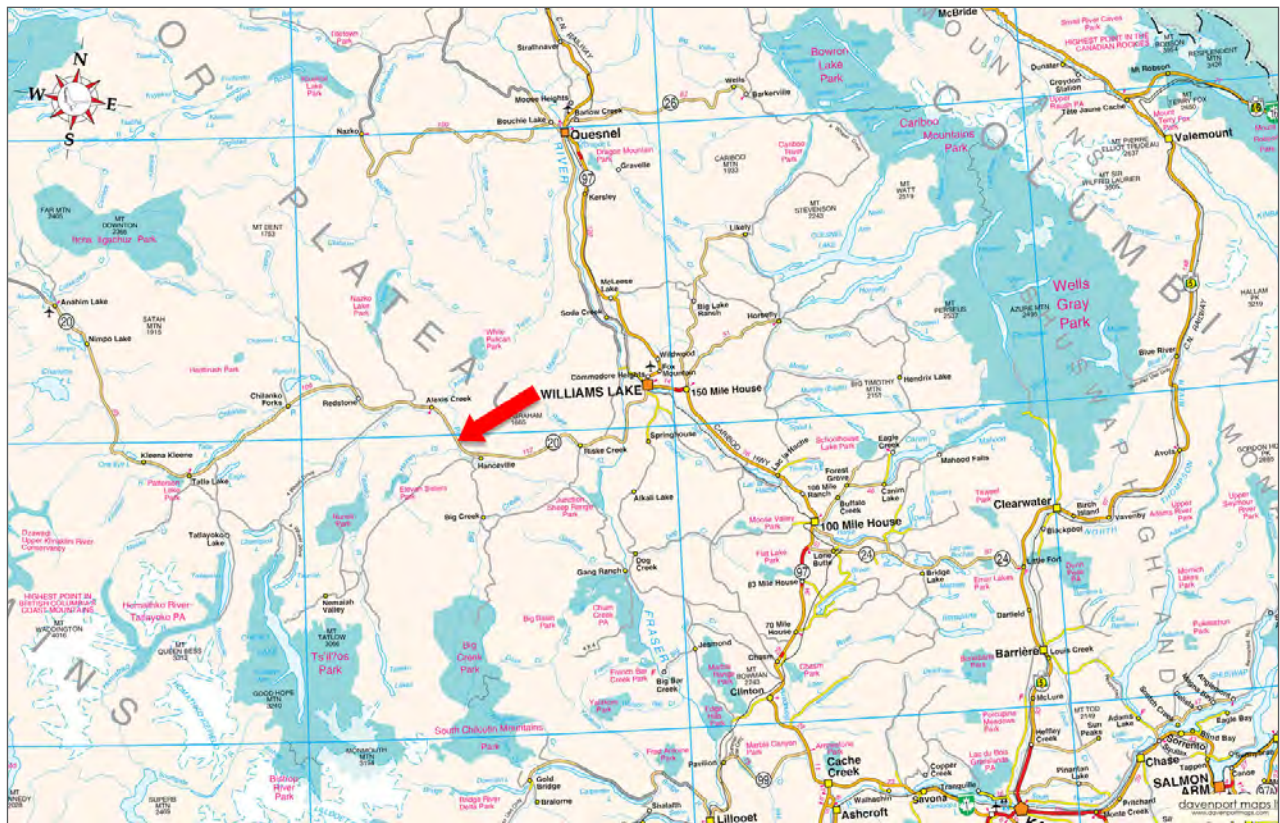
