



**Homestead Acreage
with Hay Land and Water Rights**



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Homestead Acreage with Hay Land and Water Right - Rural Creston, BC

PROPERTY DETAILS

Listing Number:	25243
Price:	\$769,600
Taxes (2025):	\$56.96
Size:	20.88 acres
Zoning:	AG2

DESCRIPTION

Located just south of the small west Kootenay community of Bountiful—approximately 12 km as the crow flies from Creston—sits 20.88 acres near to the US border. This private acreage includes water rights for both irrigation and stock watering. The property is partially fenced and has easy access off 4th Street. The property is almost entirely in hay production with good soil and growing conditions. This property would make the absolute ideal rural homestead and has several great building sites to choose from. The property is only a short drive into Creston and only 7 km from the Creston Valley Regional Airport.

The climate here is fantastic with the Creston area experiencing ever increasing demand from both agricultural producers and people looking for a quiet self-sufficient lifestyle. This large acreage is a blank slate ready for your ideas. The property has a rural residential and agricultural zoning which allows for 2 homes plus outbuildings. This is the ideal property for a rural homestead with the climate, water, soil and privacy you've been looking for.

Contact the listing agent today for more information or to book a time to go by for a look.

LOCATION

Lot 12 4th Street - Lister, BC

DIRECTIONS

Please refer to the mapping section of this listing detailed directions and boundaries.

AREA DATA

Creston sits in the scenic Creston Valley, framed by the Selkirk Mountains to the west and the Purcell Mountains to the east. It continues to thrive as a lifestyle-driven, community-minded hub for entrepreneurs and retirees. Its scenic valley, mild climate, and welcoming pace of life remain its core appeal. The town's population has grown to an estimated 6,166 residents in 2024.

Tourism has surged in recent years, showing record numbers of visitors, including many first-time travelers from the United States. Agriculture remains the cornerstone of the local economy, with fertile soils and a long growing season making Creston second only to the Okanagan in BC for fruit production. Organic farms, wineries, breweries, and farmers markets highlight the valley's commitment to sustainability and local food. Forestry, manufacturing, and brewing also contribute significantly, with the Columbia Brewery—home of Kokanee beer—remaining a major employer.



The natural beauty of the Creston Valley continues to be one of its greatest assets. The Creston Valley Wildlife Management Area, a 17,000-acre Ramsar-designated wetland, provides critical habitat for migratory birds such as Tundra Swans, Osprey, and Wood Ducks, while also offering visitors trails, canoe tours, and birdwatching opportunities. Surrounding mountains, rivers, and lakes support a full spectrum of outdoor recreation, including hiking, mountain biking, fishing, kayaking, and skiing. Nearby parks such as Stagleap Provincial Park and Lockhart Beach Provincial Park add to the variety of year-round outdoor experiences.

Cultural life in Creston is equally vibrant, anchored by long-standing events such as the Blossom Festival, the Yaqan Nukiy Pow-Wow, and the Creston Fall Fair, alongside live music festivals, farmers markets, and artisan showcases. The arts thrive in local galleries, murals, and studios, enriching daily life with creativity and community pride. Sports and recreation are also central, with facilities like the Johnny Bucyk Arena hosting the Creston Valley Thunder Cats junior hockey team

and a wide array of youth programs from rowing to martial arts fostering active lifestyles.

Creston stands out as a community balancing growth with tradition. Its population and tourism are steadily increasing, agriculture and forestry remain strong economic pillars, and the town has retained its small-town spirit even as it adapts to modern challenges. With its combination of natural beauty, cultural richness, and welcoming atmosphere, Creston continues to offer an exceptional quality of life for residents, visitors, and those seeking a fresh start in the Kootenays.

