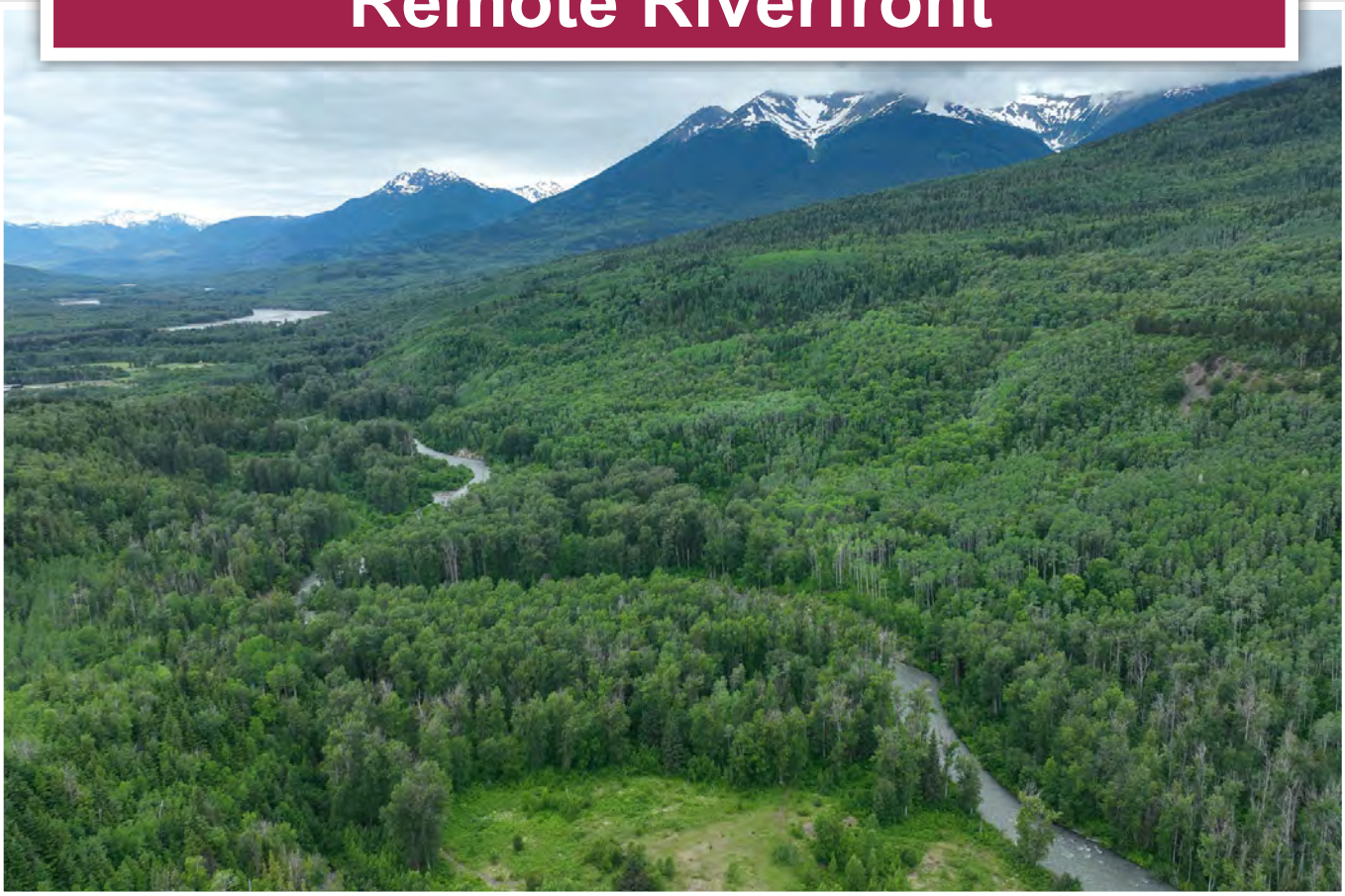
LANDQUEST
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Kitwanga River - 30.6 Acres of Remote Riverfront



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Kitwanga River - 30.6 Acres of Remote Riverfront

PROPERTY DETAILS

Listing Number:	26116
Price:	$79,900
Taxes (2025):	$644.14
Size:	30.6 acres

DESCRIPTION

Tucked along the banks of the Kitwanga River, these 30.6 acres offer an exceptional off-grid retreat in the heart of northwestern BC. The parcel spans an elevation range from 184 to 320 metres, giving it a varied landscape of riverside bottomland and rising forested terrain with sweeping mountain views.

