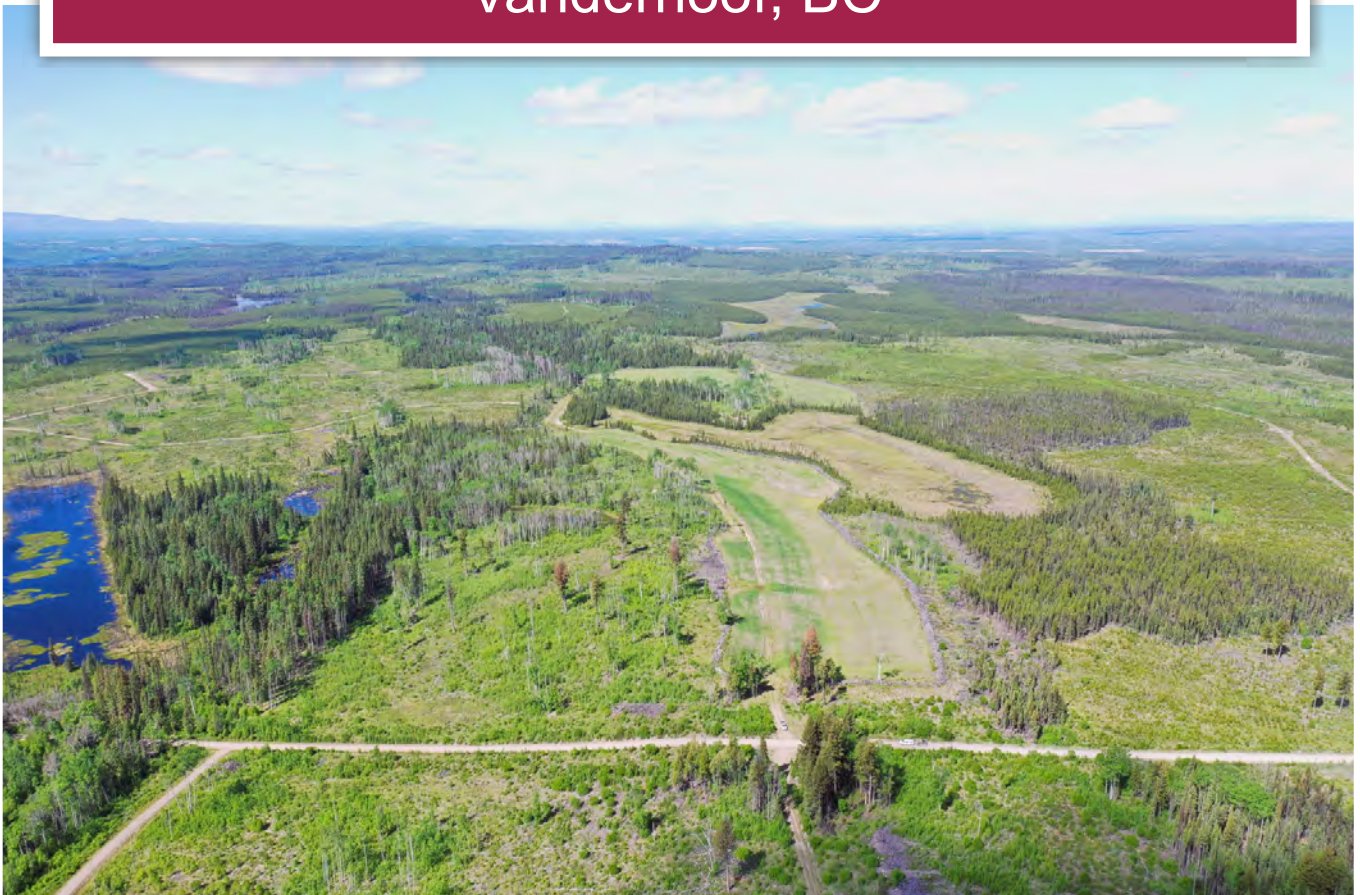




Land Investment with Recreation

Vanderhoof, BC



www.landquest.com

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



Marketing British Columbia to the World®



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

www.landquest.com

Land Investment with Recreation

Vanderhoof, BC

PROPERTY DETAILS

Listing Number:	25079
Price:	\$995,000
Taxes (2024):	\$1,494.84
Size:	937.84 acres ~ 7 titles
Zoning:	Ag -1

DESCRIPTION

Land portfolio for sale in Vanderhoof, BC. This package of 7 separate titles totals 937.84 acres, includes a mixture of open pasture/hay land and timbered areas. Some of timbered areas include merchantable timber ready for harvest. The current owner does not have a recent timber cruise, so it would be up to the buyer to determine the volumes. Sections of the acreage were logged in recent years, with other sections having a strong stand of second growth timber that will be ready for harvest in coming years. There is potential for someone interested in ranching the property to obtain a grazing licence on the adjacent Crown land. Additional potential exists to expand land base through the agricultural lease program with the province and have the land Crown granted.

The 7 titles are tied together by way of a covenant which prevents them from being sold separately. Located off Sturgeon Point Road only a short drive from the community of Vanderhoof.

Now is the time to invest in land and see your investment grow over time. While your investment

is growing, you can enjoy all the property has to offer for recreation. This land package is situated in a unique area close to Stuart River Provincial Park and has access to thousands of acres of crown land on your door step. This area is highly sought after for outdoor recreational of all kinds, but most specifically hunting. The property and surrounding area are home to a healthy population of moose, elk, deer, bears and grouse, in fact, one of the largest elk harvested in the entire region was taken on this property.

