



Hay U Ranch RV Resort + Commercial Development Land



www.landquest.com

Matt Cameron
matt@landquest.com
(250) 200-1199



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Hay U Ranch RV Resort + Commercial Development Land - Yahk, BC

PROPERTY DETAILS

Listing Number:	23098
Price:	\$2,495,000
Taxes (2022):	\$9,524
Size:	101.59 acres ~ 2 titles

DESCRIPTION

Great investment/business opportunity.

Hay U Ranch Resort is a riverfront RV park between Cranbrook and Creston on Highway 3 (Crowsnest Highway) just 12 km to a 24-hour border crossing near the hamlet of Yahk. The park is comprised of 30 riverfront sites and 105 additional sites. This offering includes 2 titles of land totaling 101.59 acres and all bordering by Crown land.

The park itself includes the entirety of one title (10.68 acres) with the sewage treatment facilities along with a residential house ideal for caretaker/manager. The majority of the park and the RV sites are on 25 acres of the second title. This same title has approx. 62 acres on the other side of the highway not used for the park—potential to sever along the highway (no zoning). Ideal spot for a truck stop, highway side motel, residential recreational lots or light industrial close to the border. A lot of these 62 acres are timbered, and a forestry trunk road dissects the back of the property.

Many of the sites are ideal for park models and seasonal or year-round living is permitted. One of the most appealing features is the Moyie River

gorgeously flows for three quarters of a mile through the land. All of the sites have sewer, treated water (regulated between 75 to 100 psi), phone, power (30 and 50 amp) and cell coverage. The owner spared no expense with a very modern sewage treatment plant that is easy to operate. The entire RV park is fenced and bermed for the utmost in privacy and of course it is accessible year-round.

There are about 50 sites occupied via annual leases and or long-term leases. Current pricing for long terms leases is from \$24k to \$40k depending on the site and annual leases priced from \$3.7k to \$4.7k. The long terms leases pay an annual user fee providing some stability of income. The owners have a caretaker/manager on site who over sees the park and manages some nightly/short terms rentals. A new owner could carry on with annual leases, sell more long-term leases, or capturing the short-term RV crowd.

In terms of improvements Hay U Ranch has the following:

- a large 5,000 ft² covered shed for boats and equipment storage (an ideal perk for RV owners and a site selling feature to offer covered storage)
- a common washroom/laundry
- 2,000 ft² three-bedroom house currently occupied by the caretaker
- tool shed
- workshop
- electrical sheds
- water treatment building
- sewage treatment plant and building
- on site garbage bins



With lots of open land (5 acres of common land) there is lots of room for recreation—they have small pitch and putt set up, open fields to throw the frisbee or football, volleyball net and a small playground.

Included in the sale are a dump truck, excavator, compactor, golf cart and tractor/mower.

The resort took 7 years to develop and is fully permitted with all environmental reports completed and approved.

As stated, longer term, Phase 2 is possible and has the water and sewer capacity for another 125+ sites (40 riverfront). The estimated cost to construct Phase 2 sites is about \$5,000-\$7,500 per site.

Please visit the Hay U Ranch RV Resort website for more information:

<https://hayuranchrvresort.godaddysites.com/>

Contact the REALTOR® today to discuss and line up a showing.

LOCATION

Hay U Ranch Resort is located in southeastern BC along Highway 3/95 (Crowsnest Highway)

Notable Travel Distances

- 65 km to Cranbrook
- 45 km to Creston
- 12 km from the 24-hour US border crossing (Kingsgate)
- 2 km to Yahk

AREA

Yahk

Yahk is an unincorporated hamlet in southeastern BC. Yahk Provincial Park borders the village to the south. The town is located on the Moyie River that flows through Hay U Ranch—you could float a tube a couple of kilometres' down river in summer.

Cranbrook

The property is located approx. 65 km west of Cranbrook, a thriving community with a proud 109-year history and an exciting future. The area is

arguably the sunniest part of British Columbia, situated in a broad open valley located between the Rocky Mountains to the east and the older Purcell Mountains to the west on Highway 3, the main highway across the southern portion of the province. It is an understatement to say Cranbrook is surrounded by world class scenery, recreation and wildlife. Mild winters and warm sunny summers characterize the beautiful mountain environment. Cranbrook is largest city in the Kootenays and 18th largest city in BC with a population of almost 20,000 people, and the commercial Cranbrook hub for business and for retail shopping for the East Kootenay region, boasting a total population of 56,702. It is home to the Canadian Rockies International Airport, the East Kootenay Regional Hospital, the College of the Rockies, the 600 seat Key City Theatre, the Western Financial Place recreational complex which is home to the Western Hockey League's Kootenay Ice and a spectacular and growing summer Farmer's Market.