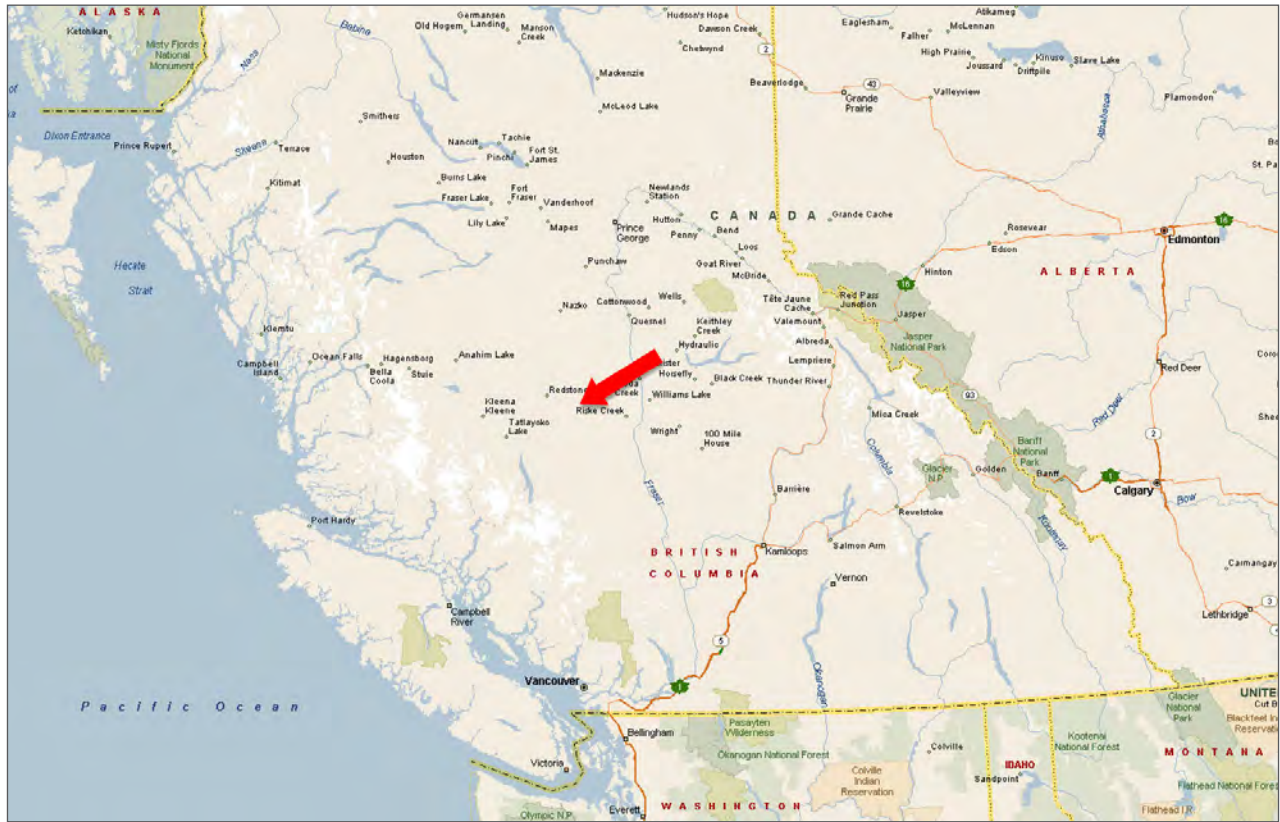


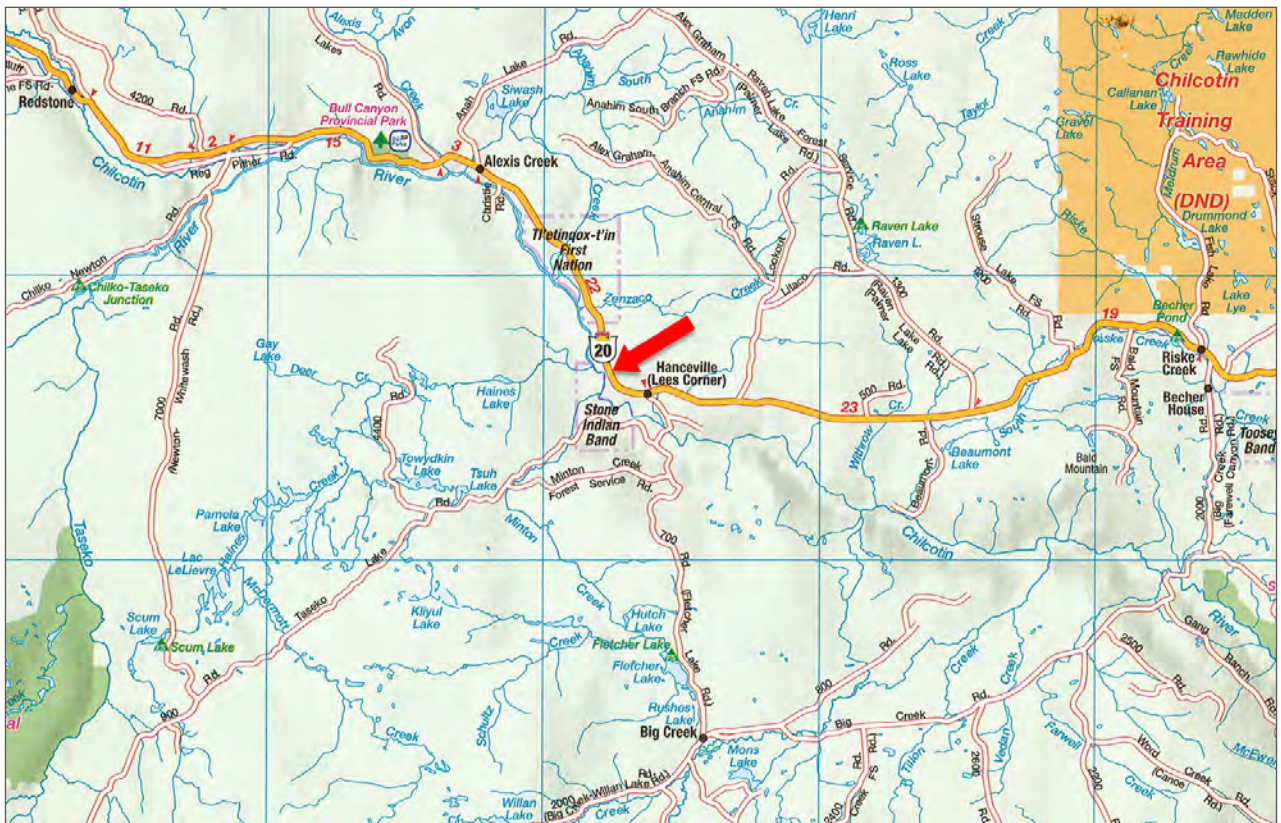