VEGETATION

Creston's vegetation is shaped by its fertile valley floor, mild climate, and surrounding mountain ranges. The valley supports rich agricultural lands, with orchards of apples, cherries, and peaches, as well as vineyards, grain fields, and pastureland. Natural vegetation includes cottonwood, cedar, and Douglas fir forests along the rivers and lower slopes, while the wetlands of the Creston Valley Wildlife Management Area are filled with cattails,

willows, and diverse aquatic plants. Higher elevations in the nearby Purcell and Selkirk Mountains transition to subalpine fir, spruce, and alpine meadows, offering a striking contrast to the cultivated valley below.

RECREATION

Spring and Summer

Hiking and Biking

Trails in the Selkirk and Purcell Mountains, as well as accessible routes around Creston Valley.

Water Recreation

Boating, kayaking, swimming, and fishing at Kootenay Lake, with access at Lockhart Beach Provincial Park and Kuskonook Harbour.

Wildlife Viewing and Birding

The Creston Valley Wildlife Management Area (17,000 acres of protected wetlands) offers boardwalks, canoe tours, and prime birdwatching during migration seasons.

Camping and Picnicking

Lockhart Beach Provincial Park (north of Creston) and Moyie Lake Provincial Park (to the west) provide popular family-friendly spots.

Golf

The Creston Golf Club, rated one of BC's top hidden gems, offers scenic play with mountain backdrops.

Fall

Harvest Festivals and Fairs

The Creston Valley Fall Fair and local farmers markets showcase regional produce, wines, and artisanal goods.



Fishing

Autumn fishing on Kootenay Lake for rainbow trout, Kokanee salmon, and whitefish.

Hiking

Cooler weather makes for excellent trekking in Stagleap Provincial Park, known for its alpine meadows and old-growth forests.

Agri-Tourism

Winery tours, apple and cherry orchards, and u-pick operations are in full swing.

Winter

Cross-Country Skiing and Snowshoeing

Groomed trails at the Creston Golf Club and backcountry routes in nearby mountains. The Skimmerhorn Mountains, a striking subrange of the Purcells that rise sharply just 5-10 km east of town, and the Selkirk Mountains, beginning about 20-25 km west.

Downhill and Backcountry Skiing

Access to deep powder terrain in the Purcells and Selkirks, plus regional ski resorts within driving distance.



Snowmobiling

Local clubs maintain extensive trail networks in the surrounding mountains.

Wildlife Viewing

Stagleap Provincial Park is a prime winter habitat for endangered mountain caribou, offering unique viewing opportunities.

Year-Round

Indoor Recreation

The Creston and District Community Complex features a pool, skating rink, fitness centre, and curling rink.

Arts and Culture

Year-round events include live music, artisan markets, and cultural celebrations like the Yaqaan Nukiy Pow-Wow.

Sports and Clubs

From hockey with the Creston Valley Thunder Cats to rowing, judo, and youth programs, recreation thrives across all ages.

HISTORY

The Creston Valley has long been home to the Ktunaxa Nation, whose presence in the region

stretches back thousands of years. The fertile valley floor, abundant wetlands, and surrounding mountains provided rich hunting, fishing, and gathering grounds. With European settlement in the late 1800s, the area quickly grew into a hub for agriculture, aided by the reclamation of fertile delta lands along the Kootenay River. The arrival of the Canadian Pacific Railway in 1898 further spurred development, making Creston an important shipping point for fruit, grain, and lumber.

Incorporated as a town in 1924, Creston became known for its productive farmlands, orchards, and later its breweries, including the iconic Columbia Brewery, home of Kokanee beer. Over time, it established itself as both an agricultural centre and a gateway to outdoor recreation along Kootenay Lake and in the surrounding Purcell and Selkirk Mountains. Today, Creston balances its farming and forestry roots with a growing tourism sector, retaining its reputation as a welcoming small town with a rich cultural heritage and exceptional quality of life.