MAP REFERENCE

49° 6'7.12"N and 116° 4'10.12"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

IMPROVEMENTS

- Large 5,000 ft² covered shed for boats and equipment
- Common washroom with showers (mens and ladies) as well as laundry facilities
- 2,000 ft² 3-bedroom house
- 500 ft² park model
- Water treatment building
- Sewage treatment plant and building
- Tool shed
- Workshop
- Garbage bins
- Fully fenced



SERVICES

- Septic - modern and easy to run sewage treatment plant
- Water and water treatment set up - drilled well provides between 75 to 100 psi
- Power - sites have 30 and 50 amp
- Telephone - cell and land line
- Internet
- 911 service

ZONING

No zoning equals loads of potential. The possibility to subdivide off some land for motel use, a restaurant, industrial, or residential land is all possible.

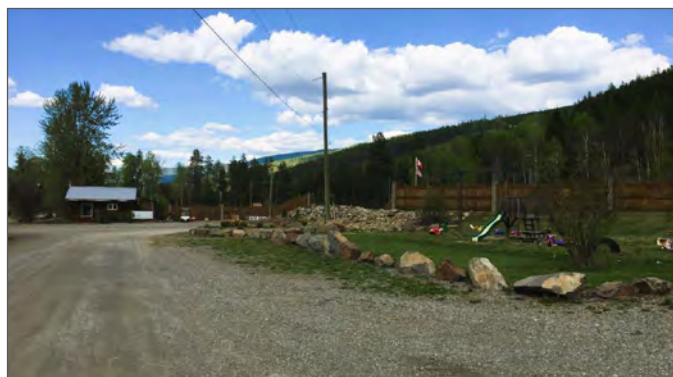
LEGAL

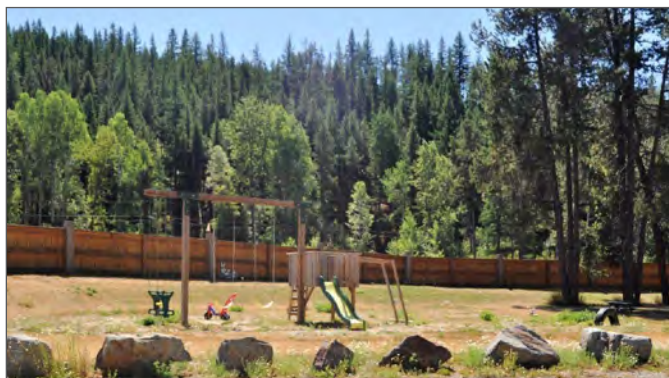
90 acres

DL: 12253; LD: Kootenay (26); Narrative: EXC PCL A (SEE 29028I)
PID 008-052-573

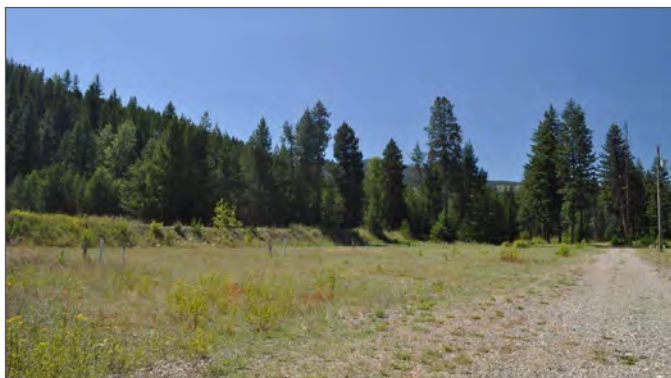
10 acres

Lot: 1; PI: NEP16186; DL: 12254; LD: Kootenay (26)
PID 009-033-092

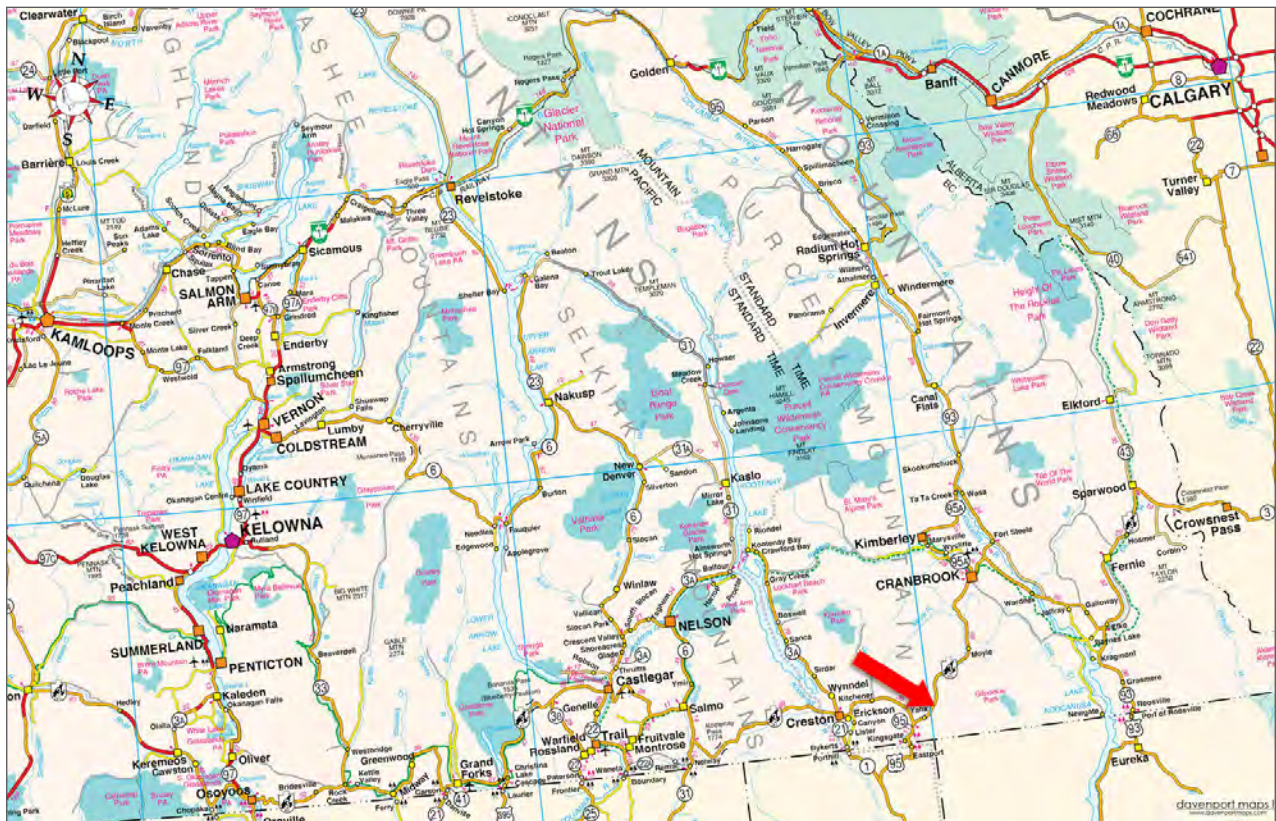
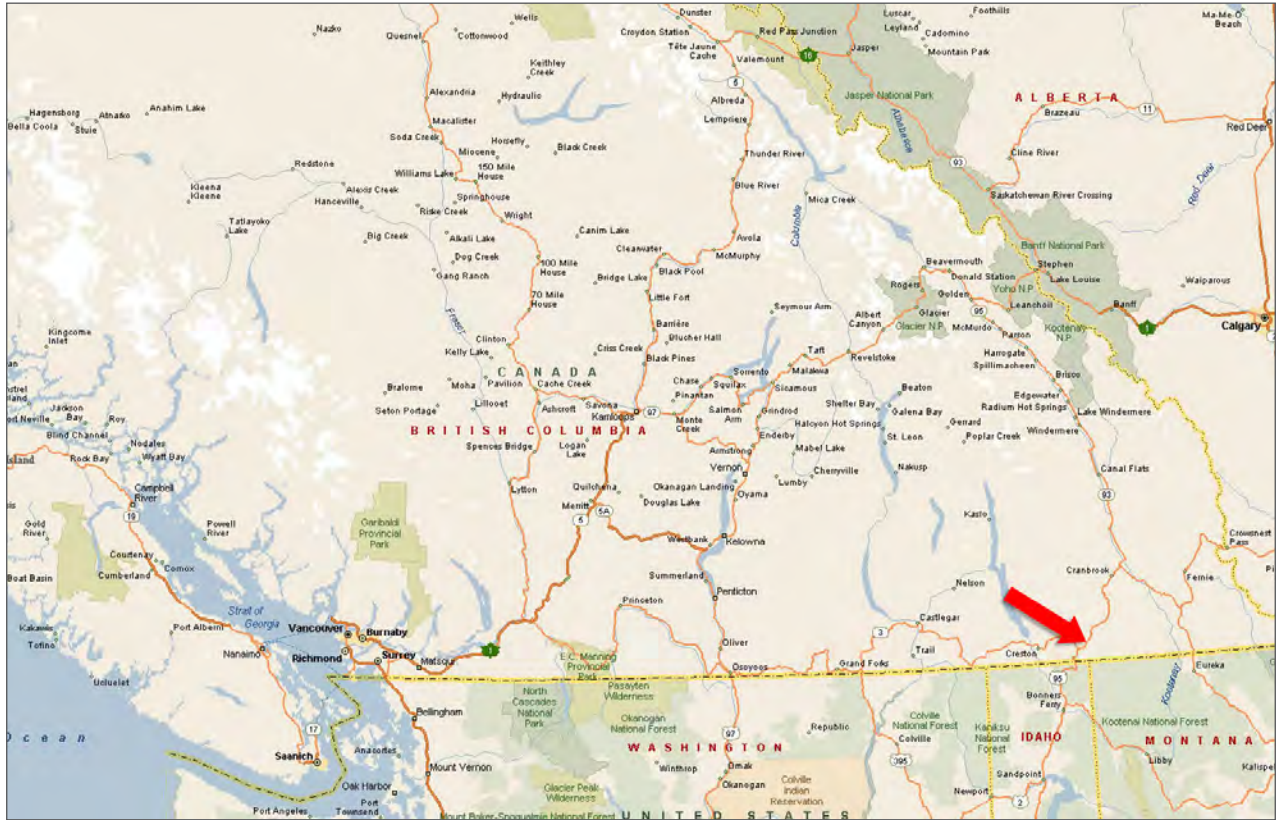