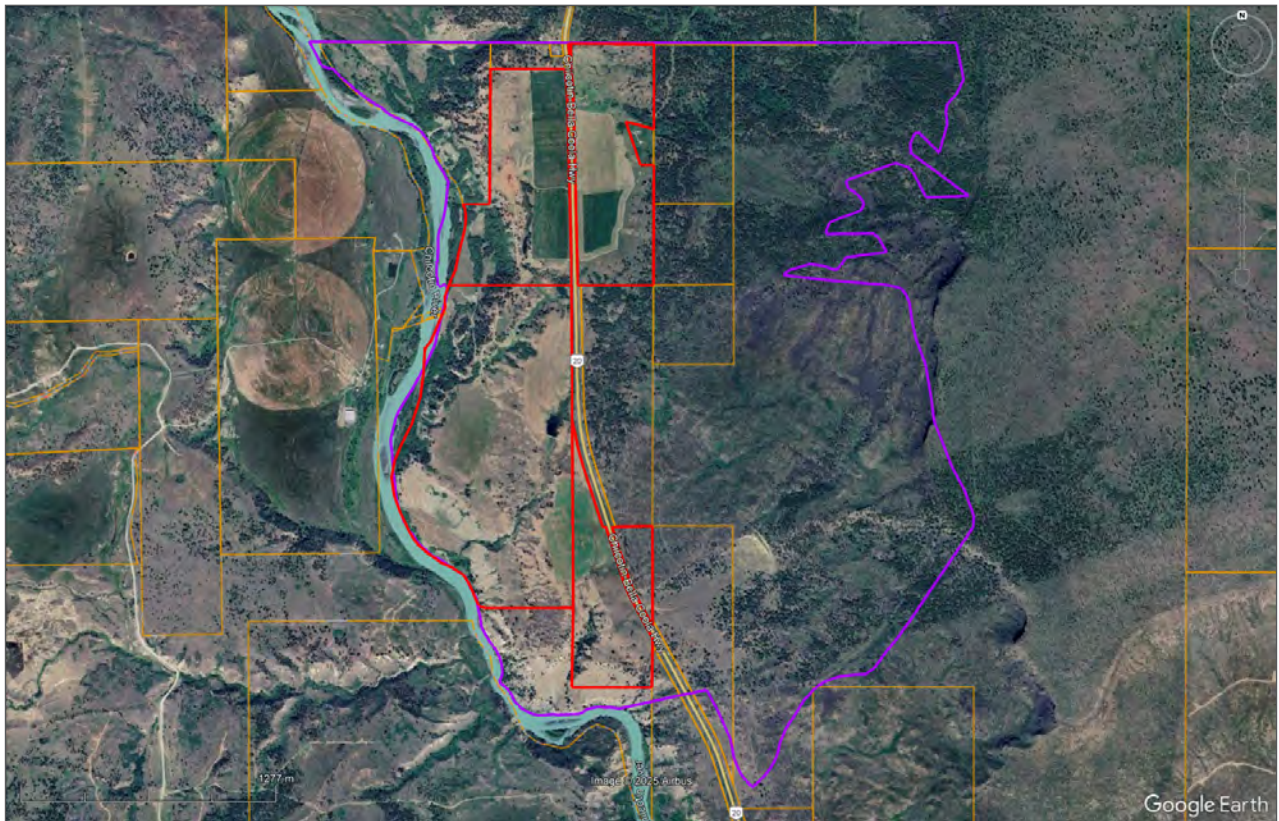
