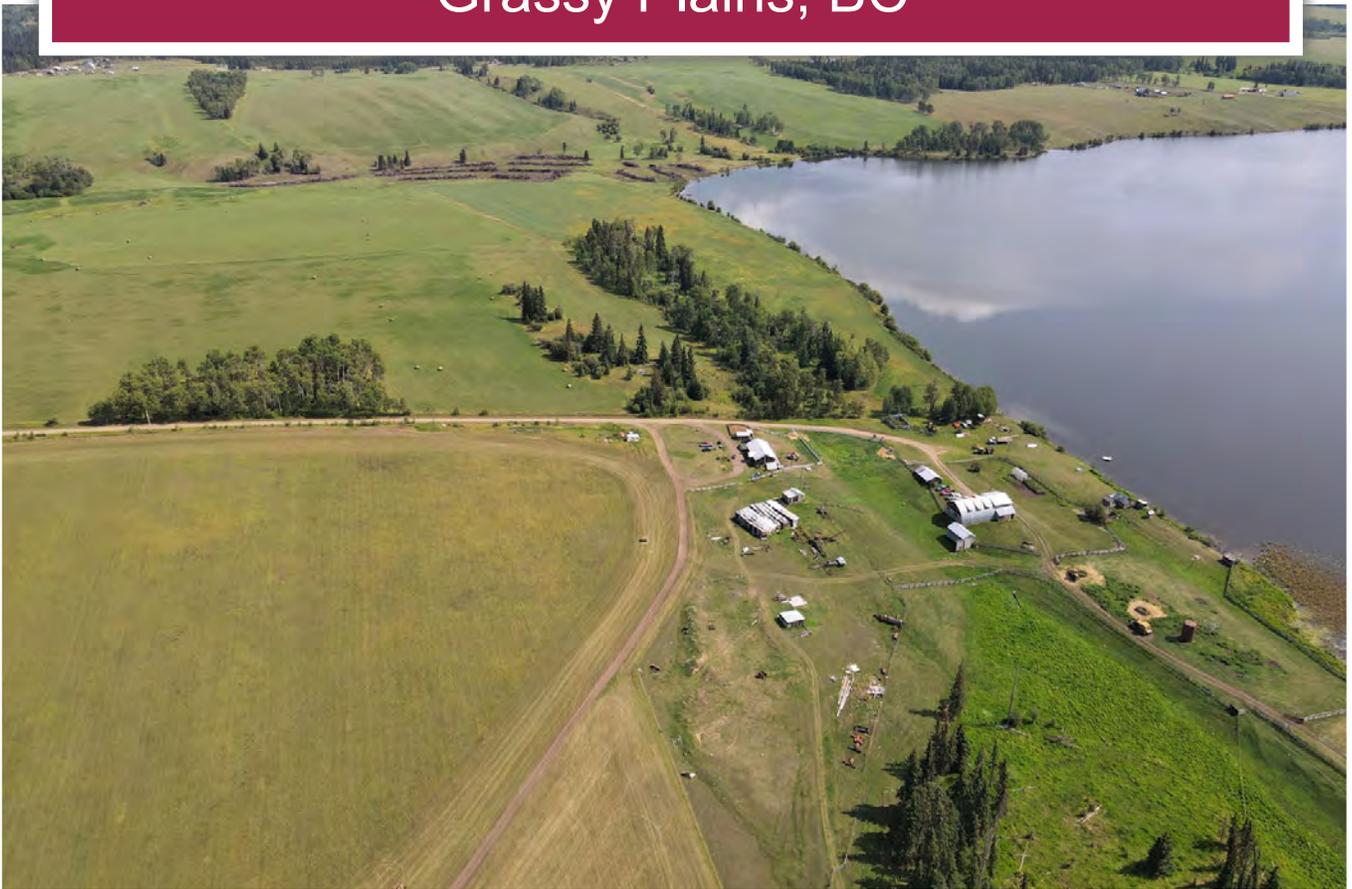




Lakefront Ranch on Tatalaska Lake
Grassy Plains, BC



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PROPERTY DETAILS

Listing Number:	23165
Price:	\$849,000
Taxes (2023):	\$2,564.74
Zoning:	None

SIZE

- 229 acres
- Crown grazing range of 1,726 acres

DESCRIPTION

This historical property was homesteaded in 1907 by a hard-working pioneering family and has 3 remaining log buildings from those early days. Located 20 minutes from the Southside toll-free-ferry landing on Francois Lake, in the Grassy Plains (unincorporated) area, this 229-acre expanse is nestled in picturesque countryside and boasts a beautiful lakefront view of the serene Tatalaska Lake, which is float/ski plane accessible. With its abundance of open space, natural beauty and lots of wildlife, this rural sanctuary provides a tranquil retreat from the hustle and bustle of city life and offers a blend of recreational and ranching/agricultural opportunity.