Whether you are interested in nature, hunting, fishing or just having your own personal oasis to get away from the every day life then you should take some time to consider this mixed-use recreational investment opportunity. The acreage is a mix of RR-1 zoning and AG1, with one of the larger parcels not in ALR for future development.

One additional note—the seller has a woodlot tied to two of these parcels. He will either have the lease canceled within one year of sale, or develop a long-term lease arrangement with purchaser.

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

LOCATION

Sturgeon Point Road - Vanderhoof, BC

AREA DATA

Vanderhoof is a historic ranching and farming community situated at the geographic center of British Columbia, where Highway 16 intersects with Highway 27 and the CN Railway line to

Prince Rupert passes through. Its central location has established Vanderhoof as a vital hub for the surrounding rural areas, providing essential services to a population of nearly 10,000 people.

Forestry is the leading industry in the region, closely followed by ranching and farming. Located in a fertile valley, Vanderhoof is known for its cattle operations, hay fields, and dairy farms. It ranks among the province's top regions for forage crop production, securing agriculture as the second-largest economic contributor. For years, local hay producers have been exporting their crops via CN Rail to the Port of Prince Rupert, reaching markets well beyond British Columbia.

Positioned along Highway 16 and the CN Railway's northern main line, Vanderhoof serves as a key transportation, supply, and service center. The community is accessible by road, rail, and air, including floatplane access. The Vanderhoof Airport features a 5,018-foot-long, 100-foot-wide asphalt runway capable of accommodating most aircraft.

Proudly known as the "Heart of it All," Vanderhoof offers affordable housing, low tax rates, quality education, excellent healthcare, comprehensive government services, and a thriving retail and service sector. With deep cultural roots, a rich history, and abundant natural resources, Vanderhoof also provides a wide range of recreational opportunities for both residents and visitors.

VEGETATION

Hayland, grassland, forested grazing, timber is predominantly aspen and lodgepole pine.

RECREATION

This region is a favorite among both residents and visitors, thanks to its rare combination of unspoiled natural beauty and a wide range of year-round



recreational opportunities. Renowned for fishing and hunting, the area attracts outdoor enthusiasts from across North America. Within a 60-mile radius of Vanderhoof, countless lakes and rivers offer exceptional fishing, particularly for rainbow trout. Anglers can often reach their limit in under an hour by fly fishing or casting. Moose, deer, and elk are abundant throughout the region, making it a popular destination for hunters as well.

Recreational activities span all seasons—from hiking, camping, boating, canoeing, golfing, horseback riding, and water-skiing in the warmer months to cross-country skiing, curling, skating, and snowmobiling during the winter.

The town of Vanderhoof is also known for hosting a variety of year-round events, including Wild West Week, the Rich Hobson Frontier Cattle Drive, slow-pitch tournaments, and the Central Interior Rodeo and Horse Show. Winter brings a full lineup of hockey, curling, figure skating, and ringette competitions. Residents also enjoy community badminton, volleyball, basketball, and indoor soccer throughout the colder months. For downhill skiing, Murray Ridge Ski Hill is just 60 km away, offering easy access for winter sports.

Fishing

With an abundance of lakes and rivers—far too many to list—this region is considered one of British Columbia's top destinations for rainbow trout and Dolly Varden fishing. The Nechako River itself offers excellent opportunities, and within 60 km southwest of Vanderhoof, anglers will find Cheslatta Lake, Knewstubb Lake, the reservoir systems formed by the Kenny Dam, and many other smaller water bodies, all offering outstanding fishing experiences.

HISTORY

Early settlers arrived from the south via the western end of the Telegraph Trail. Traveling up the west coast to Prince Rupert, they took river steamers to Hazelton before trekking to Fort Fraser. Those headed for Fort St. James followed a pack trail between the Hudson's Bay forts, while others continued into the Nechako Valley. The Telegraph Trail, originally built to connect America and Europe via an overland telegraph line, became the region's primary route for travel and transport. Many men who worked on the line stayed in the area to trade, trap, and prospect for gold.

In 1906, Vanderhoof existed only as a survey line marking the route of the future railway. When the last spike of the Grand Trunk Pacific Railway was driven on April 7, 1914, a land rush began. The Grand Trunk Pacific Development Company sold land at low prices and commissioned employee Herbert Vanderhoof to lay out the town site. Fittingly, "Vanderhoof" is Dutch for "of the farm," reflecting its role as British Columbia's first agricultural settlement.

The town began to grow and was officially incorporated as a village in 1926. During World War II, development slowed as many young men left to serve. Growth resumed in the late 1940s with rising lumber prices and new residents. The construction of the Kenny Dam in the early 1950s

brought another boost, employing 1,500 men, many of whom settled locally. The 1960s saw a wave of American immigrants, beginning a period of steady growth that continues today.

BOUNDARIES

Please see the mapping section, all boundaries are approximate.

SERVICES

None.