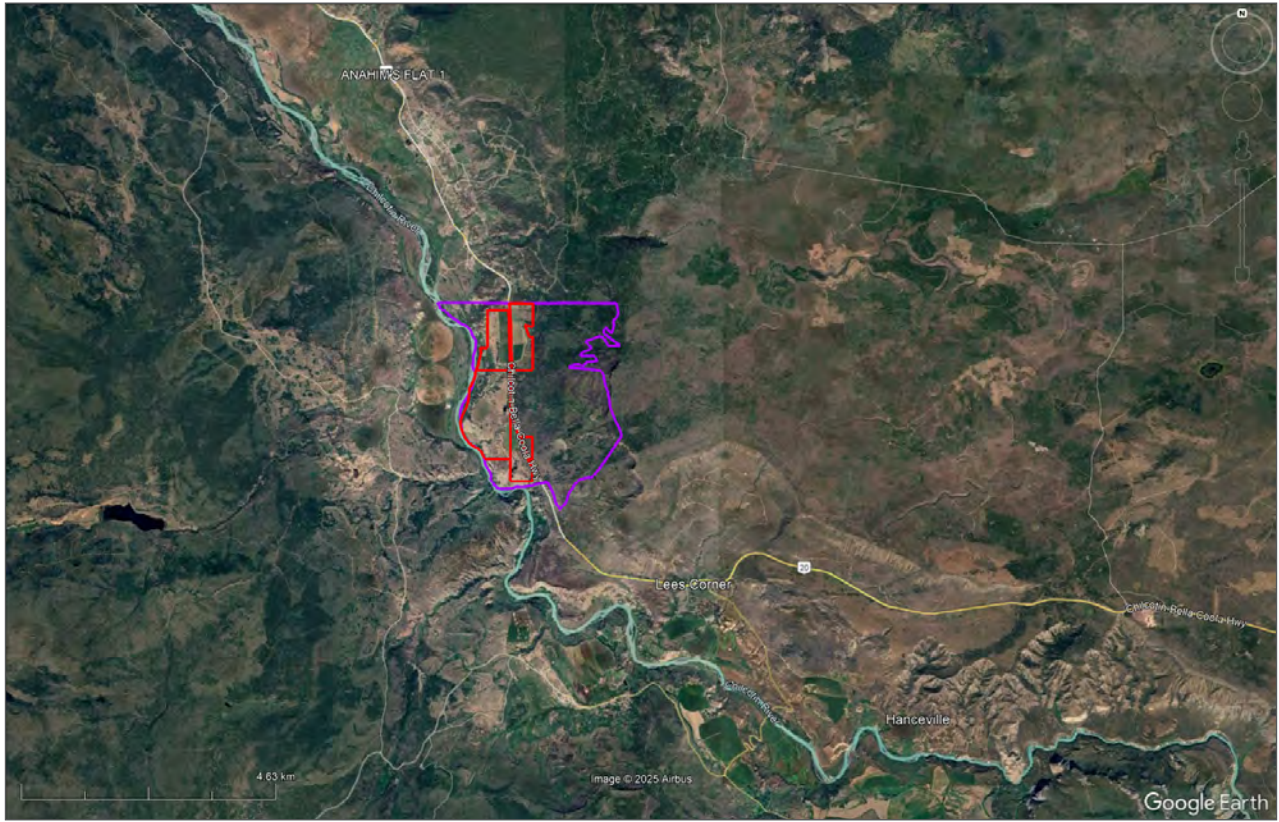


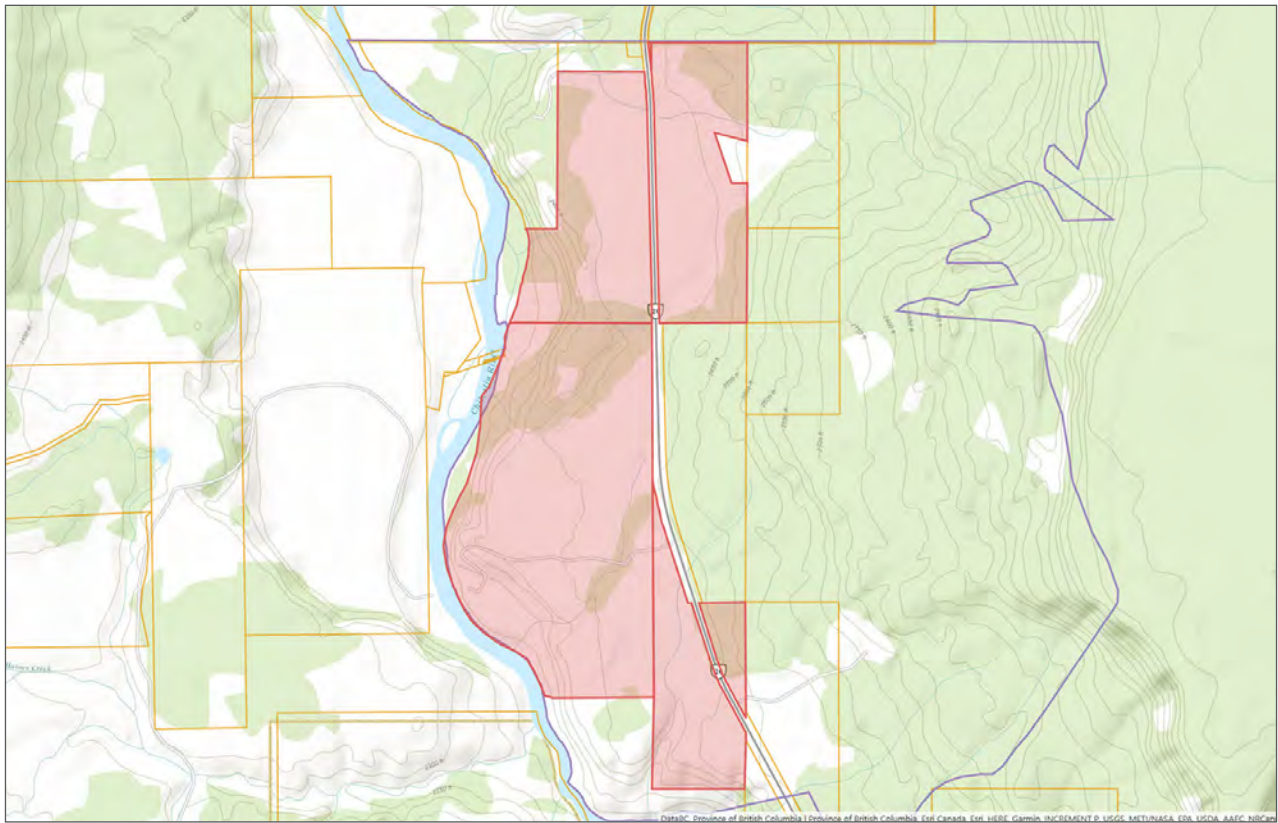
