



**Large Acreage with
West-Facing Lakefront**



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Large Acreage with West-Facing Lakefront

103 Mile House, BC

PROPERTY DETAILS

Listing Number:	25223
Price:	\$749,000
Taxes (2024):	\$64.90
Size:	280.45 acres
Zoning:	RA-1

DESCRIPTION

Located only 5 minutes north of 100 Mile House sits 280 acres of prime west-facing waterfront on 103 Mile Lake. Excellent access only 2 minutes off Highway 97. The property consists of gently rolling grassland with excellent grazing for cattle or horses. There are also significant sections of the property which are treed. A true paradise for horseback riding, ATV, snowmobiling or hiking. From the property you can leave on your ATV, horse or snowmobile and reach nearby crownland within almost endless network of logging roads and ATV trails.

The property has several fantastic building sites along the lakefront which has a fantastic westerly exposure with views down the lake. A creek runs through the property on the north and northeast side. For the winter months clear the ice and enjoy skating or playing hockey. This property would make the perfect starter ranch or large equestrian property, with total privacy you feel like you are in the middle of nowhere, however town is only five minutes down the road which offers all amenities including a golf course, airport, schools, supermarkets, etc.

The lake itself is about 1.4 km long and is known for both boating and fishing. Hunting in the area is excellent for mule deer, white tail deer, moose, bear and grouse. The climate in the area is excellent for gardening or self-sufficient living, making this the perfect private estate. The property has power and it mostly fenced.

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

LOCATION

103 Mile House is a small community nestled in the South Cariboo region of British Columbia, Canada, located approximately 3 kilometers north of 100 Mile House along Highway 97.

DIRECTIONS

From Kamloops

Take the Trans-Canada Highway (Highway 1) west for 75 km (46.5 mi) to the community of Cache Creek. Turn north (right) onto Highway 97 and travel through the community of Clinton and keep following north through 100 Mile House until you get to 103 Mile House.

From Vancouver

Follow Highway 1 east to Hope BC (143 km). Take Exit 170 and follow the signs to Cache Creek. From Hope, follow Highway 97 North and travel through the community of Clinton and keep following north through 100 Mile House until you get to 103 Mile House.



AREA DATA

103 Mile Lake is one of the most notable natural features in the vicinity of 103 Mile House. This lake and its surrounding areas are appreciated for their scenic beauty and recreational opportunities. While 103 Mile House itself is a small community with a focus more on its rural lifestyle and proximity to nature, the lake provides a peaceful retreat for residents and visitors alike.

103 Mile House contributes to the tapestry of communities that make up the South Cariboo, each with its own charm and history, nestled in the stunning landscapes of British Columbia. This residential community is situated in the South Cariboo region of British Columbia and located in a historic area of ranches and lakes. Historically, en route to the great Cariboo Gold Rush, a few of the travelers settled here.

Comprising more than 1,500 acres (610 ha) these community parklands include Sepa Lakes, Walker Valley and many small patches scattered around the ranch. 103 Mile Ranch is about 3 kilometres (8 mi) north of 100 Mile House, just off Highway 97. There is a nearby airport at 108 Mile Ranch which is the regional facility for the South Cariboo. The most notable heritage site is located on Highway 97 near the community of 108 Mile Ranch, is

approximately 8 kilometres (about 5 miles) north of 103 Mile House, making it a short and direct drive along Highway 97.

Located in the heart of the South Cariboo, 100 Mile House is the site of one of the earliest roadhouses on the Cariboo Wagon Road that serviced British Columbia's Cariboo Gold Rush. The community of 100 Mile House received its name because of its distance from the original Mile "0" in Lillooet.

Many years later, 100 Mile House remains a welcome stop for travelers on BC's Cariboo Highway 97 offering a variety of lodging and tourist services. Try a visit to Centennial Park, one of the prettiest spots on earth! A great place for a picnic by Bridge Creek.

Nestled in a valley overlooking Bridge Creek, 100 Mile House has become a year-round recreational playground, including some of the world's finest cross-country ski trails.

Summertime brings camping and trout fishing enthusiasts to the hundreds of lakes in the surrounding area. Highway 24, between 93 Mile and Little Fort is known as "The Fishing Highway" and provides access to some of the world's best rainbow trout fishing lakes, plus a large number of BC's best fishing resorts, guest ranches and wilderness lodges.