LEGAL

BLOCK C DISTRICT LOT 5408 CARIBOO DISTRICT - PID 029-488-150

BLOCK A DISTRICT LOTS 5395 AND 5401 CARIBOO DISTRICT - PID 026-014-271

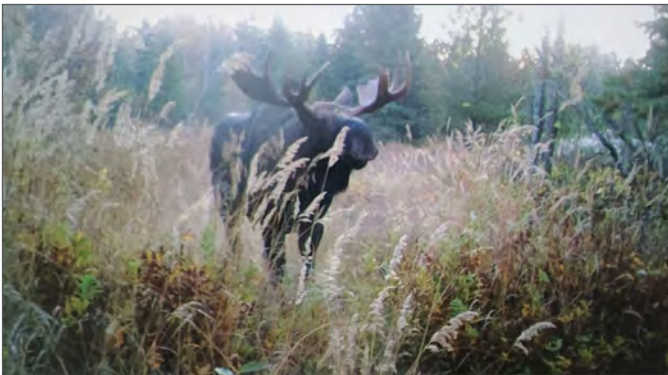
BLOCK B DISTRICT LOT 5401 CARIBOO DISTRICT - PID 028-590-341

BLOCK A DISTRICT LOT 5392 CARIBOO DISTRICT - PID 028-900-766