MAP REFERENCE

49° 0'20.88"N and 116°25'49.16"W

BOUNDARIES

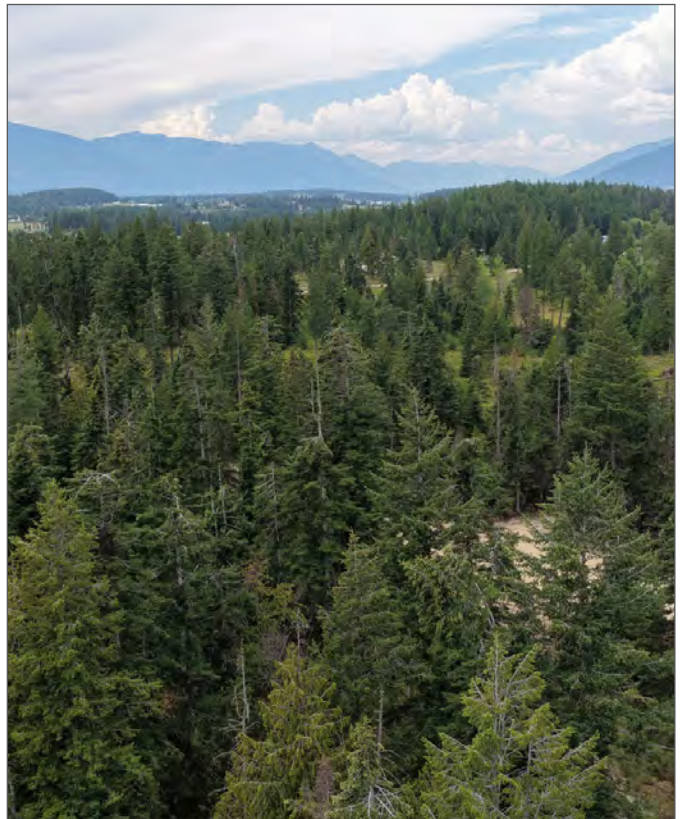
Please see mapping section, all boundaries are approximate.