VEGETATION

The vegetation around 100 Mile House in British Columbia, like much of the South Cariboo region, is characteristic of the interior of the province. The area experiences a mix of forested landscapes, grasslands, and wetlands, each supporting its own unique vegetation.

Forests

The predominant vegetation in the region consists of coniferous forests, including species such as

Douglas fir, lodgepole pine, spruce, and cedar. These forests can vary in density and composition, with some areas characterized by dense, old-growth stands and others featuring younger, regenerating forests.

Grasslands

In addition to forests, the South Cariboo region is home to extensive grasslands and meadows. These open areas support a variety of grasses, wildflowers, and shrubs, providing important habitat for wildlife and grazing for livestock.

Wetlands

Wetlands are also present in the area, including marshes, swamps, and bogs. These habitats are characterized by water-loving plants such as sedges, cattails, and willows, as well as a variety of aquatic vegetation.

Riparian Areas

Along rivers, streams, and lakeshores, riparian vegetation thrives. These areas support a diverse array of plant species adapted to the moist conditions, including willows, alders, and cottonwoods, as well as a variety of herbaceous plants.

Cultivated Lands

In agricultural areas surrounding communities like 100 Mile House, cultivated lands support crops such as hay, grains, and vegetables, as well as pasture for livestock. These agricultural landscapes complement the natural vegetation of the region.

Overall, the vegetation in the 100 Mile House area contributes to the region's biodiversity and provides habitat for a wide range of plant and animal species. The diverse landscapes offer opportunities for outdoor recreation and appreciation of British Columbia's natural beauty.



RECREATION

The area around 103 Mile House, situated in the South Cariboo region of British Columbia, offers a variety of recreational activities, largely centered around its beautiful natural surroundings. The proximity of lakes, forests, and rural landscapes provides ample opportunities for both outdoor enthusiasts and those looking for a peaceful retreat into nature. This wide range of activities makes the area around 103 Mile House an attractive destination for both residents and visitors seeking to enjoy the outdoors and the unique cultural history of the Cariboo region.

Here are some of the recreational activities available in and around 103 Mile House:

Water Activities

The nearby 103 Mile Lake is ideal for canoeing, kayaking, and fishing. Its tranquil waters are perfect for a peaceful day out on the lake, enjoying the scenic views and wildlife.

Hiking and Biking

The area is laced with trails suitable for hiking and mountain biking, offering a range of difficulties and scenic views. Whether you're looking for a leisurely

walk in the woods or a challenging bike trail, the South Cariboo region has something to offer.

Wildlife Viewing

The region's abundant wildlife provides excellent opportunities for bird watching and wildlife photography. The diverse habitats around 103 Mile House are home to a variety of birds and animals, including deer, bears, and numerous bird species.

Winter Sports

During the winter months, the area transforms into a playground for winter sports. Cross-country skiing, snowshoeing, and snowmobiling are popular activities, taking advantage of the snow-covered landscapes and trails.

Fishing

The numerous lakes and rivers in the South Cariboo region, including those near 103 Mile House, are known for their fishing. Anglers can enjoy fishing for rainbow trout, kokanee, and other freshwater species.

Golfing

For those who enjoy golf, the 108 Mile Ranch just north of 103 Mile House offers a beautiful golf course set against the backdrop of the Cariboo's natural beauty.

Cultural and Heritage Sites

Exploring the local heritage sites, such as the 108 Mile Ranch Heritage Site, provides insight into the history and development of the area. These sites offer a chance to step back in time and learn about the gold rush era and the early days of ranching in the region.

Community Events

Participating in local events and festivals is a great way to enjoy the community spirit of the South Cariboo. Seasonal events, farmers' markets, and

cultural celebrations are held throughout the year, offering something for everyone.

HISTORY

Originally established as part of the Cariboo Wagon Road during the gold rush era, 103 Mile Ranch served as a stopover for travelers heading to the goldfields further north. The name "103 Mile" refers to its distance along this historic route from Lillooet.

After the gold rush subsided, the area transitioned into ranching and agriculture, with settlers establishing cattle ranches and farms. 103 Mile Ranch became one of these early ranching operations, benefiting from the fertile land and access to water sources.