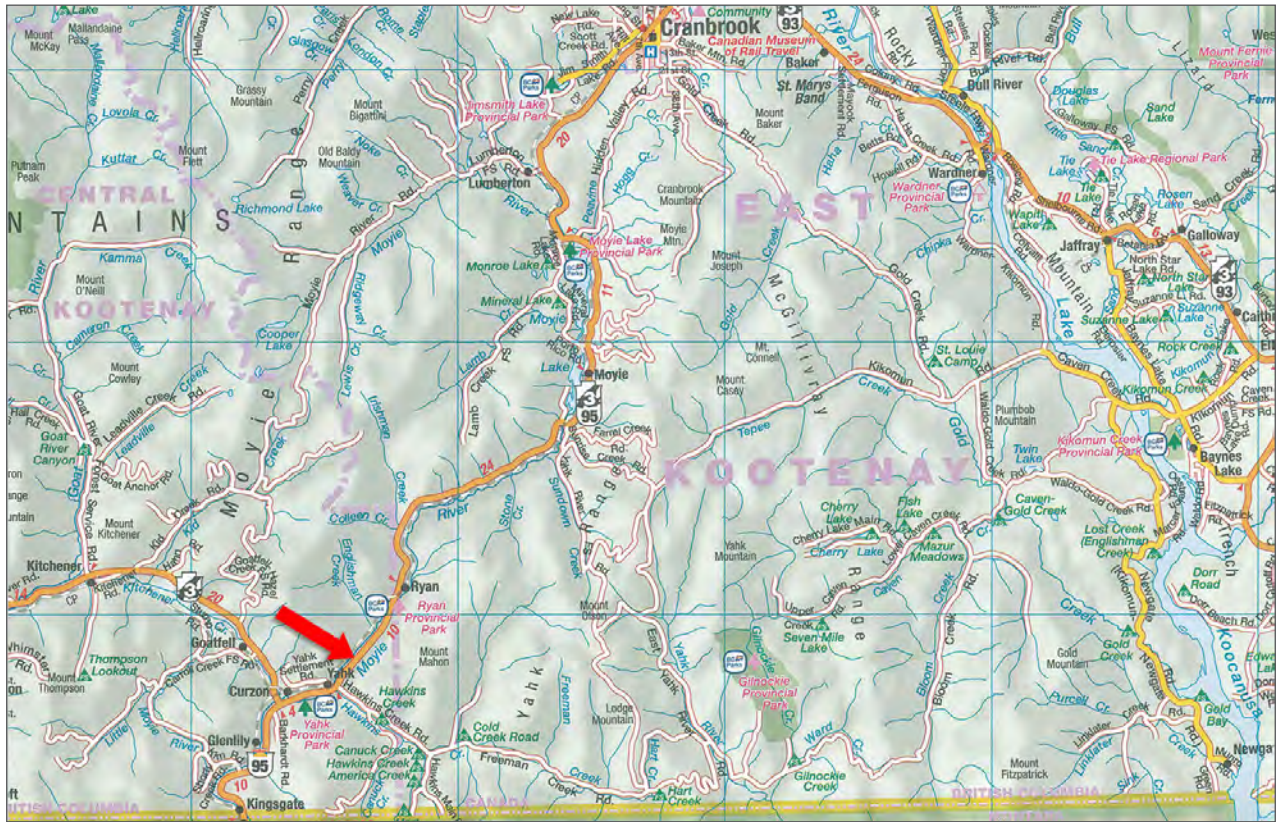




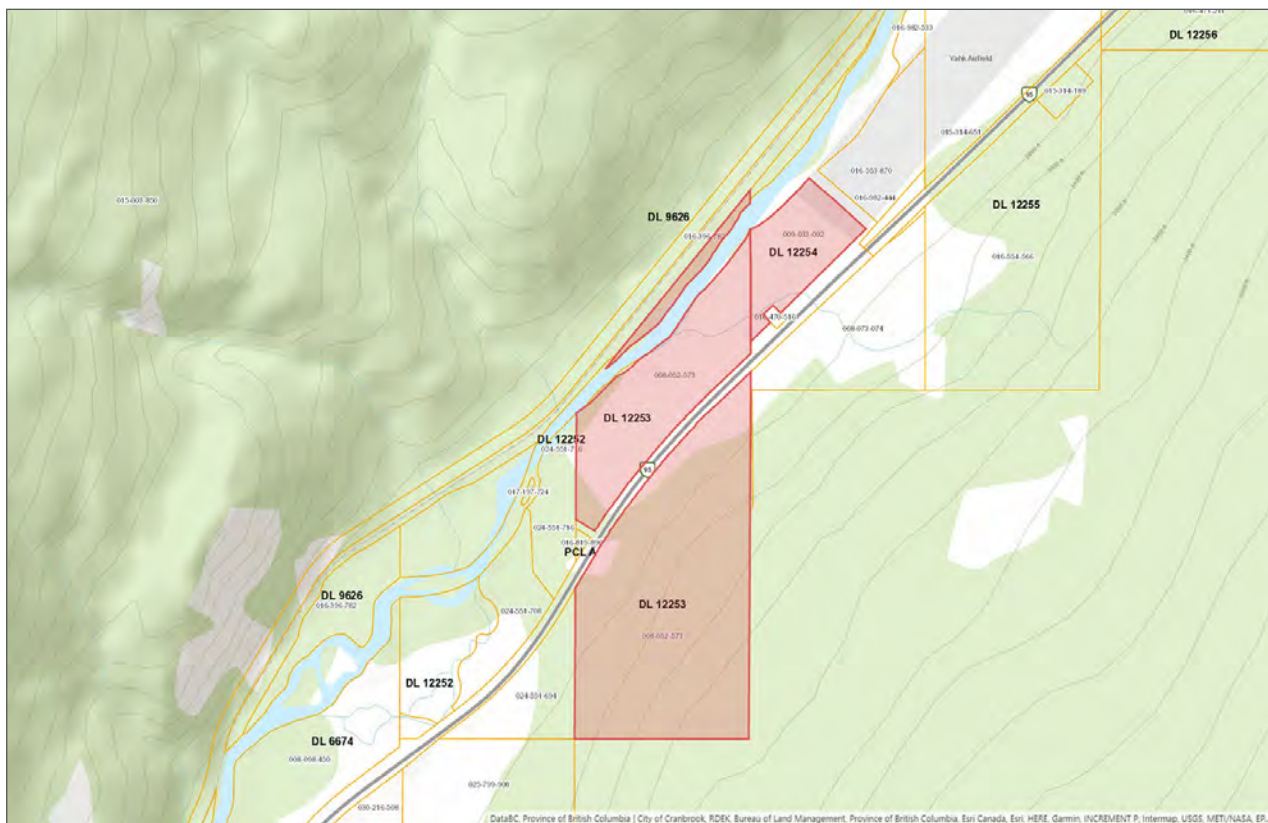












[illegible]



Marketing British Columbia to the World®



www.landquest.com



Matt Cameron

Representative
matt@landquest.com
(250) 200-1199

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)