SERVICES

- Power is very close by
- Water Licence for irrigation and stock watering

LEGAL

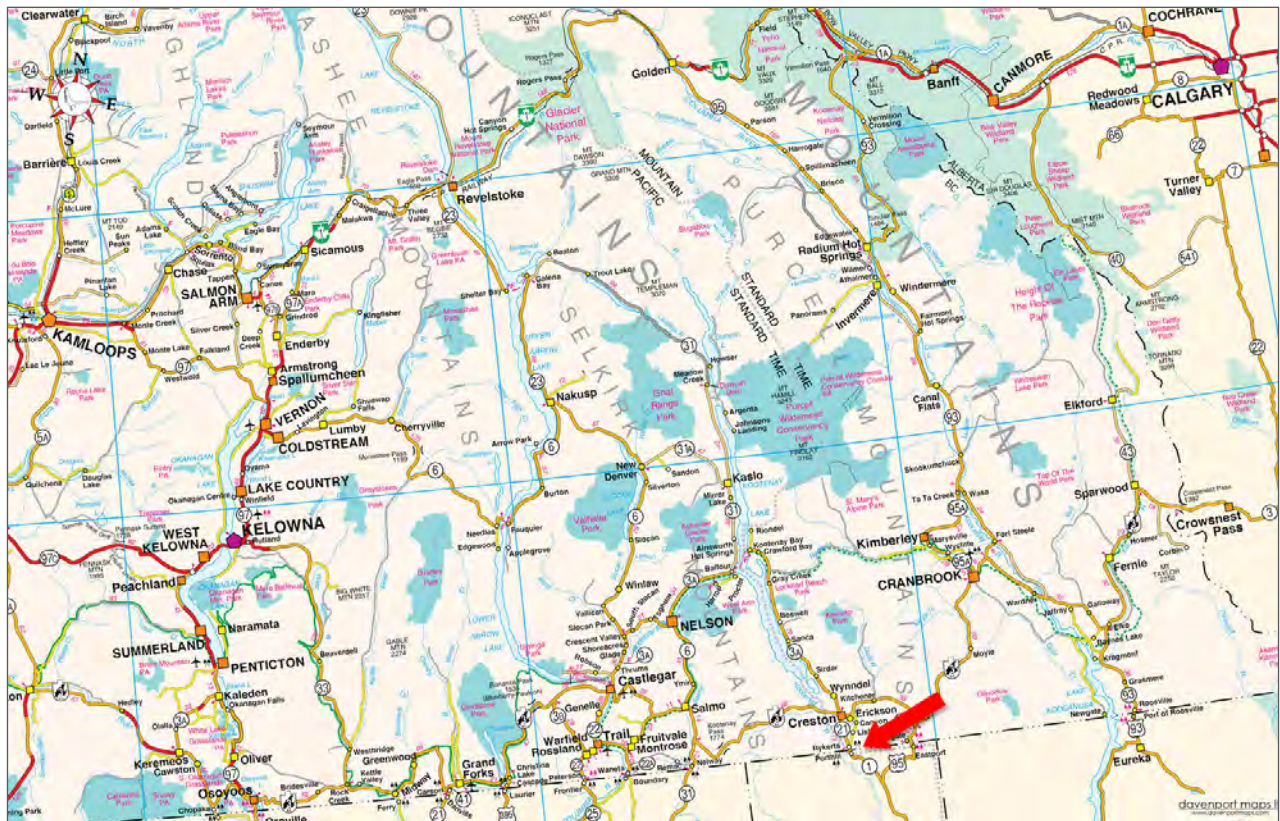
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PLAN 