Over the years, 103 Mile Ranch grew and developed, becoming a prominent agricultural and ranching community in the South Cariboo region. Its location along the Cariboo Highway (Highway 97) ensured its continued importance as a stopover and hub for travelers and traders.

MAP REFERENCE

51°40'56.25"N and 121°17'14.46"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Cell service

LEGAL

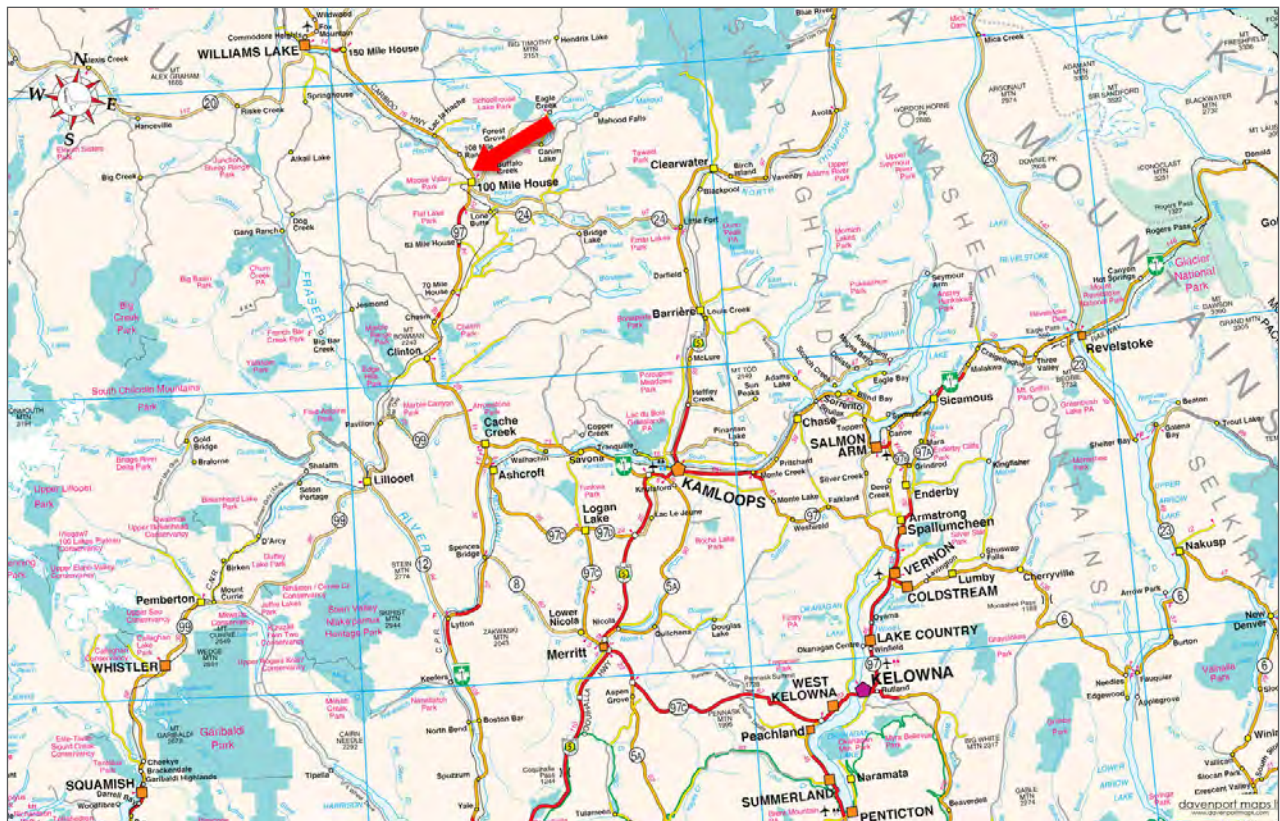
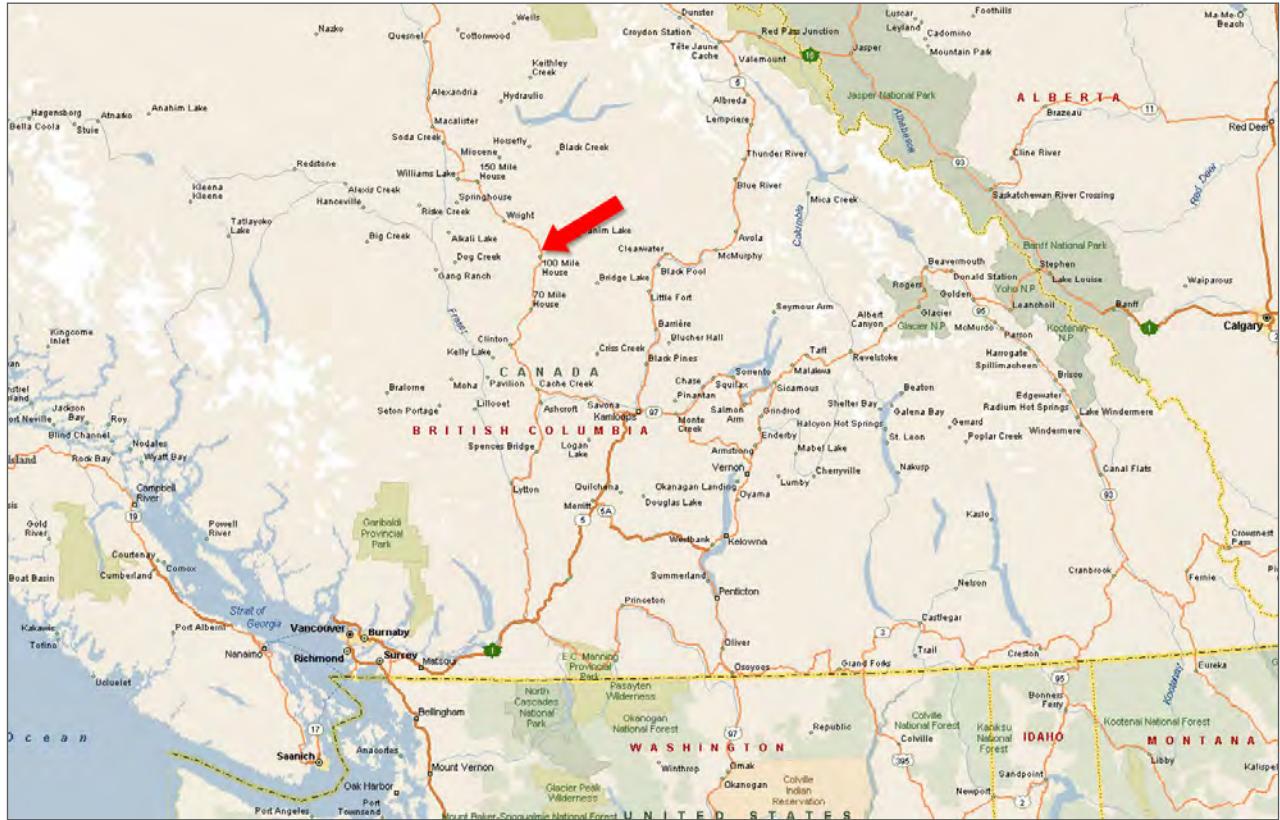
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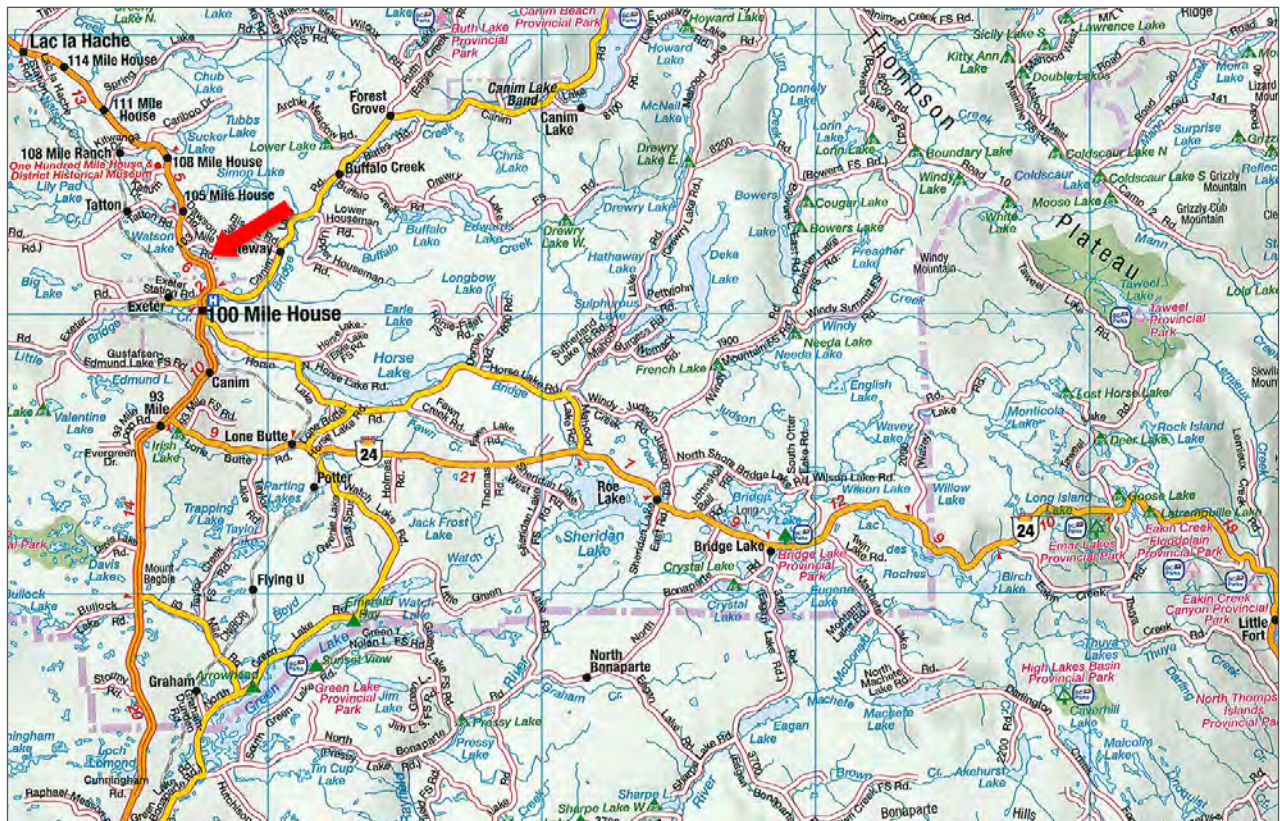
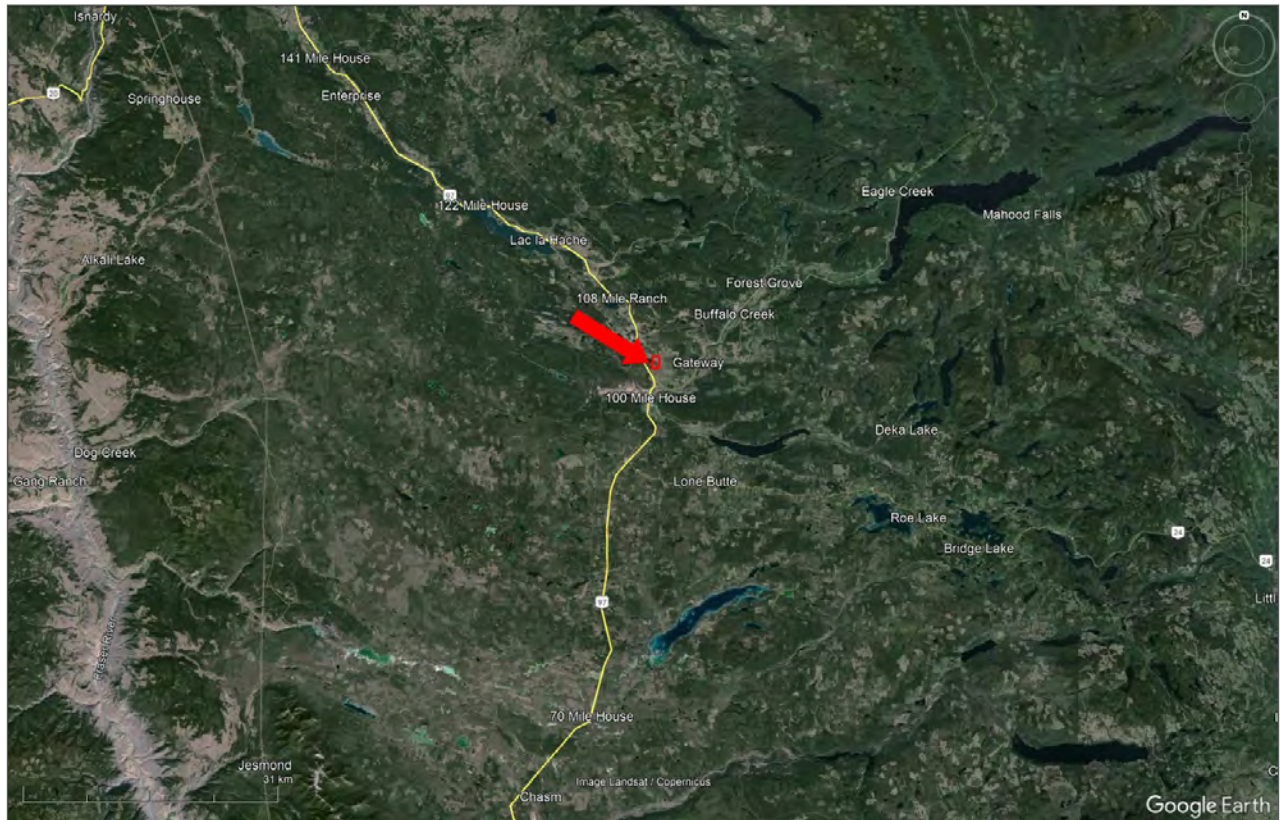