BLOCK A DISTRICT LOT 5386 CARIBOO DISTRICT - PID 028-900-871

BLOCK A DISTRICT LOT 5402 CARIBOO DISTRICT - PID 030-107-679

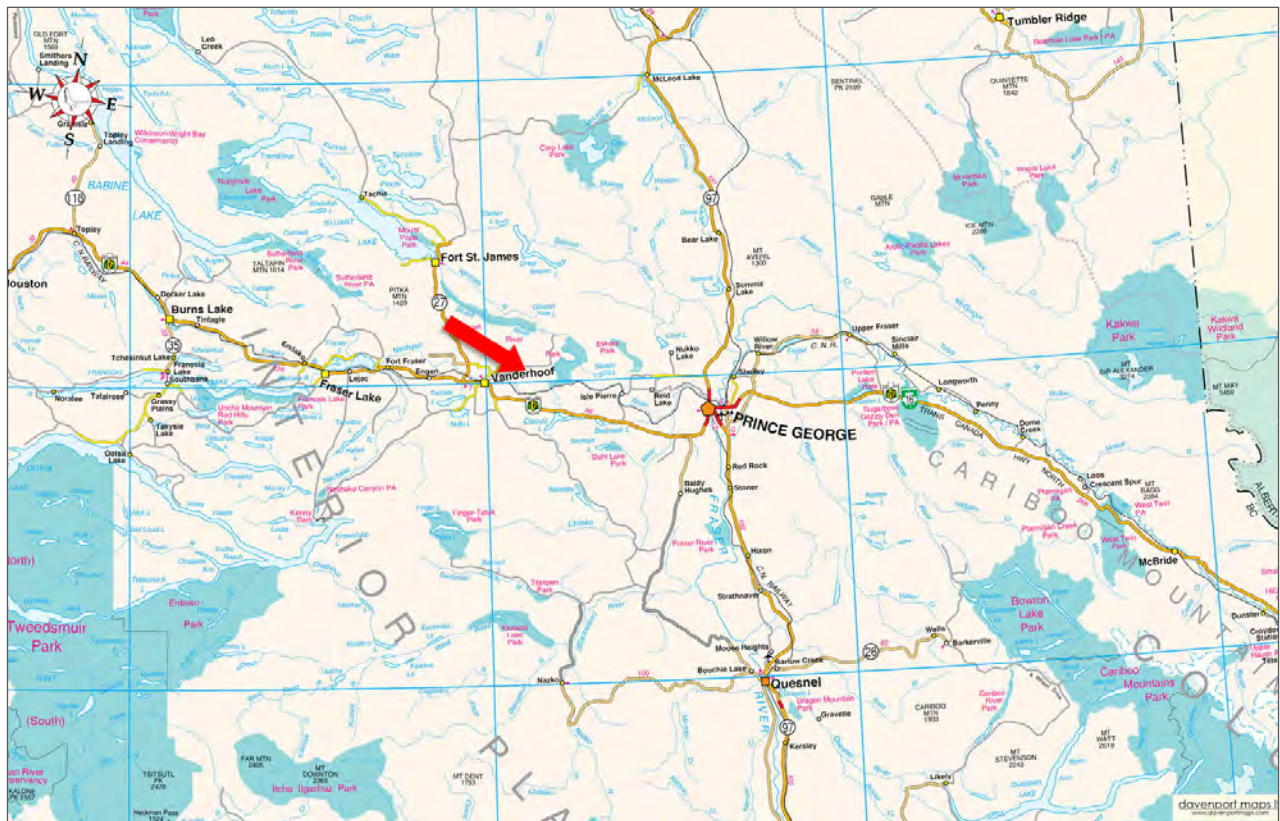
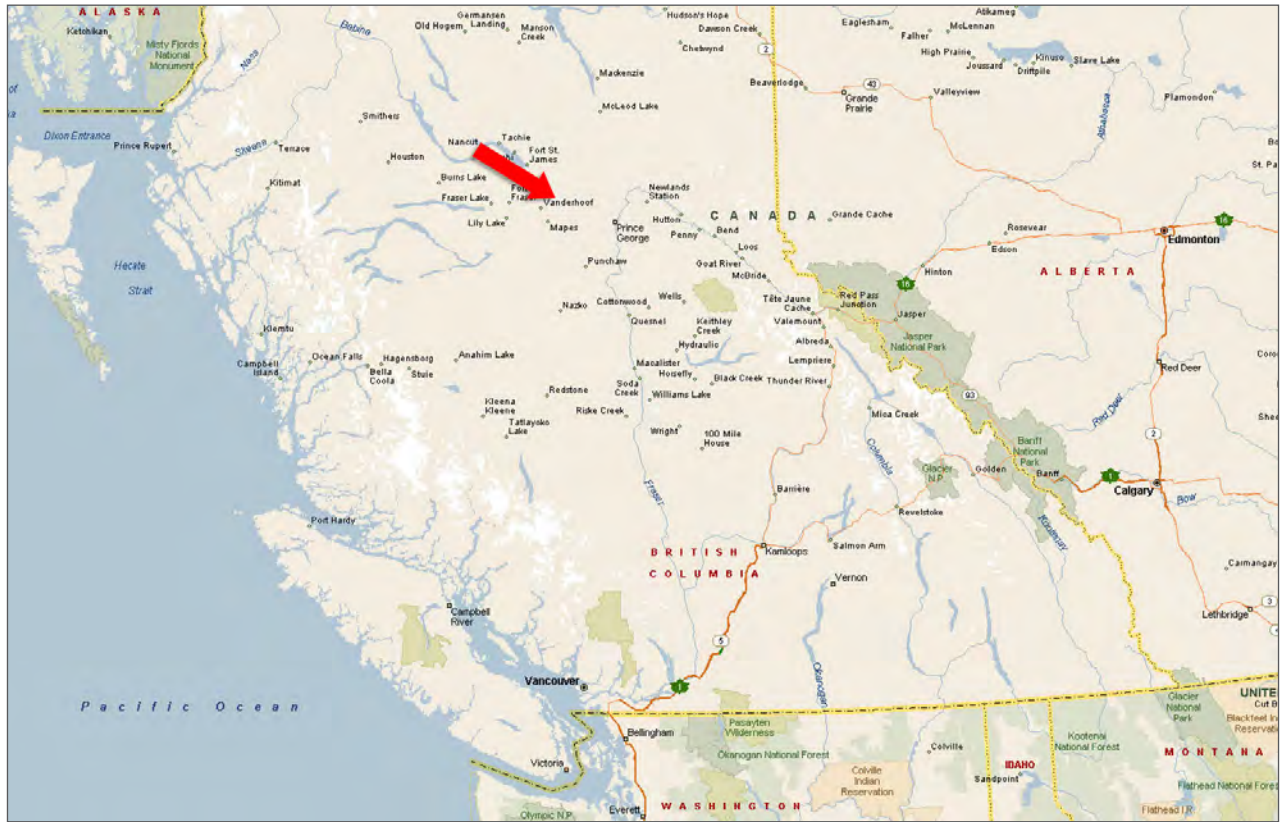
THE NORTH WEST 1/4 OF DISTRICT LOT 5392 CARIBOO DISTRICT - PID 017-572-622