From the windows of the lakeside home, you can see fish jumping, moose and coyotes crossing, otters playing in the water or on the ice, Bald Eagles and hawks fishing, loons, ducks and Canadian Geese swimming, Whooping Cranes flying over, hummingbirds, red robins, Whiskey

Jacks, woodpeckers, and many other varieties of birds and animals. Some geese nest and raise their goslings here every year. The lake also accommodates water activities of all kinds—canoeing, boating, swimming, Ice skating, and a small plane can land and take off with floats or skis.

It hosts 2 homes custom built by the current owner, a 1,344 ft² bungalow with an unfinished basement and wood/pellet heat built in 1976, and a 4,110 ft² Quonset-style 2-level home with a dumbwaiter between levels, mostly finished, with wood/pellet heat built in 1984. These 2 homes share a 100 ft deep domestic well. There is also a 384 ft² 2-level cabin, partly finished inside, but outside has vinyl siding, windows, and a skylight. It has power, but no plumbing. The site also features a large vegetable garden, a 10 x 21 ft greenhouse, strawberry and raspberry patches, a workshop, several outbuildings, pastures, hayfields, a Crown grazing range of 1,726 acres that offers beautiful secluded trails for hiking, horseback riding, ATVs or snowmobiles, and water rights for the lake that affords irrigation, livestock drinking besides the sporting activities. Its 1.5 mile graveled lane from the main highway is maintained by the local Highways Department free of charge as part of its road system and the property is within the local Fire Department boundaries. Ducks Unlimited maintains a bird refuge through the west side of the property. The elevation is 2,830 ft. Other items beneficial for farm use can be itemized upon request for a separate purchase including machinery, cattle herd, tools, etc.

This idyllic farm offers a unique opportunity for a sustainable country lifestyle amid vast open spaces and the rhythm of nature's seasons, where one can

indulge in their love of nature and the chance to do what they truly love. Truly, it is a little slice of heaven!

Please contact the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

31930 Blaney Road - Grassy Plains, BC

DIRECTIONS

Please refer to the mapping section of this listing for the detailed location.

AREA DATA

Education

Grassy Plains is home to the Grassy Plains School, which provides elementary-level education to the local students. For higher grades or specialized services, families might need to look to larger nearby centers such as Burns Lake.

History

The area was traditionally inhabited by the indigenous Carrier Sekani people. The village itself was established with the construction of the Grand Trunk Pacific Railway in the early 20th century.

Economy

Historically, the economy of Burns Lake was largely dependent on forestry and logging, and this sector still plays a major role in the local economy. However, in recent years, there's been some diversification with sectors like tourism gaining importance.

Tourism and Recreation

Given its location amidst British Columbia's stunning natural landscapes, Burns Lake offers various recreational activities. The surrounding forests and lakes are popular for fishing, hiking, mountain biking, and camping. The Burns Lake Mountain Biking Association has been active in developing trails, making it a notable spot for mountain biking enthusiasts.

Population

As of my last update in 2021, the population of Burns Lake was just over 2,000 residents, though this can fluctuate.

Services

Despite its small size, Burns Lake provides important services to the surrounding rural communities. There are schools, healthcare facilities, shopping outlets, and other amenities that cater to both residents and visitors.

RECREATION

Grassy Plains, located in the picturesque region of British Columbia's interior, is surrounded by the province's natural beauty, making it an area with potential for various recreational activities.

Hiking

The vast forests and trails around Grassy Plains provide ample opportunities for hiking. Nature enthusiasts can enjoy the diverse flora, fauna, and possibly spot local wildlife.

Fishing

With numerous lakes and rivers in the vicinity, fishing is a popular recreational activity. Local water bodies might be home to species like trout, char, and salmon.

Camping

The remote nature of the area provides an ideal backdrop for camping. Whether it's in designated campgrounds or more rustic settings, the region offers a chance to experience the great outdoors.