The property currently has no road access, contributing to its remote and secluded character. The Kitwanga River forms the southern boundary, with the land stretching north and offering a natural riverfront setting, wildlife habitat, and potential fishing opportunities in the surrounding area. Mixed timber covers the property, including areas of cottonwood, alder, and conifers along the river corridor.

Whether you're seeking a remote recreational retreat, a hunting and fishing base camp, or a long-term land investment in a region of growing interest, this parcel offers a high degree of seclusion and natural abundance at an accessible price point.

LOCATION

Part of the southwest quarter of District Lot 1413, north of the Kitwanga River, Cassiar District. Sub-area: Kitwanga, Regional District of Kitimat-Stikine.

DIRECTIONS

The property is located north of the Kitwanga River near the village of Kitwanga. There is currently no road access to the parcel. Kitwanga is situated 4 km north of the junction of Highway 16 and Highway 37 (Stewart-Cassiar Highway).

AREA DATA

Kitwanga

Kitwanga, also known as Gitwangak, is located near Gitwangak Battle Hill National Historic Site, formerly known as Kitwanga Fort. The area is known for its Gitxsan history, the historic village site, and nearby totem poles at Gitwangak Village. The iconic 1893 St Paul's Anglican Church and Bell Tower are additional local landmarks.

The community has a population of approximately 480 and includes a community hall, post office, general store, restaurant, recreation complex, ballfield, RV park, trail system, ambulance station, and two churches. Primary employers include Kitwanga Forest Products, Kitwanga Elementary School, and Meek Logging Limited.

Terrace, a significant supply and service centre, is approximately 99 km to the west. Prince George, the largest hub city in northern BC and often referred

to as the province's "Northern Capital," is situated roughly 485 km to the east at the confluence of the Fraser and Nechako rivers. Scheduled air service is available through Terrace and Smithers.

Seven Sisters Provincial Park & Protected Area

Multiple mountain goat herds reside within the park and frequent the peaks and ridges during summer, wintering in forests near Oliver Creek and Hells Bells Creek. Grizzly and black bears, raptors, and other birds frequent the entire Protected Area. Moose, mule deer, coyotes, and wolves use the park around natural openings, burned areas, and old logging cut blocks. Salmon pass through the lower reaches of creeks, and trout inhabit most lakes and streams.

Kitwanga Mountain Provincial Park

This park offers outstanding wildlife-viewing opportunities across various habitats, including grizzly bear habitat in the subalpine and excellent moose habitat at lower elevations. The mountaintop sits above the treeline in a perfectly natural state, rewarding hikers with panoramic views of the Seven Sisters Peaks and the Skeena Valley.

Skeena River

The Skeena River is one of BC's major river systems and is renowned for salmon and steelhead fishing, with five species of salmon present. The Skeena is recognized as the province's second-largest sockeye producer after the Fraser. The Kermode bear (Spirit Bear) inhabits the Skeena Valley from Prince Rupert to Hazelton, alongside black, brown, and grizzly bears.

VEGETATION

Riparian vegetation along the Kitwanga River corridor appears to include deciduous species such as cottonwood, alder, and willow, with mixed coniferous and deciduous timber through the upland areas. The river bottomlands provide lush, productive habitat for wildlife and waterfowl.

RECREATION

The Kitwanga River and surrounding Skeena region are known for fishing, with salmon and steelhead opportunities in the broader area. The surrounding region offers exceptional big game hunting, including moose, deer, bear, and upland birds. Nearby provincial parks provide outstanding hiking, snowmobiling, backcountry camping, and wildlife viewing.

Seven Sisters Provincial Park and Protected Area offer a wide variety of recreational activities. Several trails run from Highway 16, including Oliver Creek Trail, Watson Lakes Trail, Hell's Bells Trail, Cedarvale Trail, Whiskey Creek Trail, and Coyote Creek Trail—ranging from family-friendly lakeside walks to challenging backcountry mountain routes.

The Kitwanga Mountain Provincial Park, above the treeline and in a perfectly natural state, rewards hikers with commanding views of the Seven Sisters Peaks and the Skeena Valley. Wilderness, backcountry, and alpine camping are permitted. The Skeena River itself offers excellent fishing, boating, floating, and paddling throughout the valley.

HISTORY

Historically, Kitwanga or Gitwangak ("people of the place of rabbits" in the Gitxsan language) was a major trade centre for northwest First Nations cultures and the settlers who pioneered the Kitwanga Valley. The culture and history of Gitwangak are on display at Gitwangak Battle Hill National Historic Site, and the surrounding area is home to up to 50 totem poles.