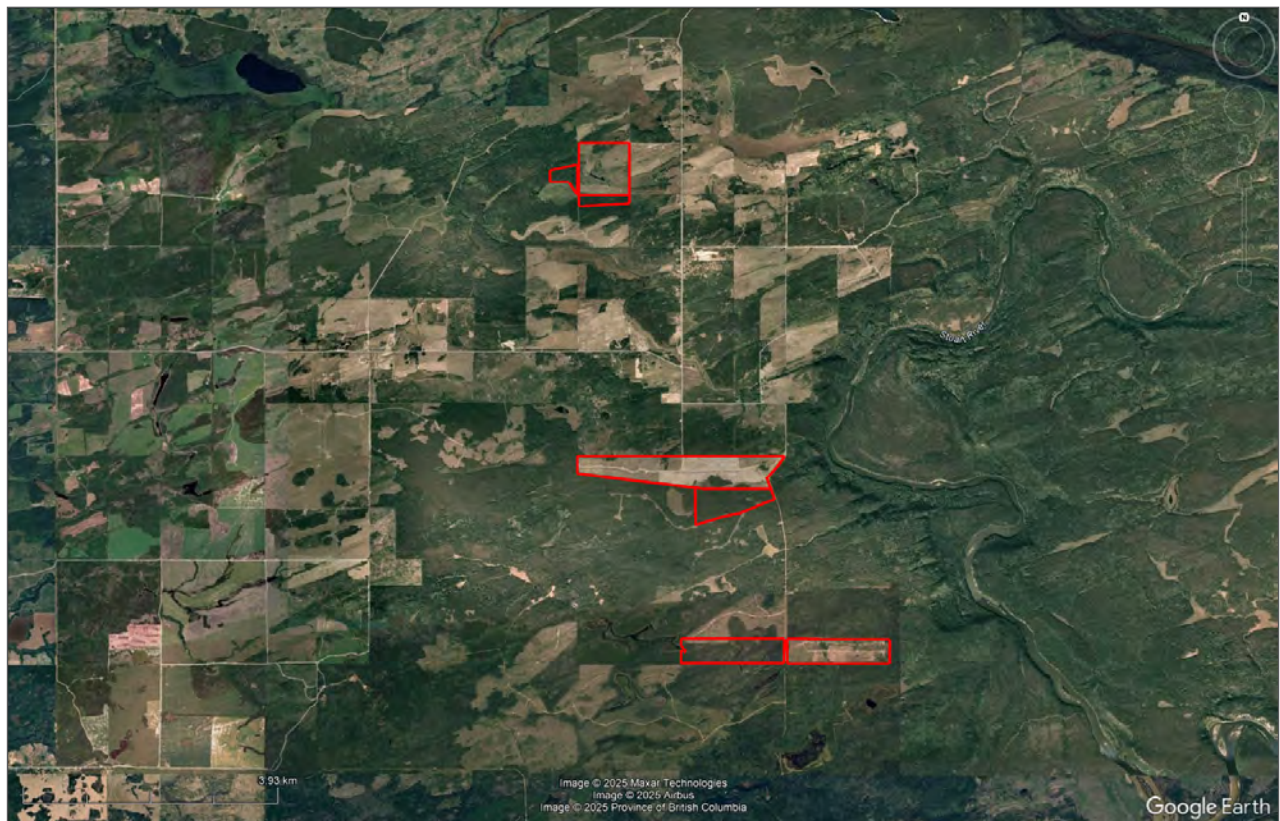


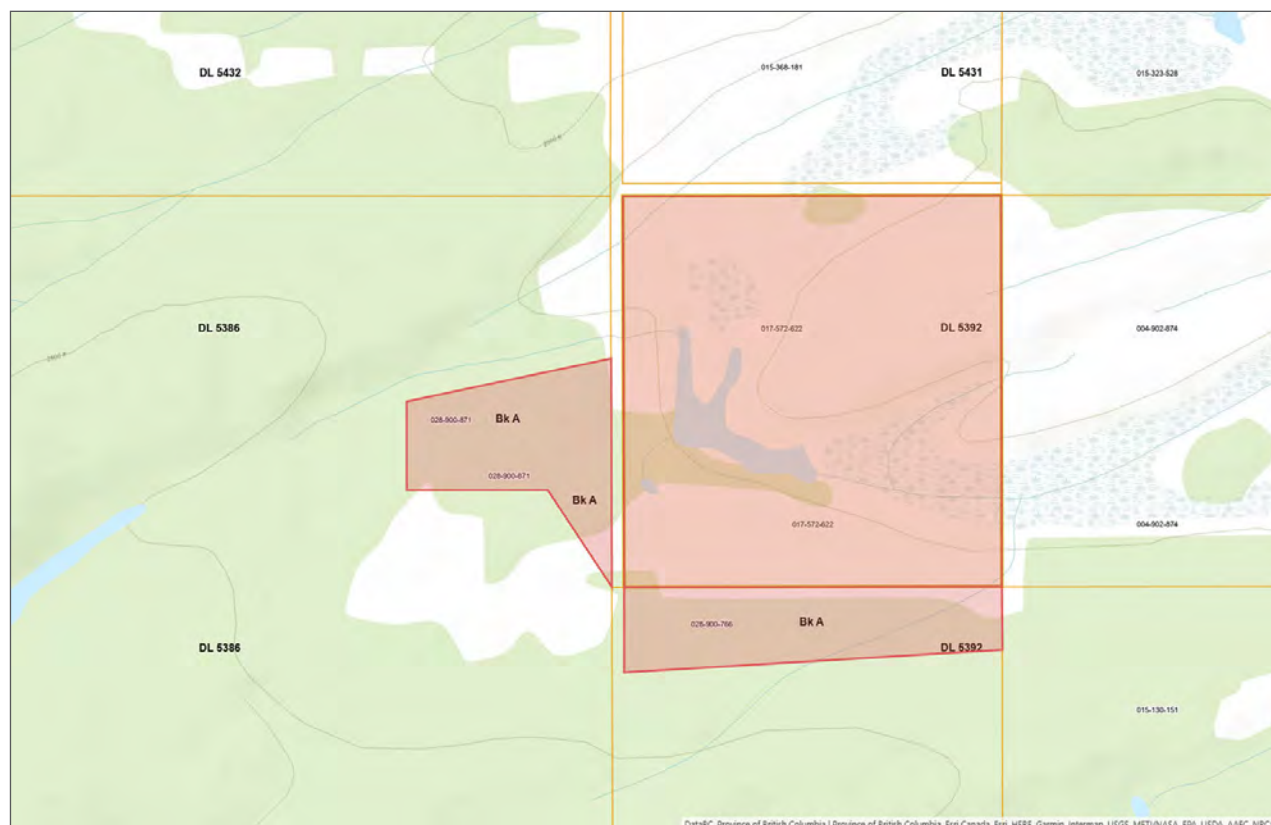