Hunting

Given its location in the interior of BC, hunting might be a seasonal activity for residents and visitors. It is essential to be aware of local regulations, seasons, and required permits.

Winter Sports

In the colder months, activities like snowshoeing, cross-country skiing, and snowmobiling might be popular among residents and visitors.

Water-based Recreation

During warmer months, nearby lakes might offer opportunities for swimming, canoeing, kayaking, and other water-based activities.

Mountain Biking

Much like nearby Burns Lake, which is known for its mountain biking trails, Grassy Plains might have access to trails or terrains suitable for biking.

MAP REFERENCE

53°57'3.79"N and 125°55'20.16"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Well
- Septic
- Power
- Cell service
- Telephone
- Internet

IMPROVEMENTS

2 homes custom built by the current owner, a 1,344 ft² bungalow with an unfinished basement and wood/pellet heat built in 1976

4,110 ft² Quonset-style 2-level home with a dumbwaiter between levels, mostly finished, with wood/pellet heat built in 1984. These 2 homes share a 100 ft deep domestic well.

There is also a 384 ft² 2-level cabin, unfinished inside, but outside has vinyl siding, windows, and a skylight.

10 x 21 ft greenhouse.

Workshop and several outbuildings.

LEGAL

THE EAST 1/2 OF DISTRICT LOT 413 RANGE 4
COAST DISTRICT
PID 015-494-179

DISTRICT LOT 329 RANGE 4 COAST DISTRICT
PID 015-493-890

Lease: 0030281

Range Permit: RAN076028









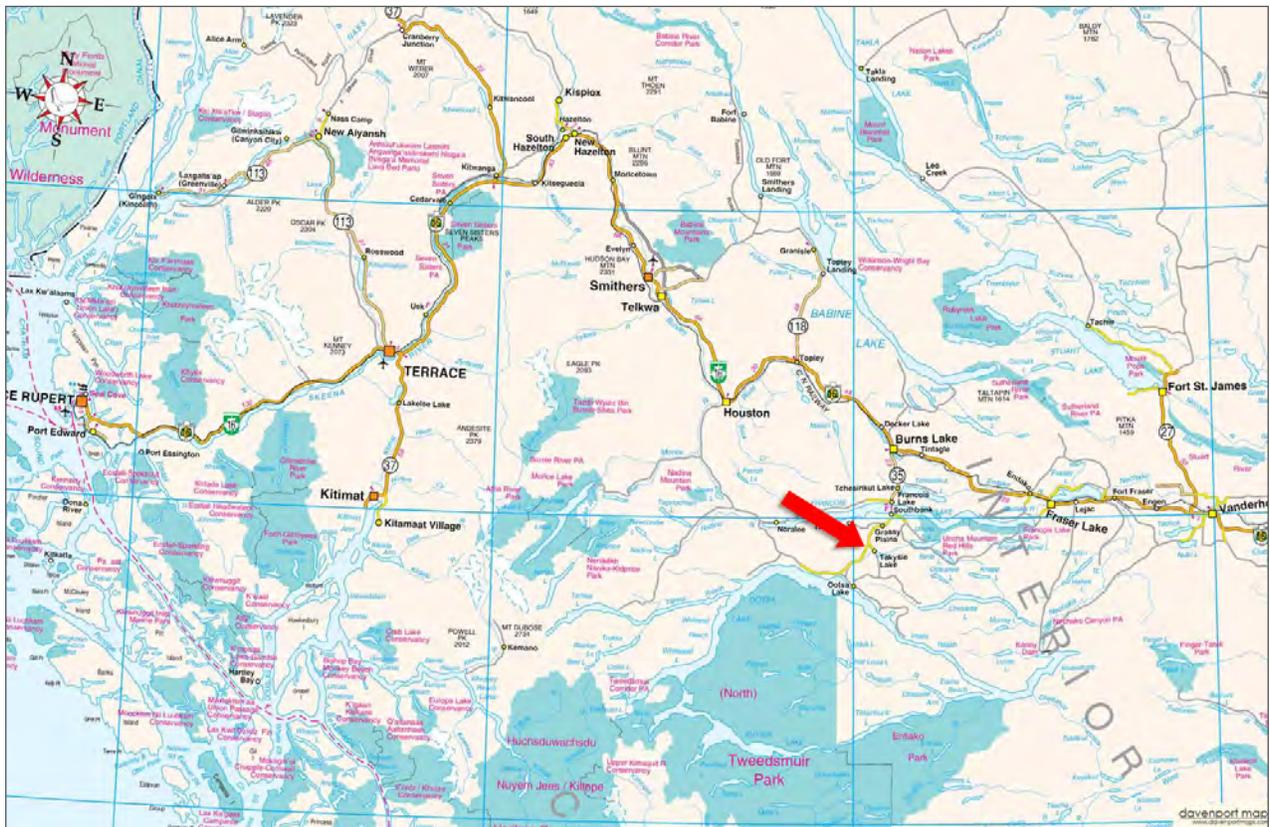
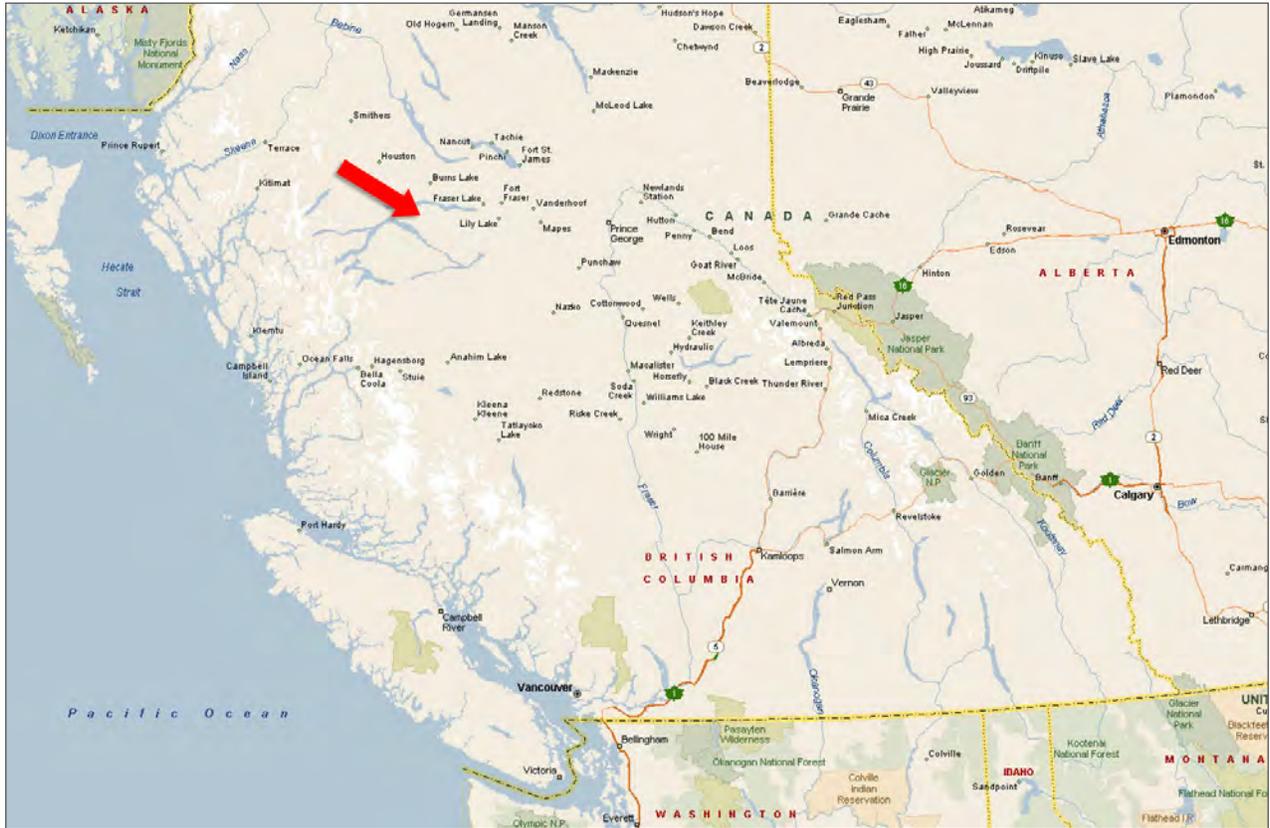