The Seven Sisters Mountain range area has stimulated mineral exploration interest since the late 1920s, with discoveries of gold, silver, lead, and zinc in the Oliver Creek headwaters. Exploration continued from 1968 to 1983, though no economically viable mineral occurrences were

found. Kitwanga Mountain Provincial Park was established in 1997.

The Skeena River has been a vital transportation artery since ancient times, particularly for the Tsimshian and the Gitxsan—whose names mean “inside the Skeena River” and “people of the Skeena River,” respectively. The river and its basin continue to sustain fish, wildlife, vegetation, and communities throughout the region.

MAP REFERENCE

55° 6’57.98”N and 128° 3’23.19”W

BOUNDARIES

South borders the Kitwanga River.

INVESTMENT FEATURES

This parcel represents a compelling long-term land holding in a remote, scenic region of northwestern BC. The property has a 2026 assessed value of $126,000 and is being offered below assessed value. With no road access currently in place, the property is best suited to buyers seeking remote recreational land, natural riverfront, or a long-term holding. There may be future upside if legal or practical access options can be established, although any access route, easement, approvals, costs, and feasibility should be independently verified by a buyer. Bare riverfront land holdings of this nature are limited in supply, particularly for buyers seeking remote recreational land in northwestern BC.

SERVICES

No services. No road access. Off-grid property.

IMPROVEMENTS

Bare land.



ZONING

R1. The property is located within the Regional District of Kitimat-Stikine and is not in the Agricultural Land Reserve.