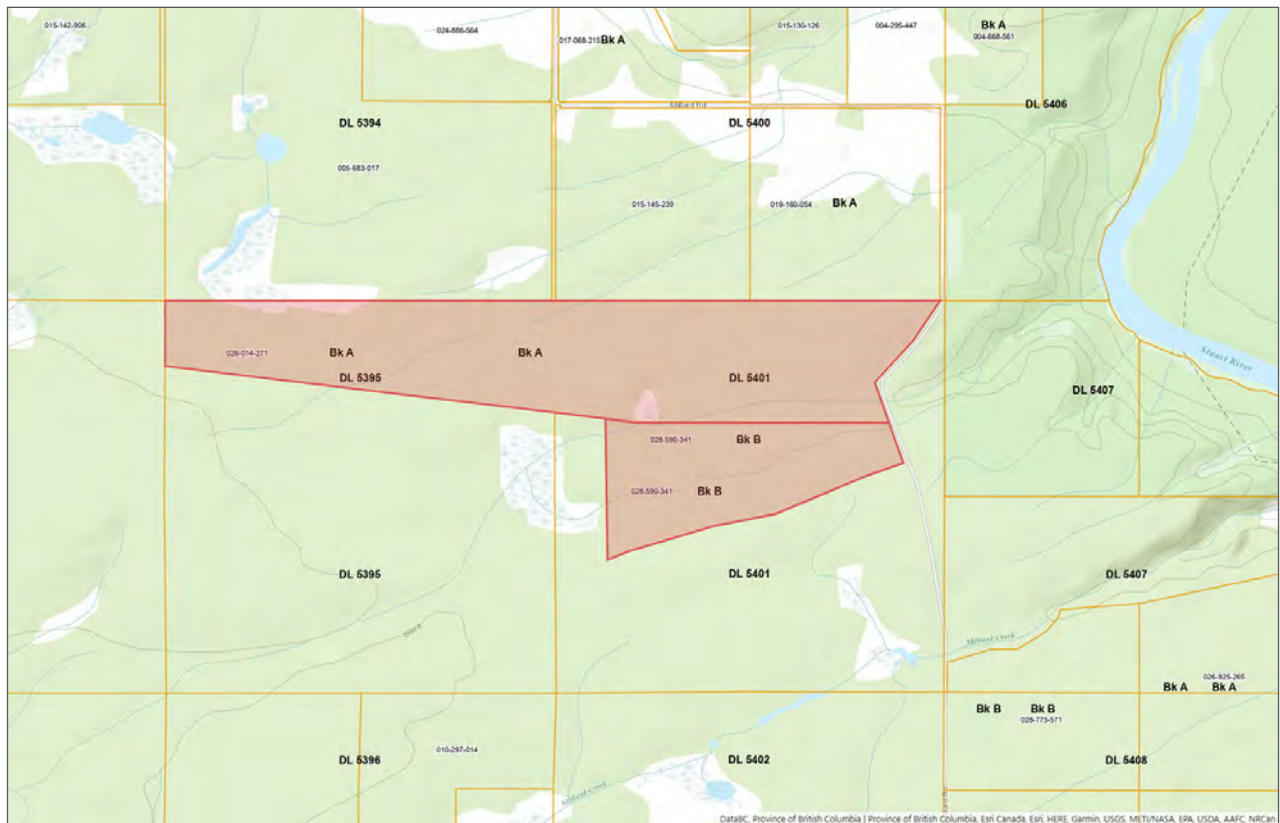
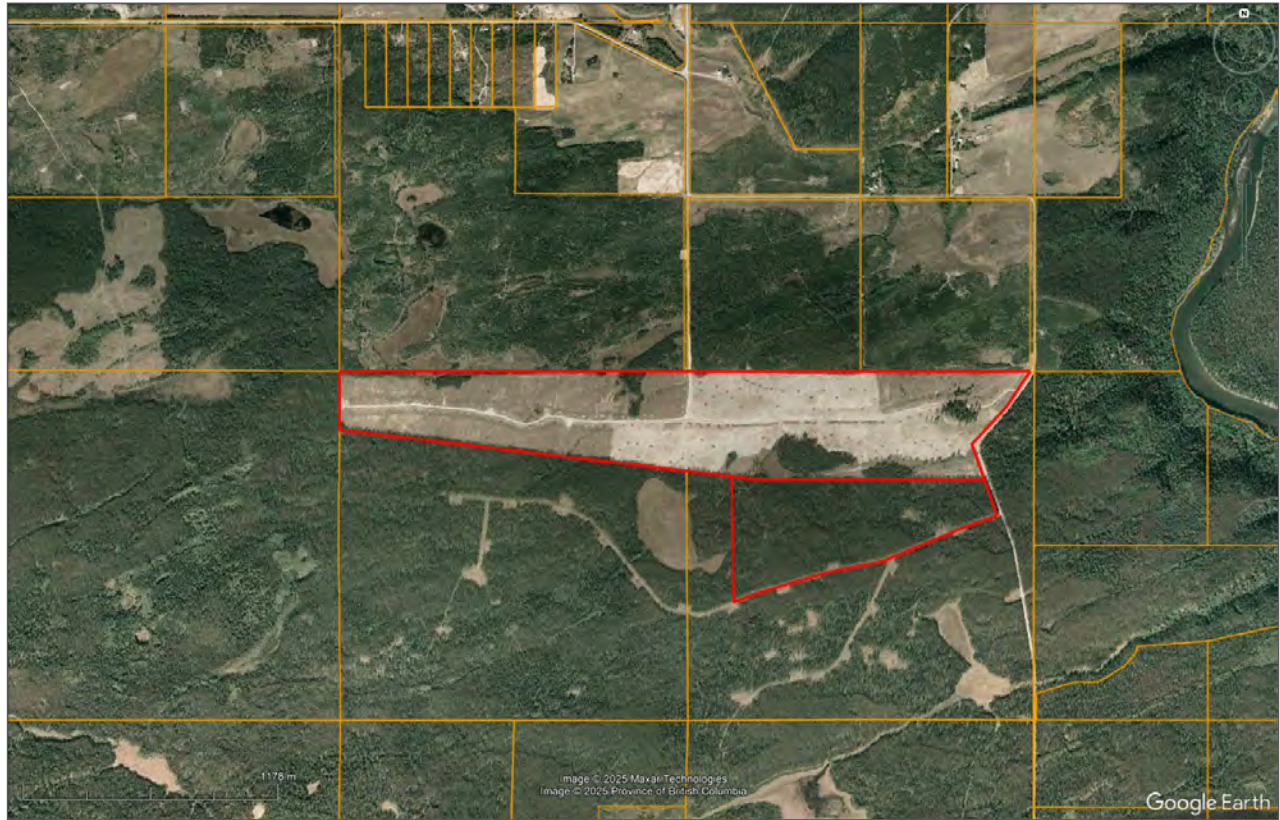