1498 EXCEPT: PART ON HIGHWAY PLAN
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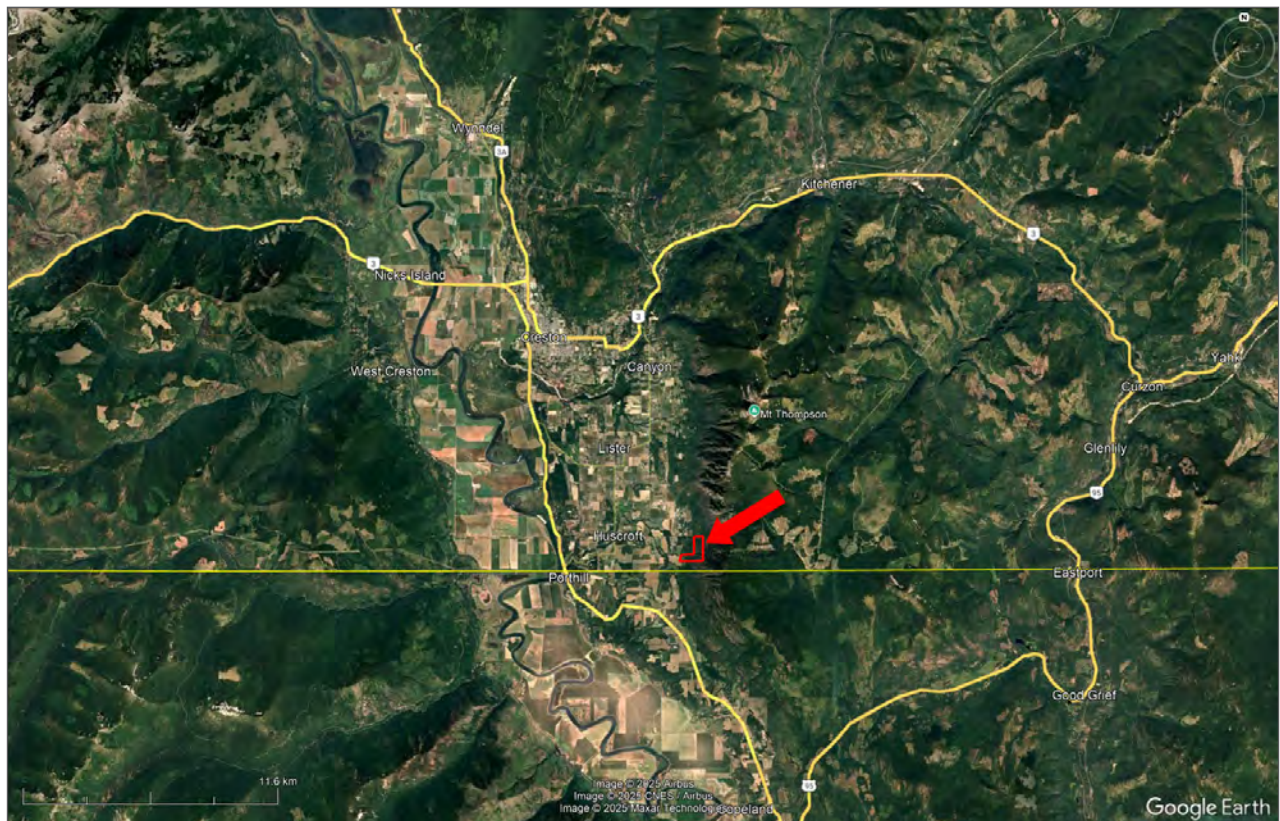
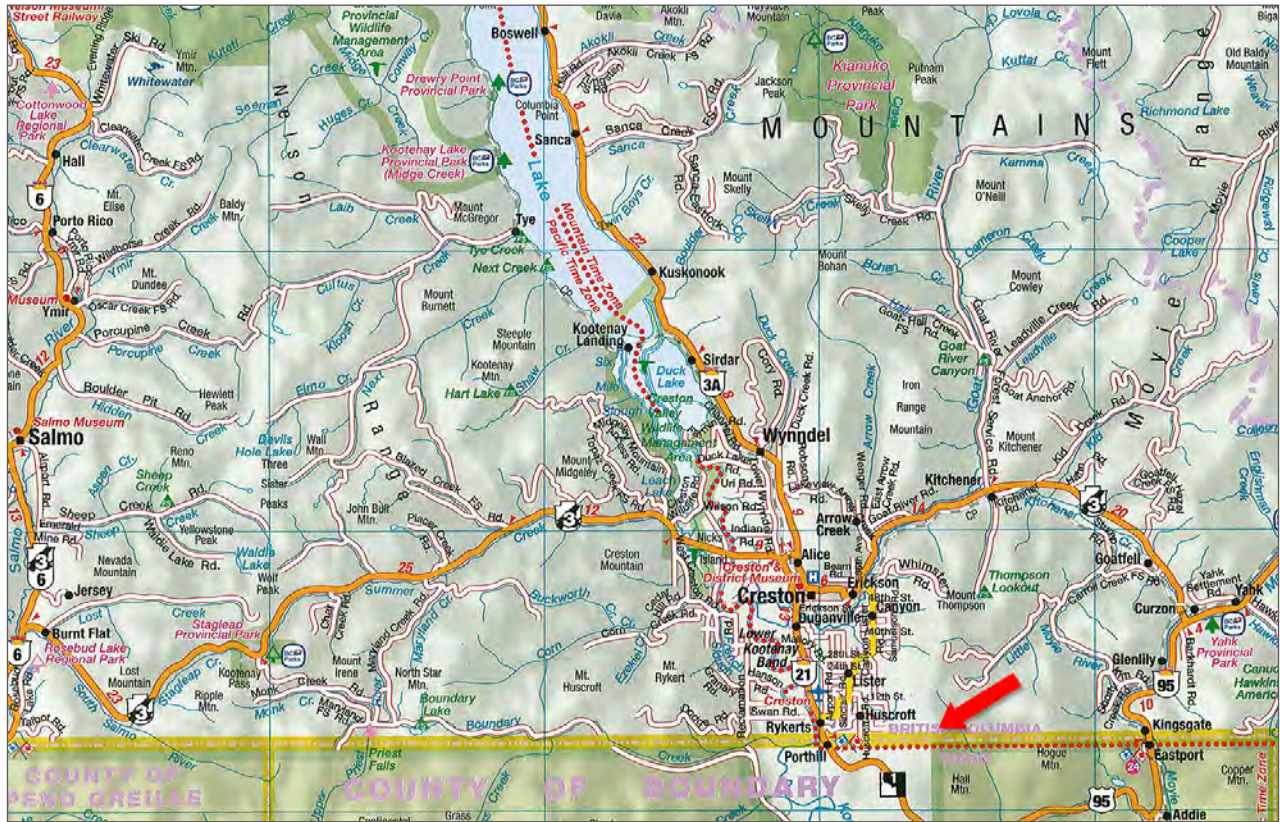