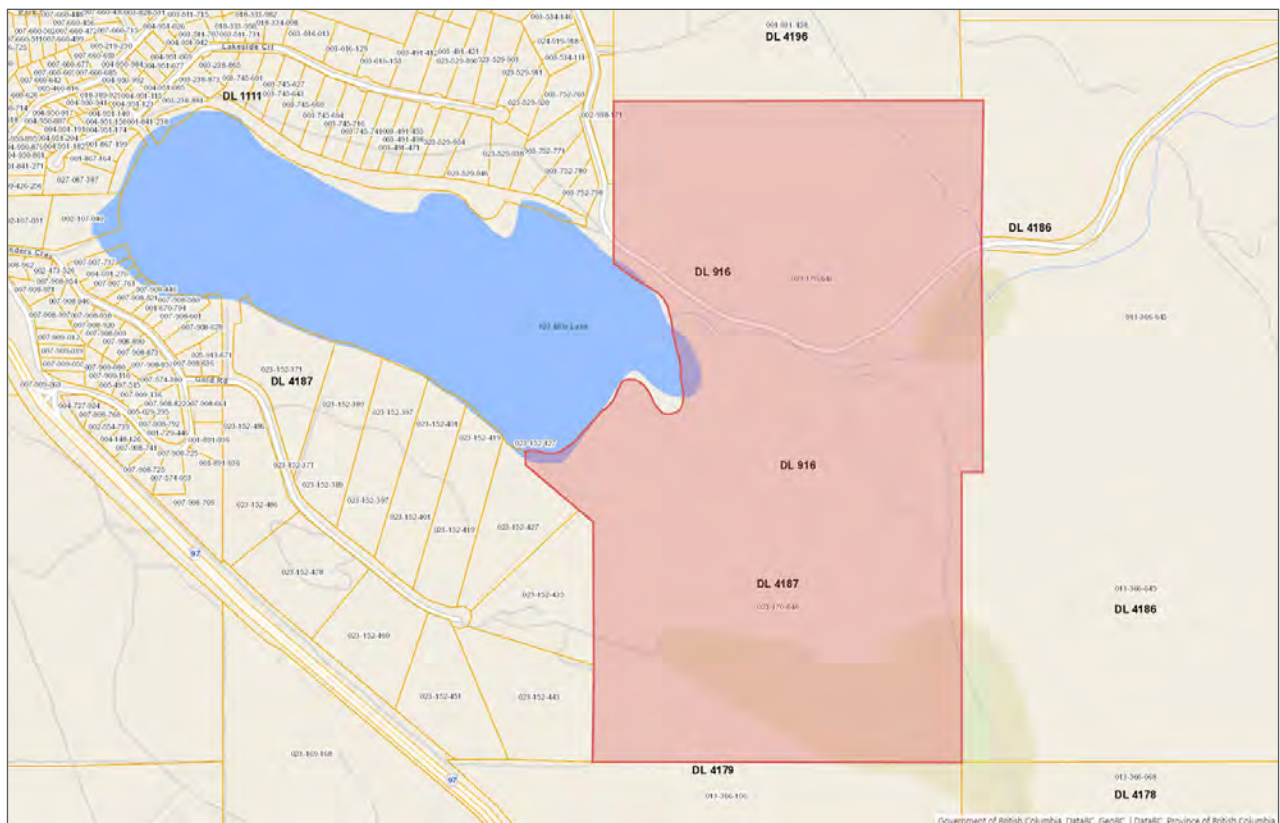
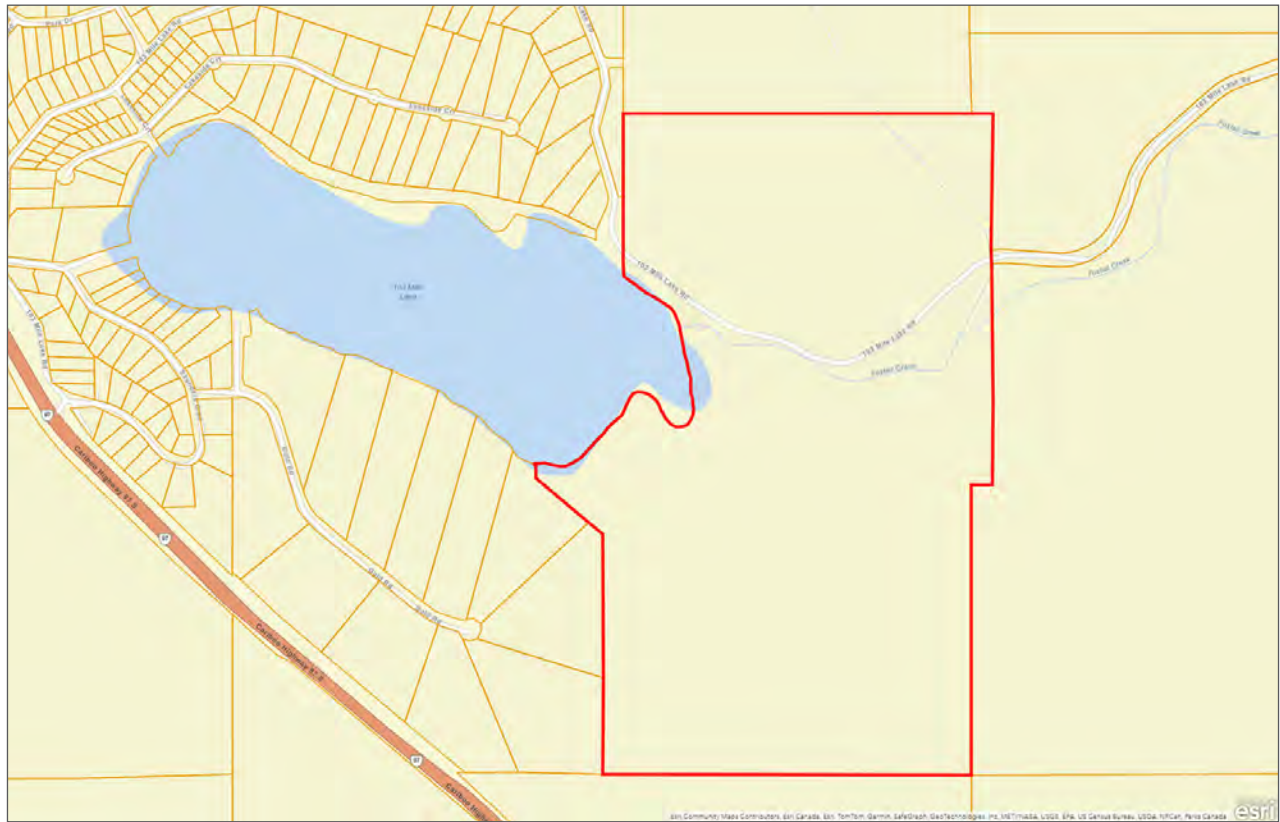












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