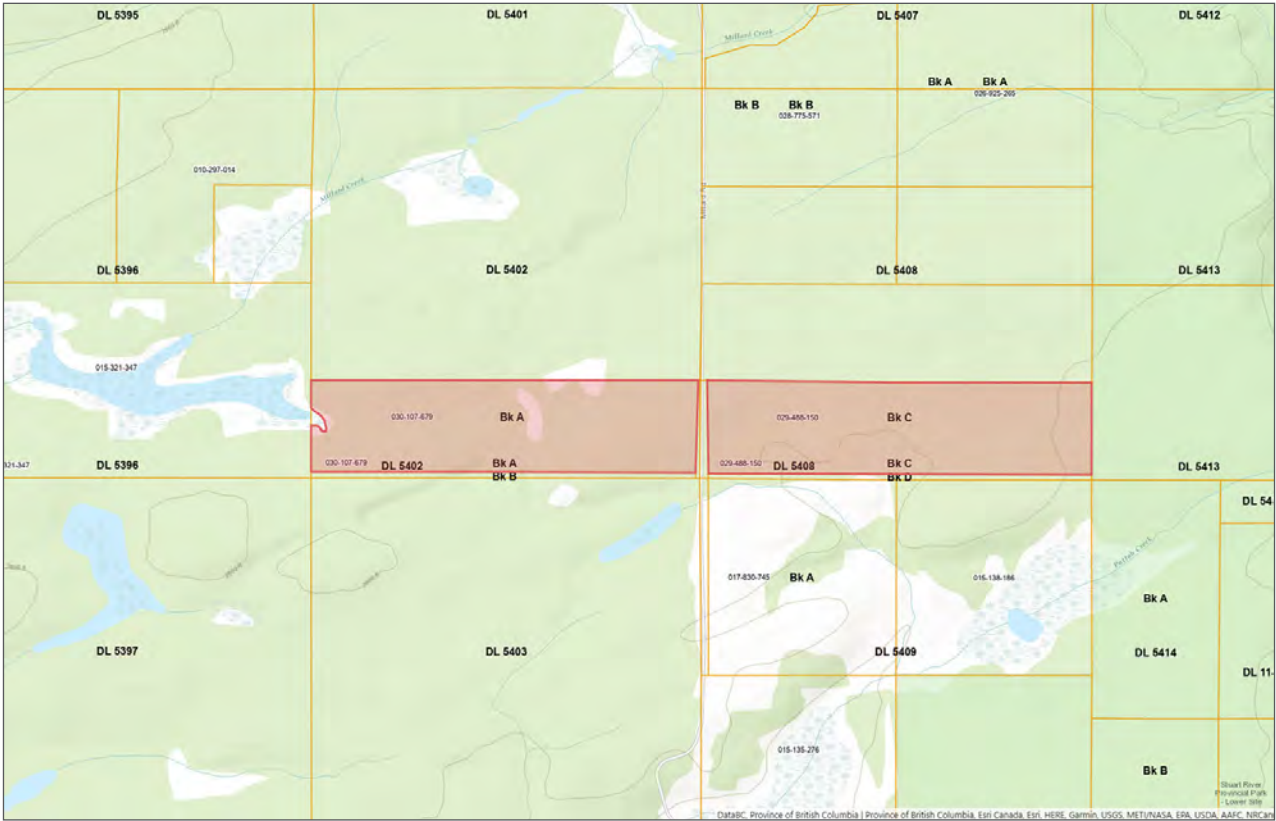
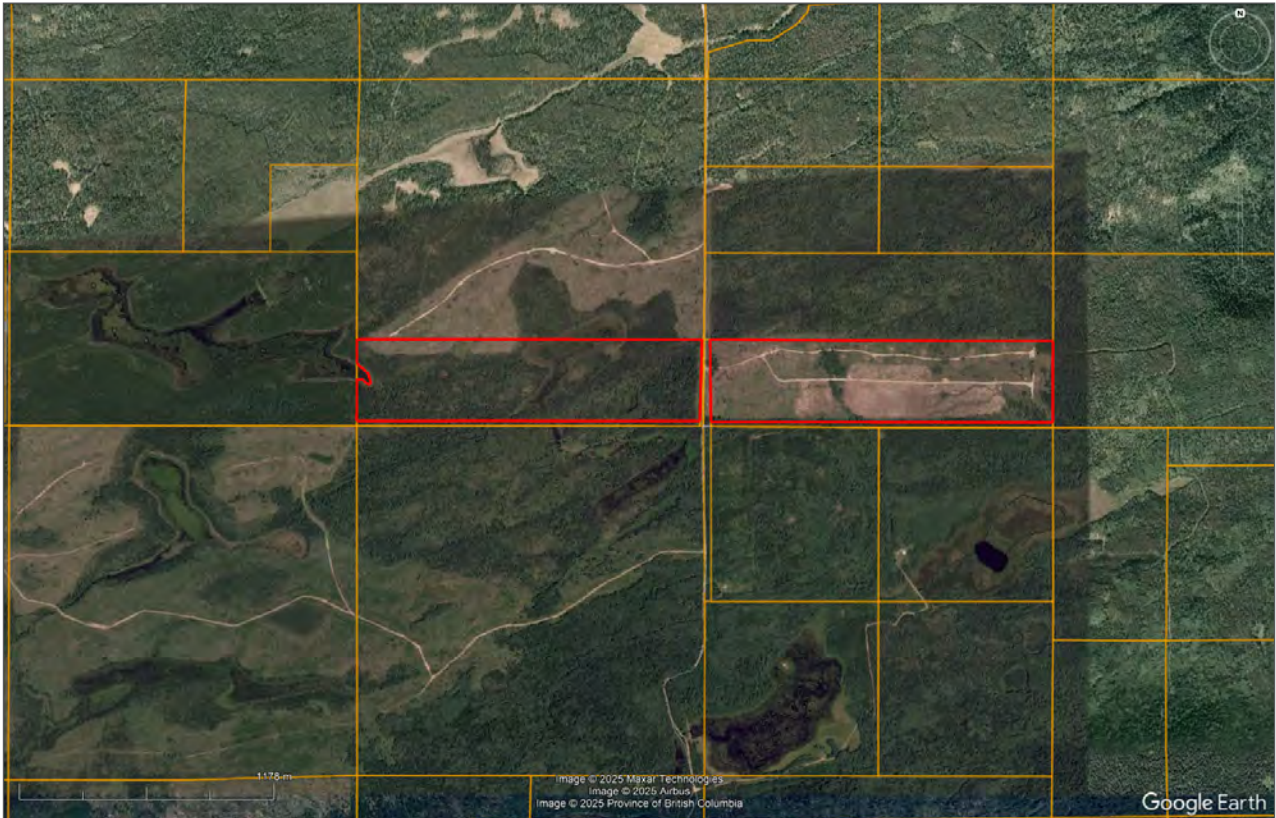