LEGAL

PART OF THE SOUTHWEST ¼ OF DISTRICT LOT 1413 LYING NORTH OF THE KITWANGA RIVER CASSIAR DISTRICT EXCEPT PLAN 1857

PID 009-750-894











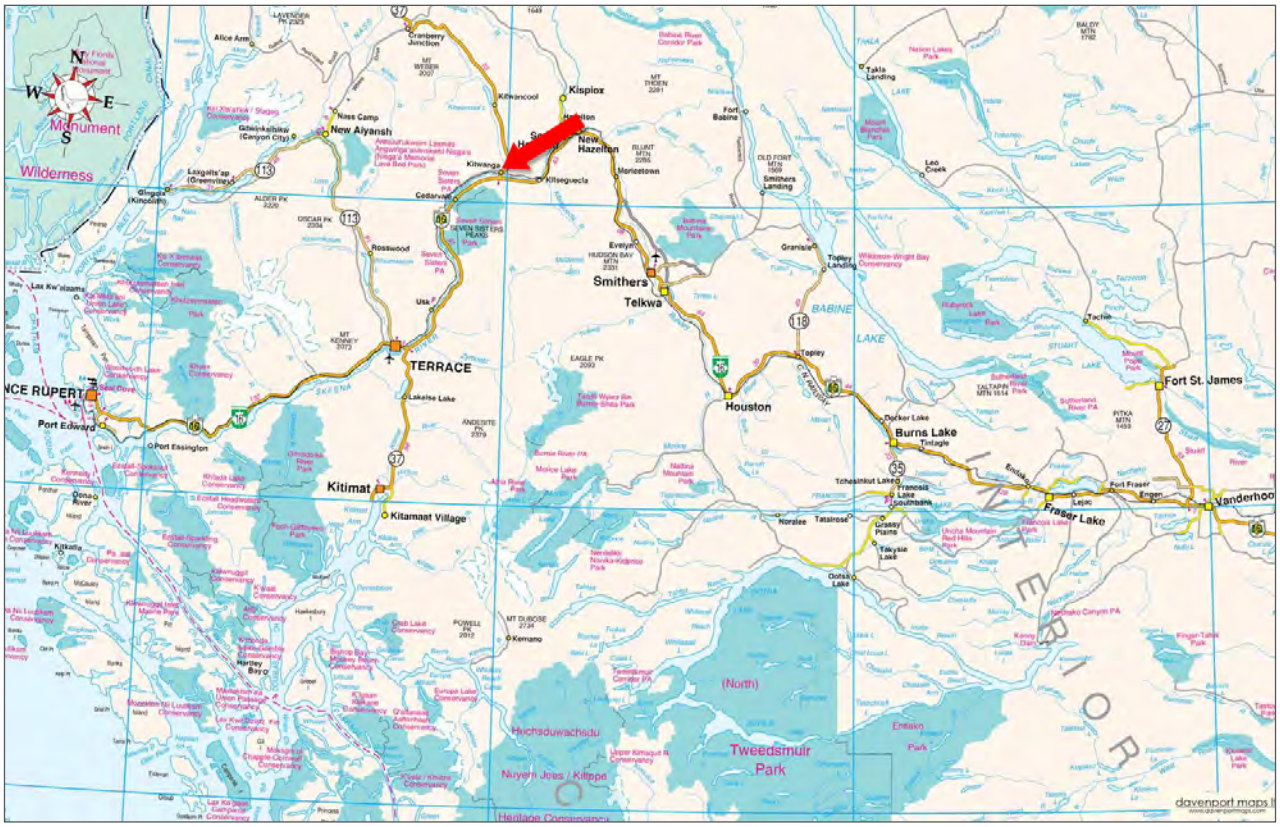


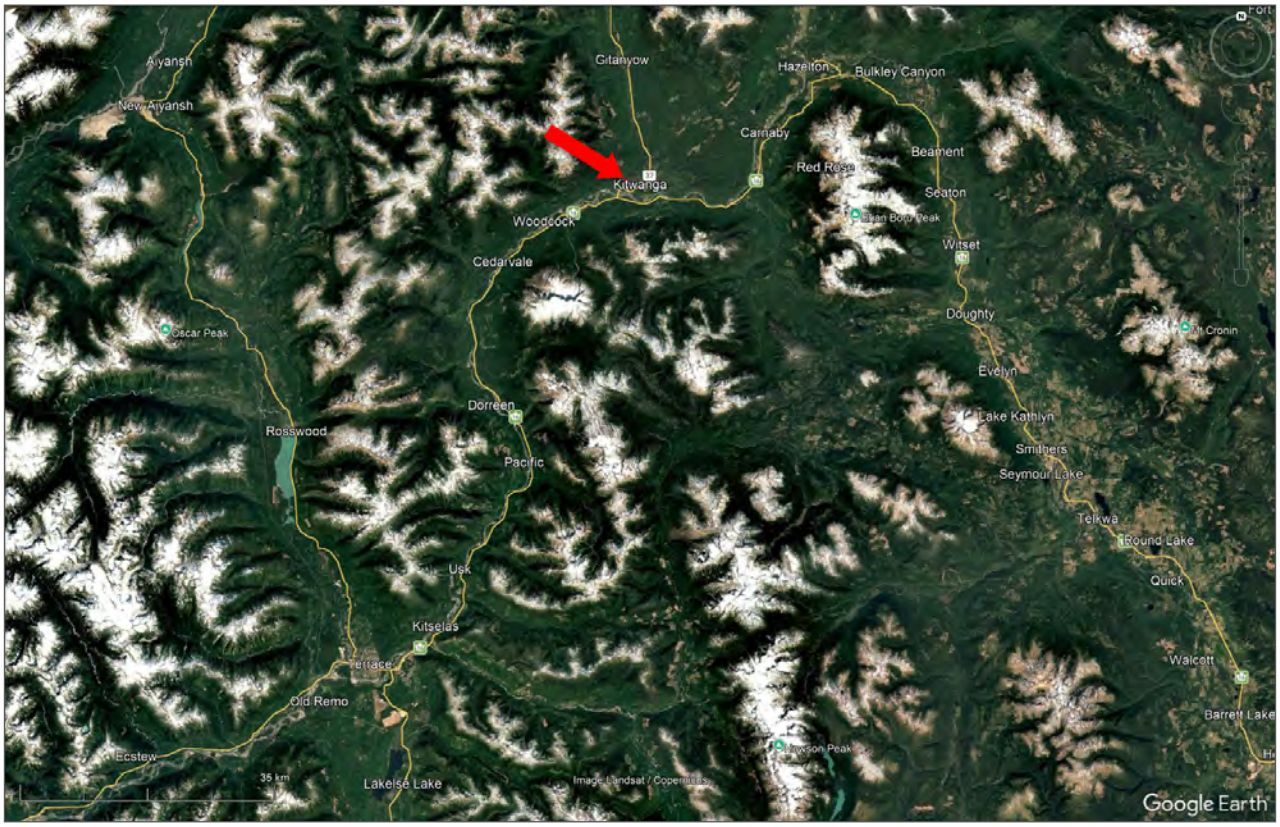


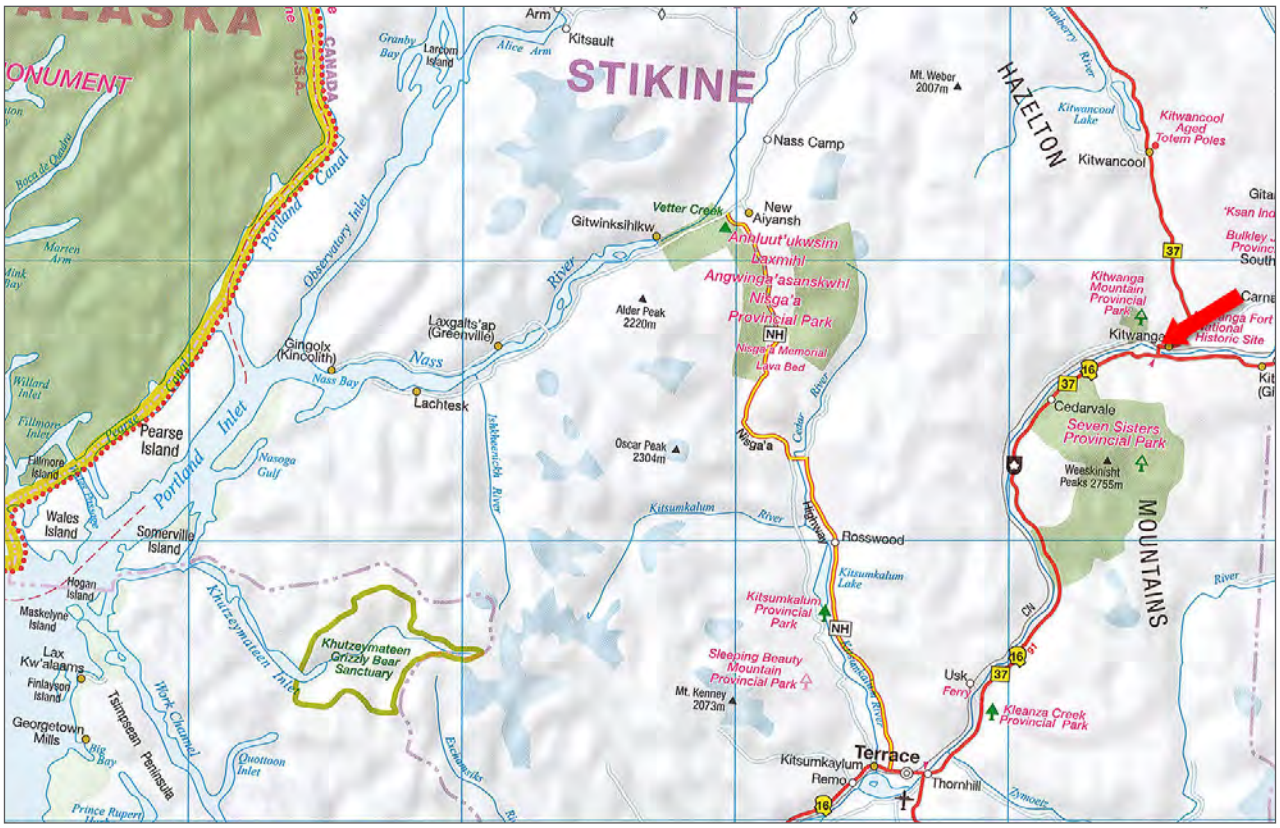




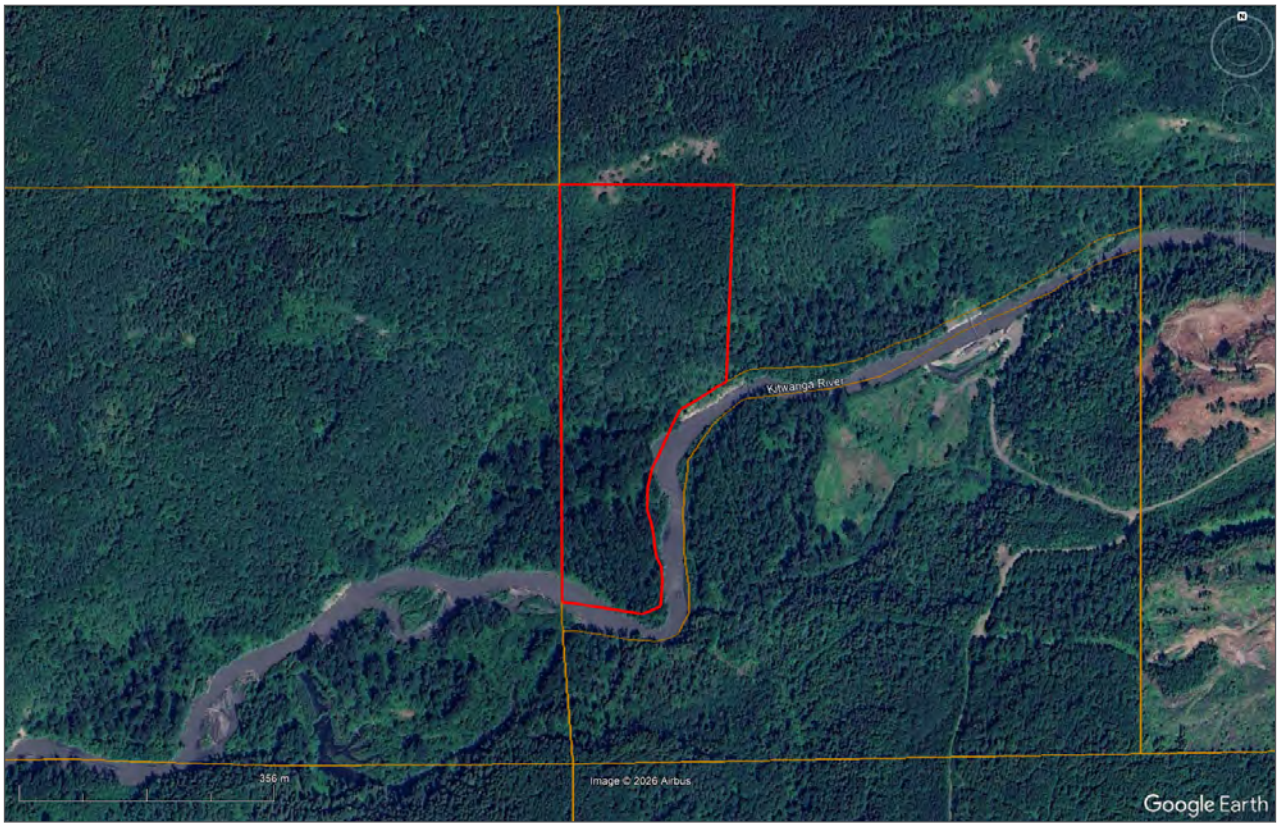


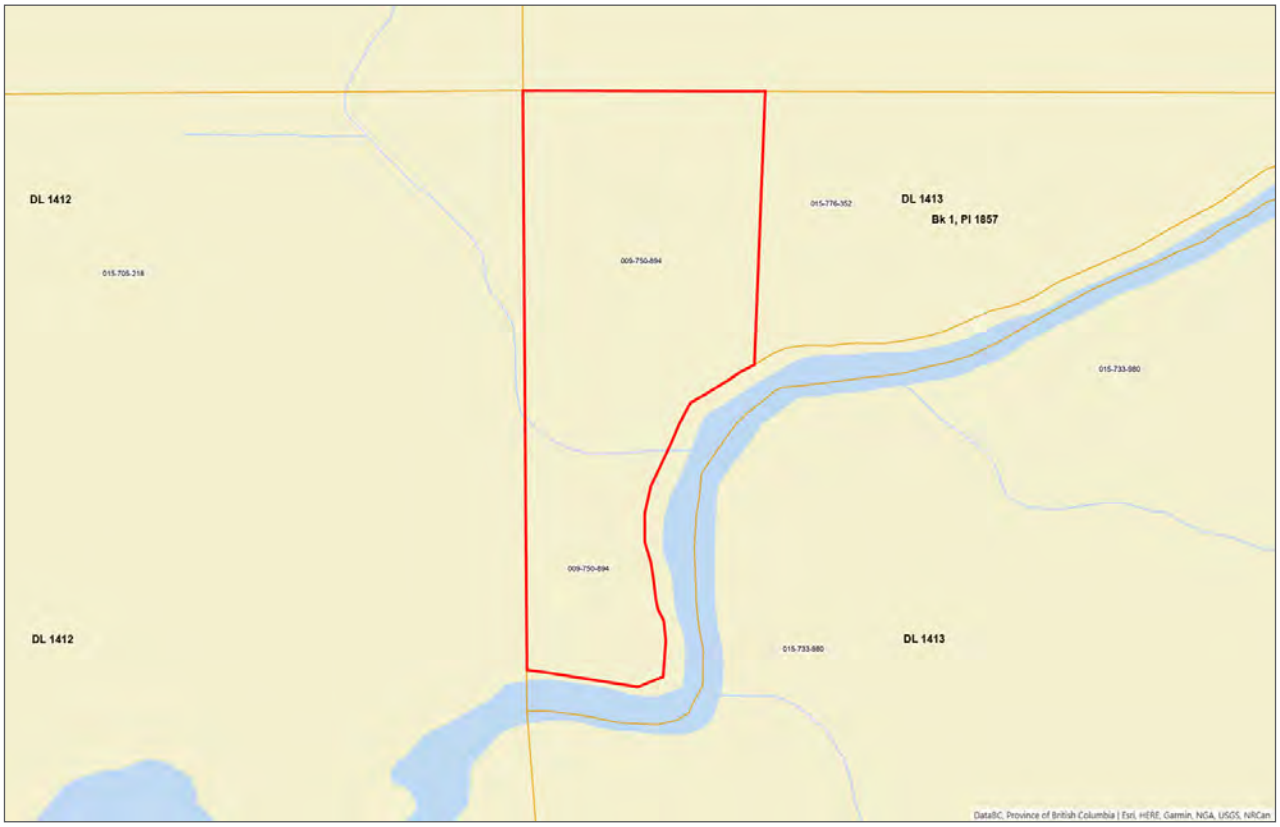

Monument
Wilderness
Alice Arm
Cranberry Junction
Kispiox
New Hazelton
Nass Camp
New Aiyansh
Kitwanga
Kitseguecla
Cedarvale
Rosswood
Usk
Smithers
Telkwa
Houston
TERRACE