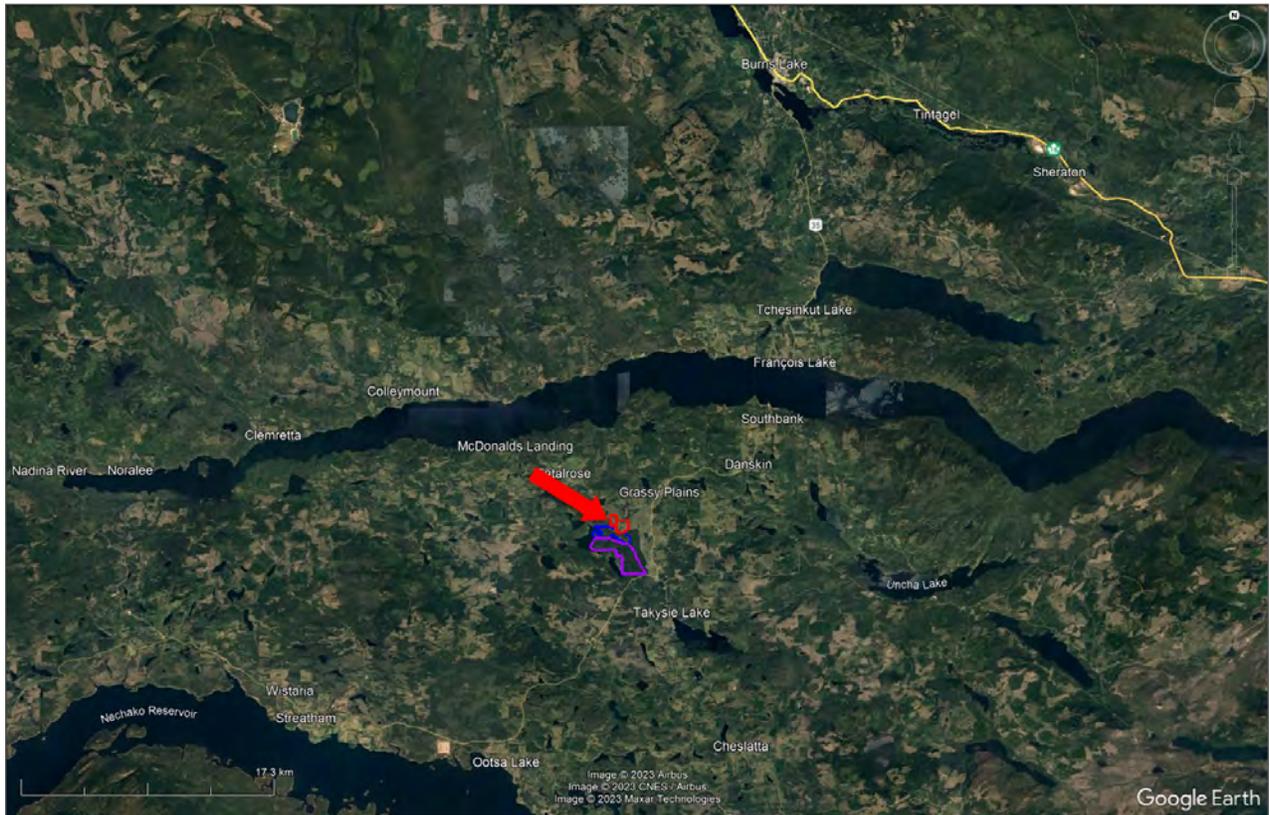