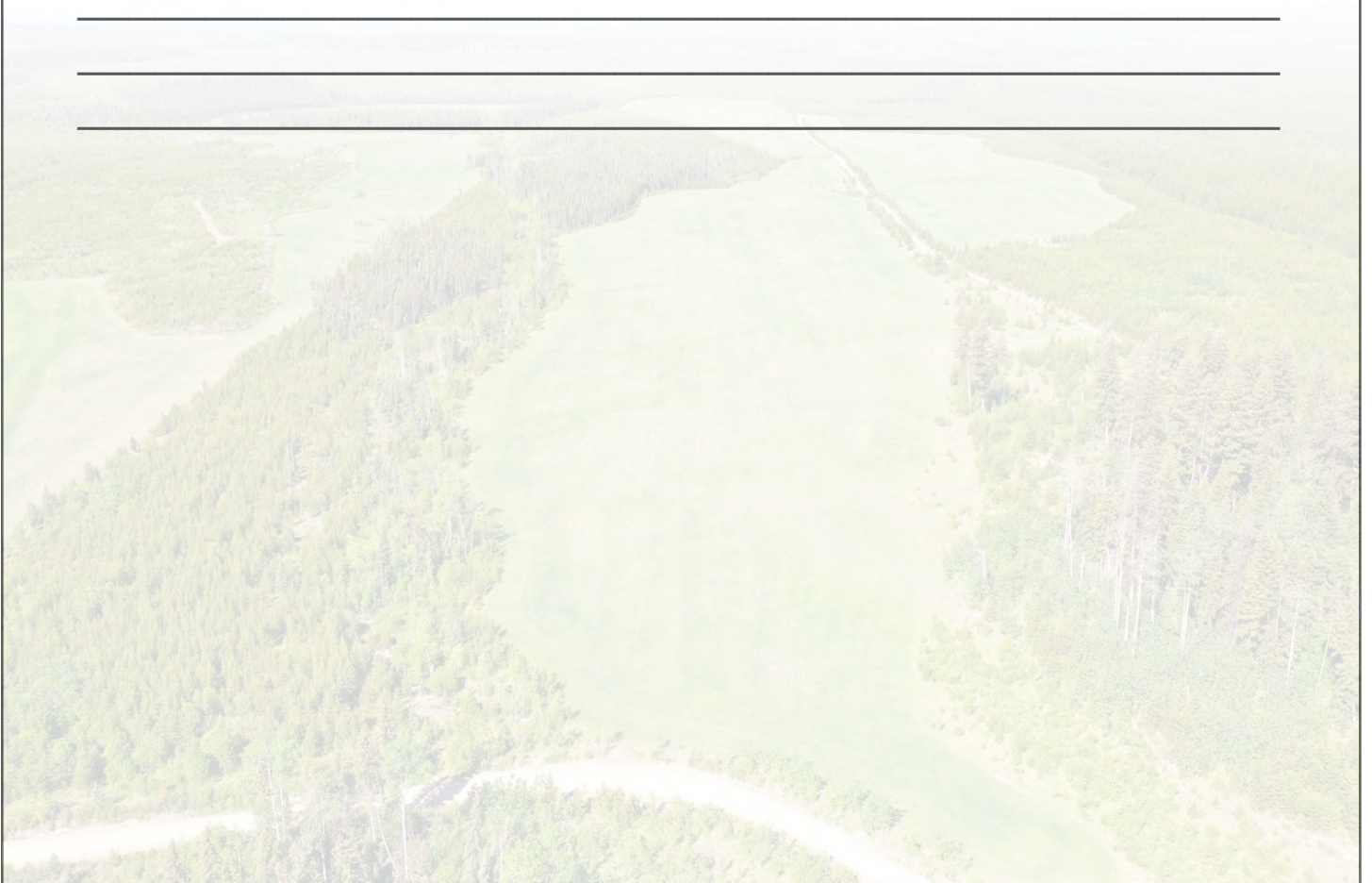








Notes

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



Marketing British Columbia to the World®



www.landquest.com



Sam Hodson

Personal Real Estate Corporation

President

sam@landquest.com

(604) 809-2616

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)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.