Lakelse Lake
Port Edward
Port Essington
Kitimat
Kitamaat Village
Topley
Topley Landing
Granisle
Tachie
Fort St. James
Burns Lake
Tintagle
Francois Lake
Southbank
Fraser Lake
Vanderhoof
Tatalrose
Grassy Plains
Takysie Lake
Ootsa Lake
Tchesinkut Lake
Docker Lake
Smithers Landing
Leo Creek
Takla Landing
Fort Babine
Babine Lake
Nation Lakes Park
Mount Blanchet Park
Kitwanga Fort
Kitwancool
Hagwilget Canyon
Moricetown
Evelyn
Hudson Bay Mtn
Babine Mountains Park
Babine River Corridor Park
Bulkley River Provincial Park
Seven Sisters PA
Oscar Pk
Alder Pk
Eagle Pk
Kitwanga Fort
Kitseguecla
Kispiox
Hazelton
Nass Camp
New Aiyansh
Cranberry Junction
Alice Arm
Port Edward
Port Essington
Kitimat
Kitamaat Village
Terrace
Lakelse Lake
Rosswood
Usk
Smithers
Telkwa
Houston
Topley
Granisle
Tachie
Fort St. James
Burns Lake
Francois Lake
Fraser Lake
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Kitwancool
Hagwilget Canyon
Moricetown
Evelyn
Babine Mountains Park
Babine River Corridor Park
Bulkley River Provincial Park
Seven Sisters PA
Oscar Pk
Alder Pk
Eagle Pk
Huchsduwachsdu
Nuyumbalees / Kiltuppe
Tweedsmuir Park
(North)
Entiako Park
Heritage Conservancy
Upper Kimsquit River Conservancy
Kitlope Heritage Conservancy
Kitimat Arm Conservancy
Kitlope River
Kitimat River
Kitimat River Park
Kitimat River Conservancy
Kitimat Arm Provincial Park
Kitimat Arm Provincial Park Conservancy
Kitimat Arm Provincial Park Marine Park
Kitimat Arm Provincial Park Marine Park Conservancy
Kitimat Arm Provincial Park Marine Park Conservancy
Kitimat Arm Provincial Park Marine Park Conservancy