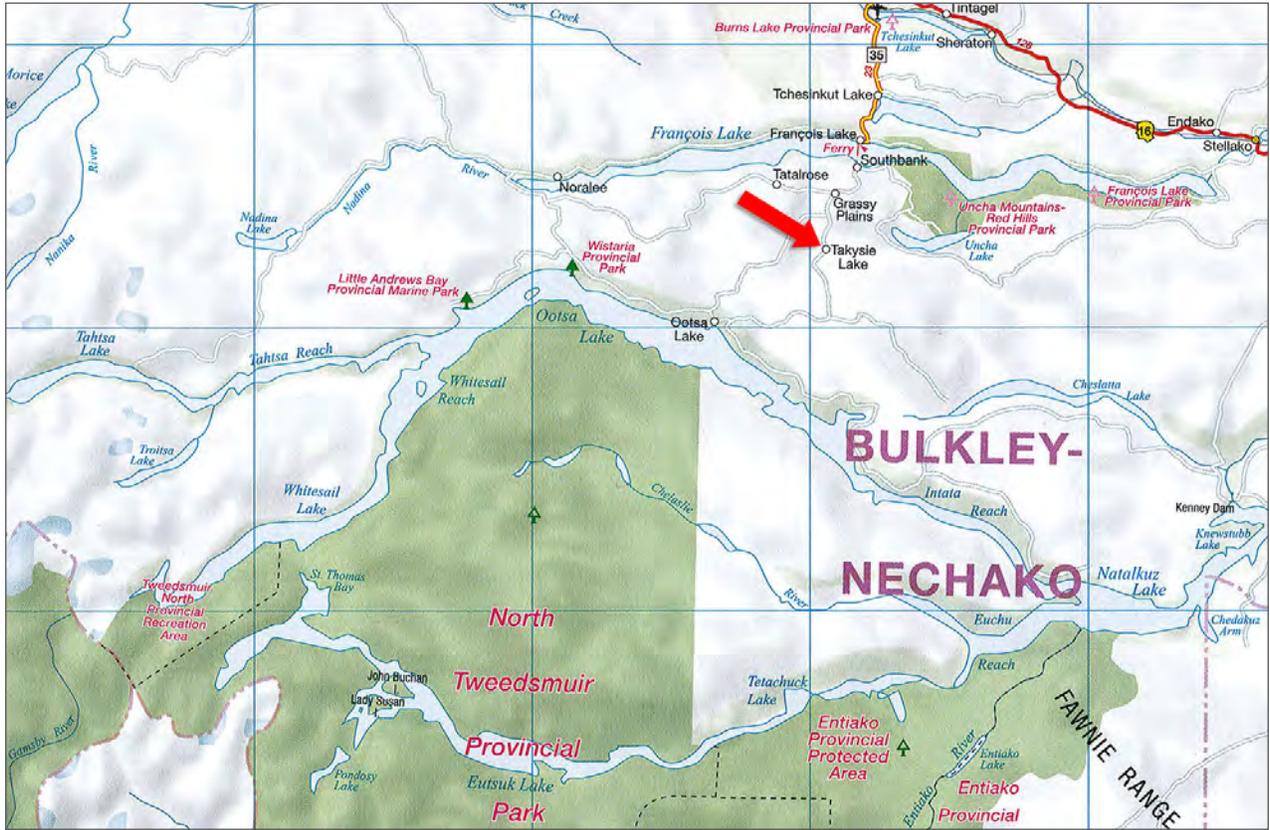