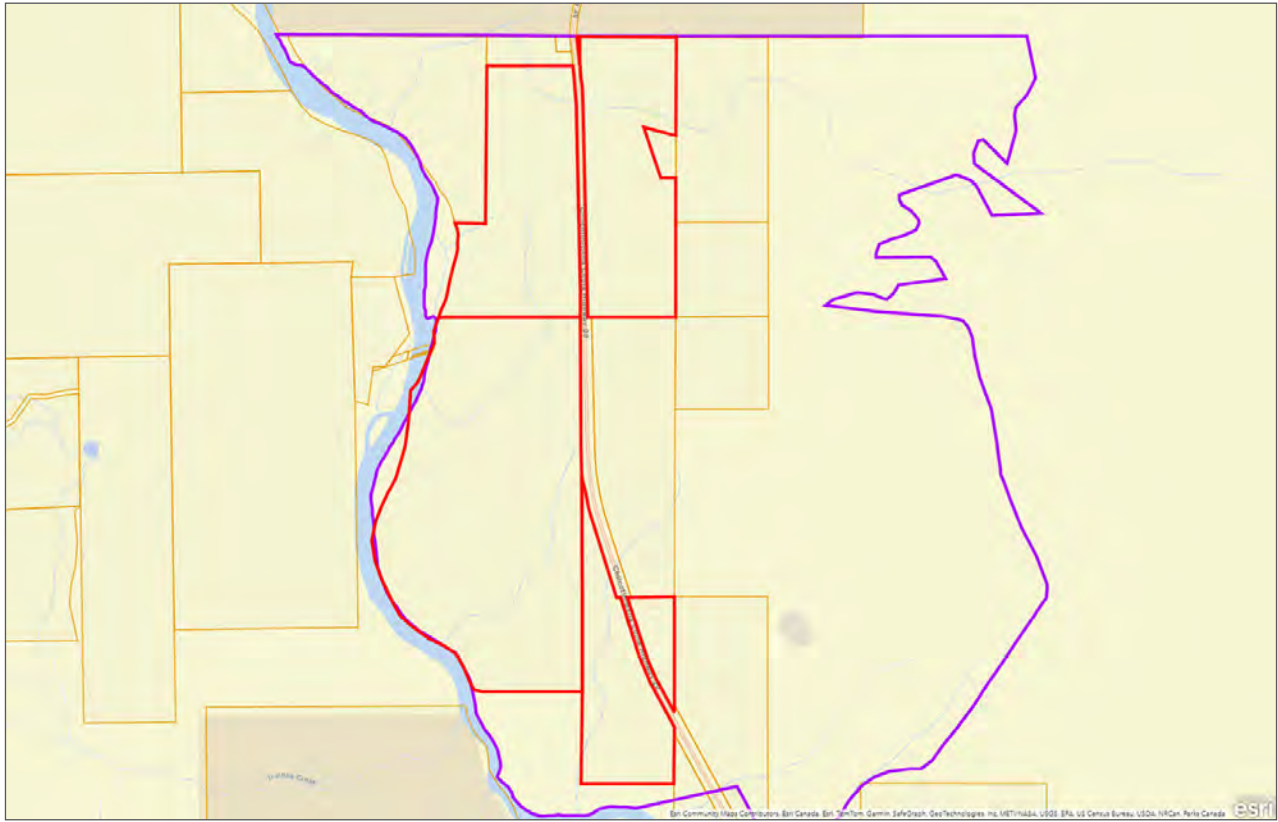














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