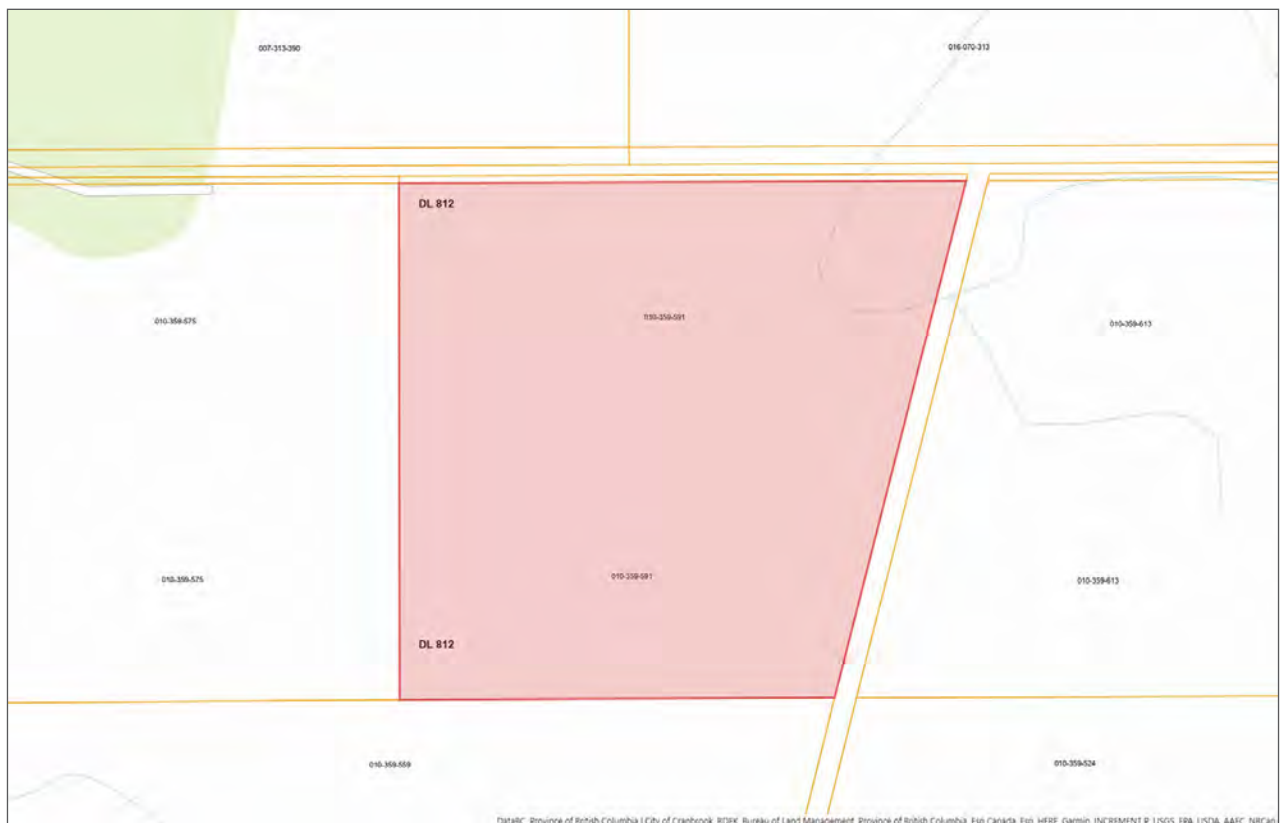
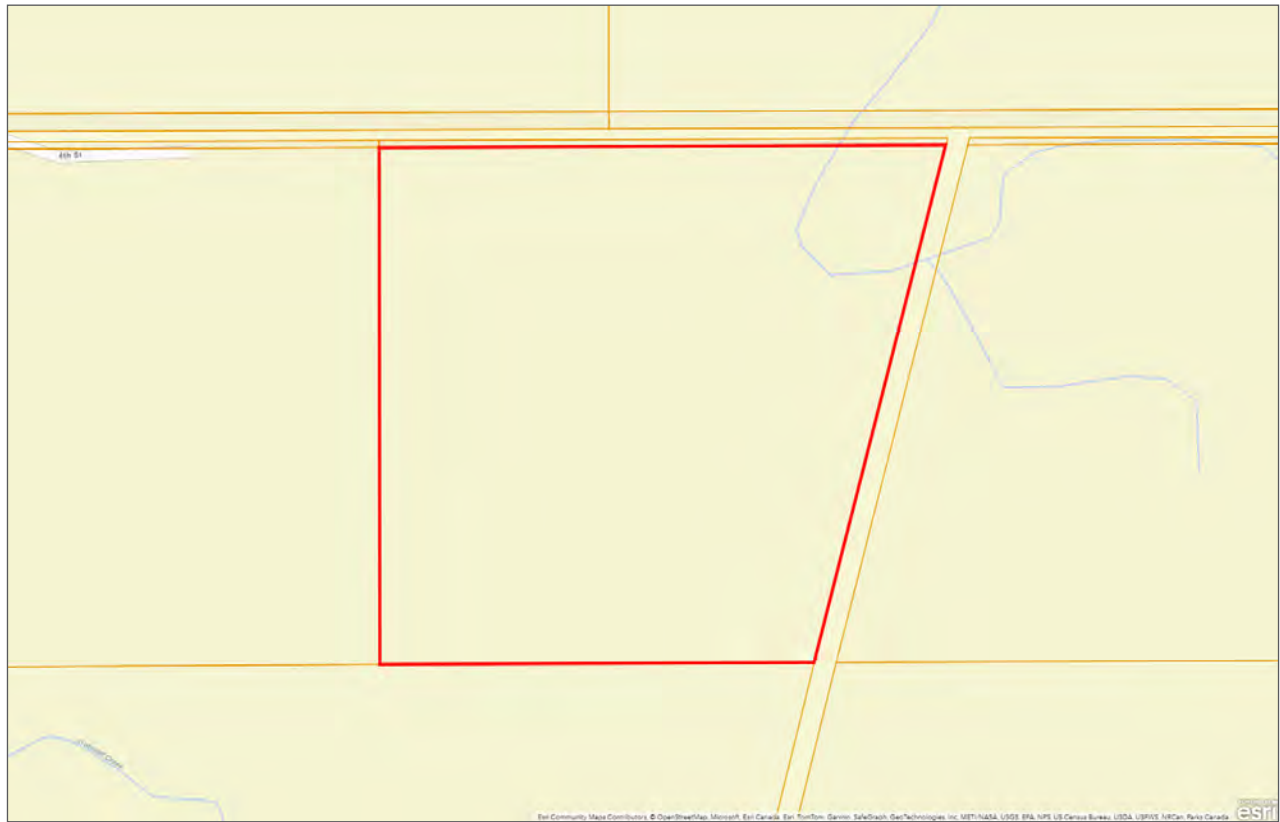












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