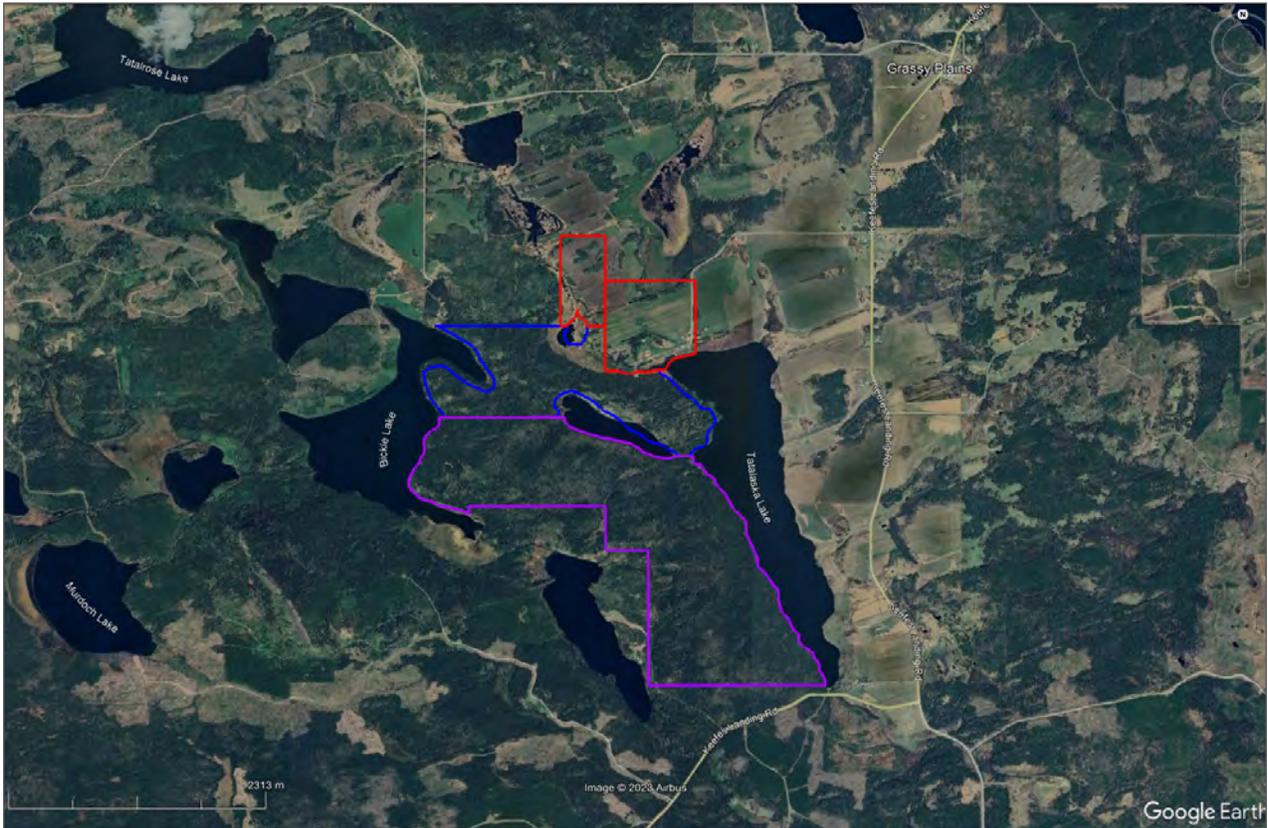


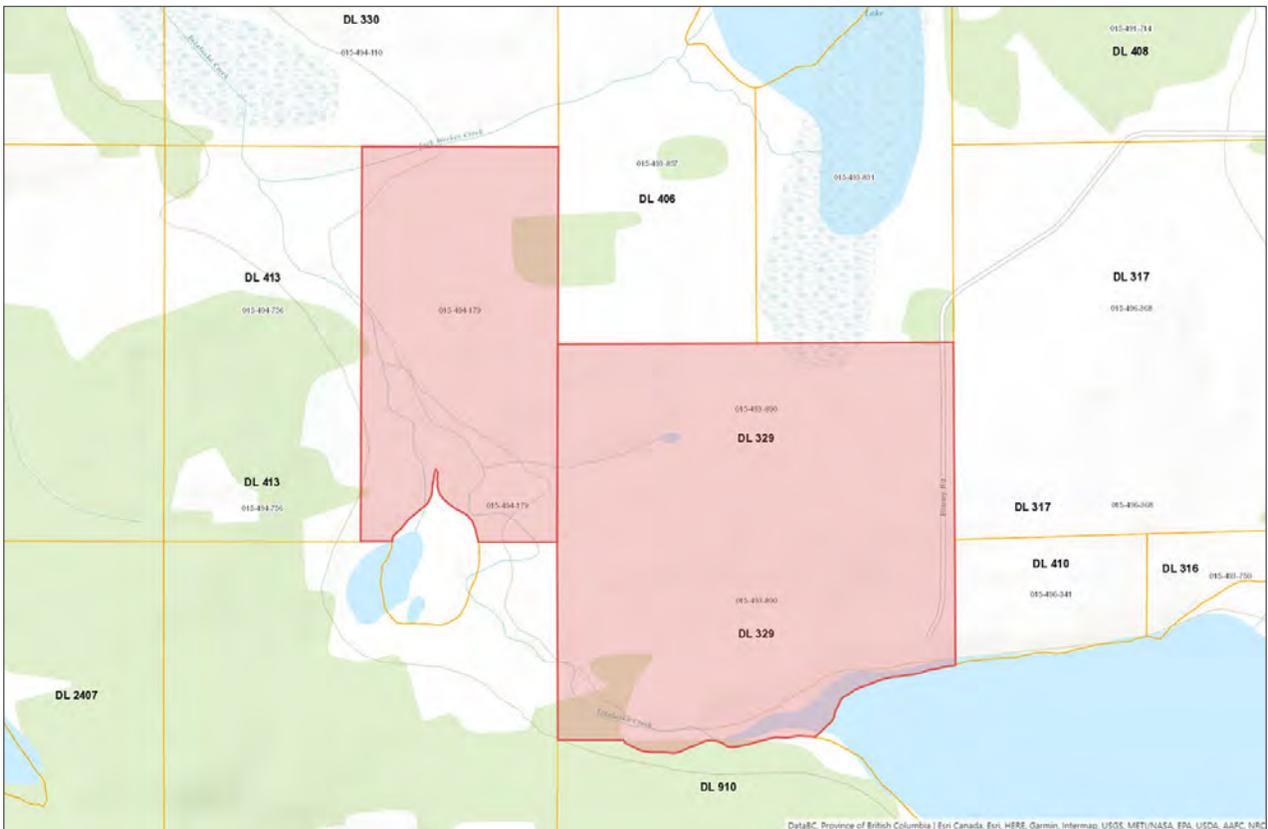