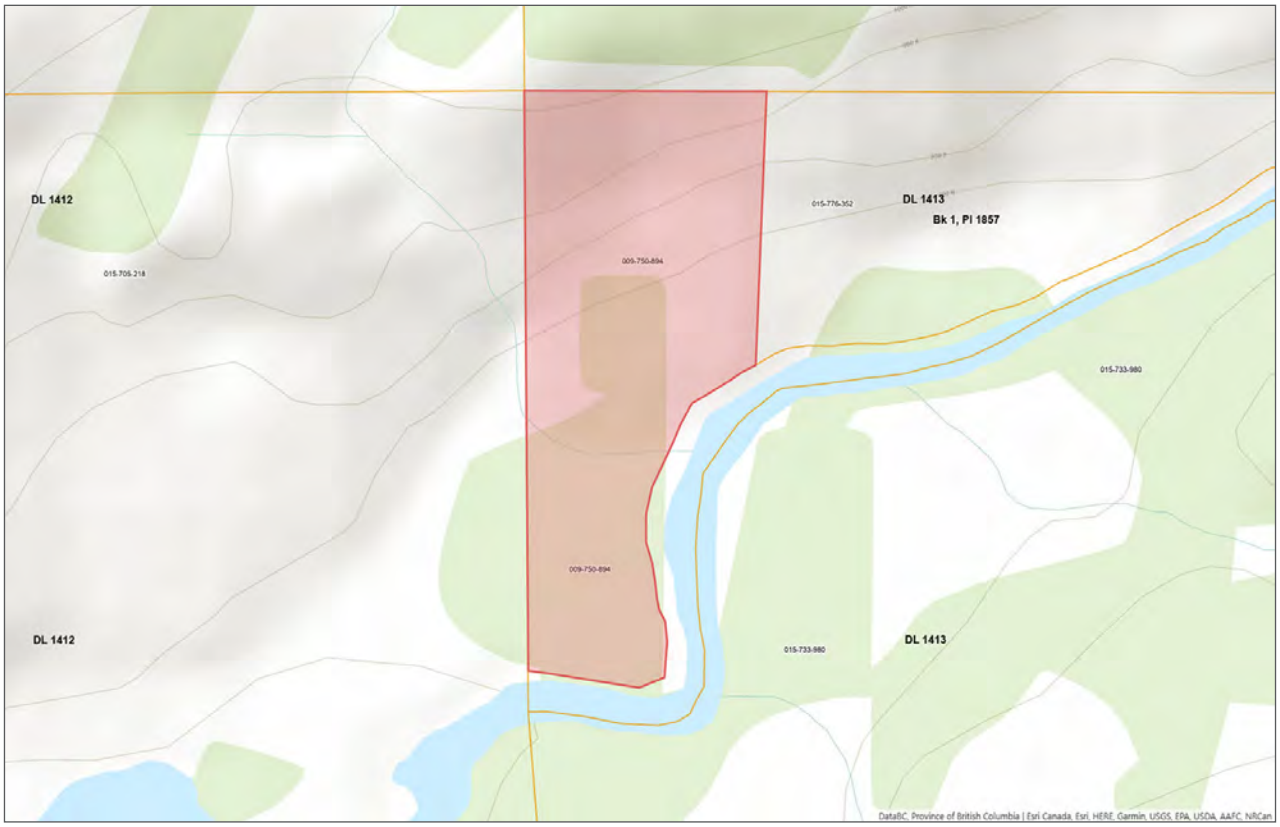

Aiyansh
New Aiyansh
Gitanyow
Hazelton
Bulkley Canyon
Carnaby
Red Rose
Beament
Seaton
Kitwanga
Woodcock
Cedarvale
Witset
Oscar Peak
Doughty
Mt Cronin
Evelyn
Dorreen
Rosswood
Pacific
Lake Kathlyn
Smithers
Seymour Lake
Telkwa
Round Lake
Usk
Quick
Kitselas
Terrace
Walcott
Old Remo
Barrett Lake
Ecstew
Lakelse Lake
35 km
Image Landsat / Copernicus
Google Earth


STIKINE
HAZELTON
MOUNTAINS
Kitsault
Arm
Granby Bay
Alice Arm
Larcom Island
Mt. Weber 2007m
Nass Camp
Kitwancool
Kitwancool Lake
Kitwancool Aged Totem Poles
Vetter Creek
New Aiyansh
Gitwinksihlkw
Anlaluut'ukwsim Laxmihl Angwinga'asanskwhl Nisga'a Provincial Park
Observatory Inlet
Portland Canal
Portland Inlet
Nass River
Alder Peak 2220m
Laxgalts'ap (Greenville)
Gingolx (Kincolith)
Nass Bay
Lachtesk
Nisga'a Memorial Lava Bed
Kitwanga Mountain Provincial Park
Kitwanga
Kitwanga Fort National Historic Site
Cedarvale
Seven Sisters Provincial Park
Weeskinisht Peaks 2755m
Oscar Peak 2304m
Nisga'a
Cedar River
Pearse Island
Fillmore Island
Willard Inlet
Fillmore Inlet
Nasoga Gulf
Wales Island
Somerville Island
Hogan Island
Maskelyne Island
Lax Kw'alaams
Finlayson Island
Georgetown Mills
Big Bay
Tsimpsean Peninsula
Work Channel
Khutzeymateen Inlet
Khutzeymateen Grizzly Bear Sanctuary
Quottoon Inlet
Prince Rupert
Kitsumkalum River
Kitsumkalum Lake
Kitsumkalum Provincial Park
Sleeping Beauty Mountain Provincial Park
Mt. Kenney 2073m
Rosswood
Highway
Usk
Ferry
Kleanza Creek Provincial Park
Terrace
Kitsumkaylum
Remo
Thornhill
Zymoetz River
Skeena River
Exchamsiks River
Ishkheenickh River
Bulkley Provinc
South
Gita
'Ksan Inc
NH
16
37


Kitwanga
Skeena River
Skeena River
Yellowhead Hwy
3238 m
Image © 2026 Airbus
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Google Earth


Kitwanga River
356 m
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Google Earth


DL 1412
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015-776-352
DL 1413
Bk 1, Pl 1857
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015-733-980
009-750-894
DL 1412
015-733-980
DL 1413
DataBC, Province of British Columbia | Esri, HERE, Garmin, NGA, USGS, NRCan


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