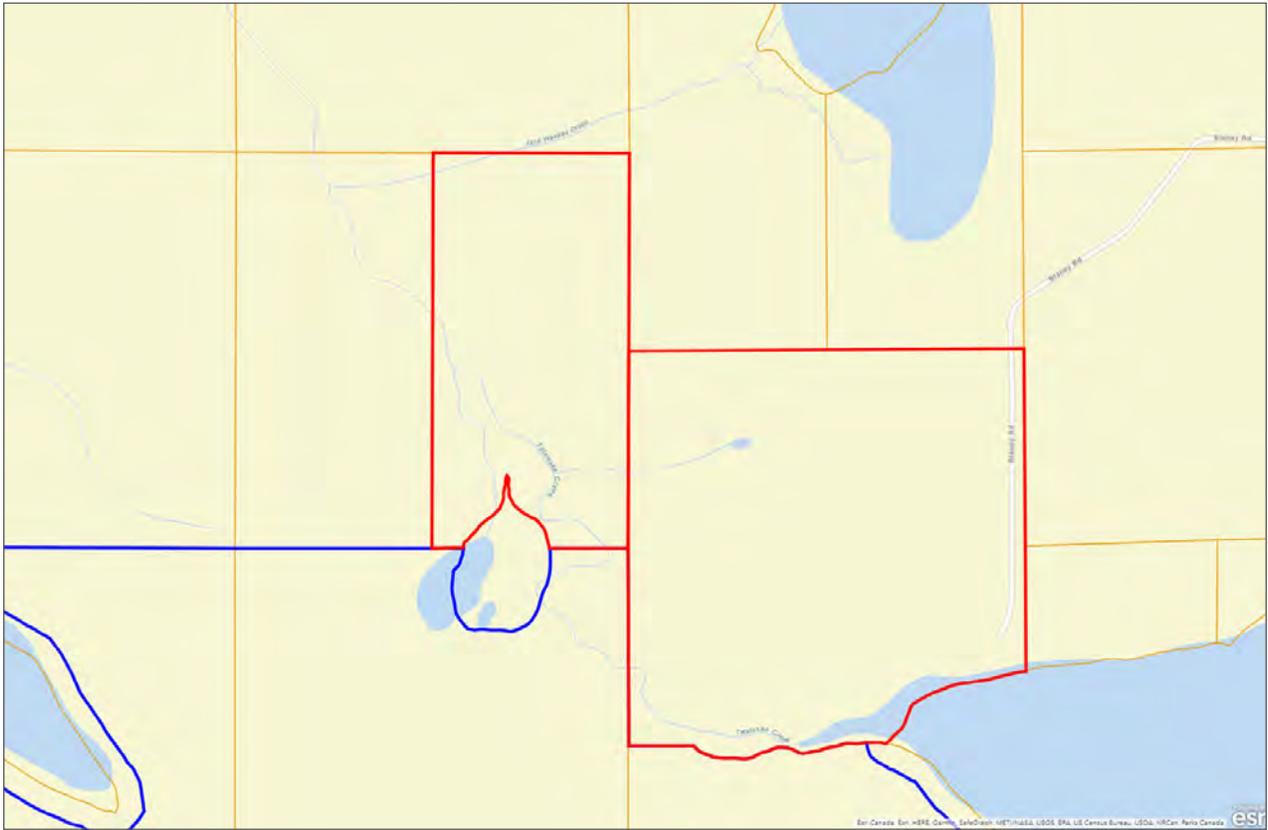














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