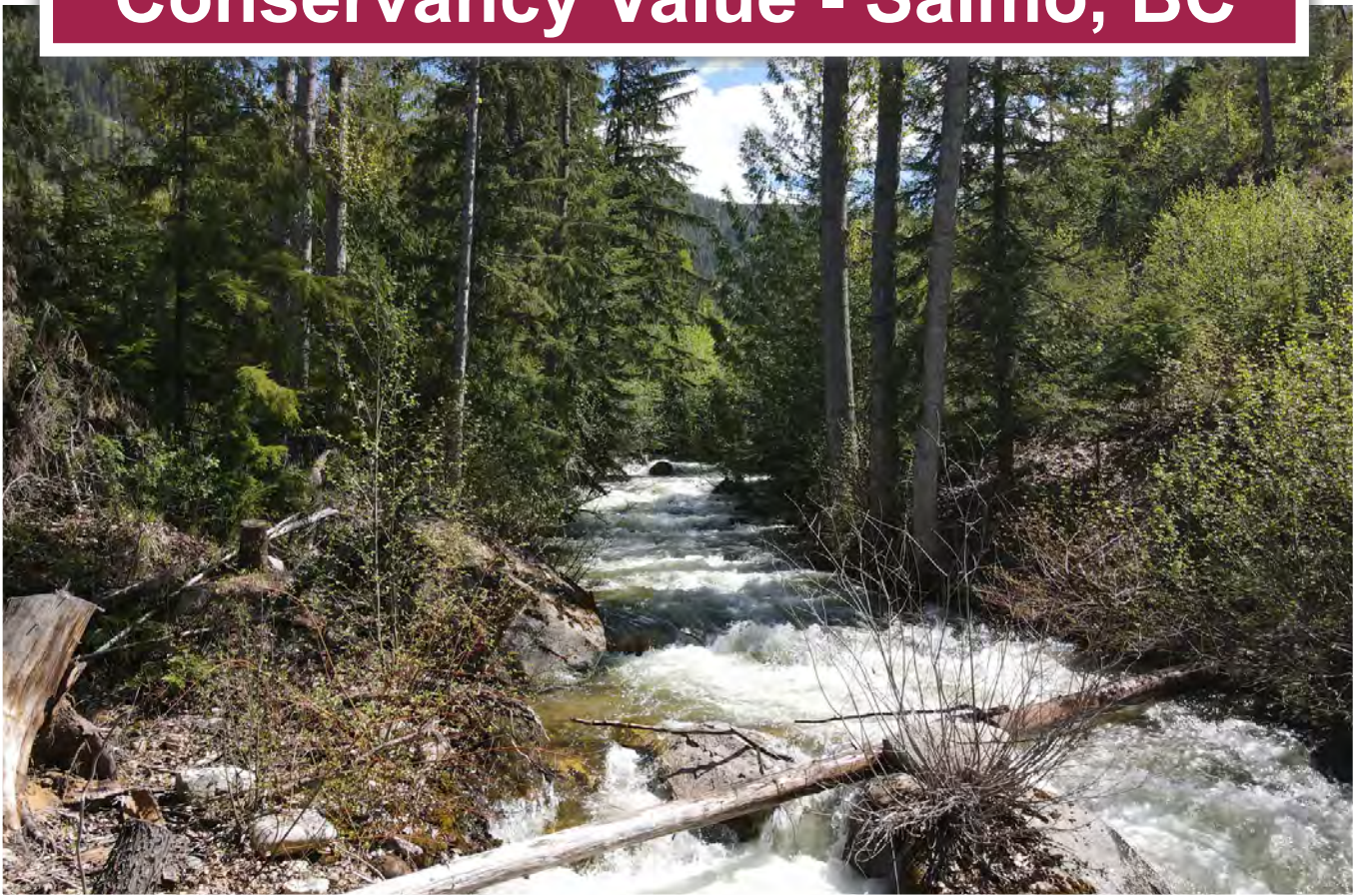




**Trophy Wilderness Acreage with
Conservancy Value - Salmo, BC**



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Trophy Wilderness Acreage with Conservancy Value - Salmo, BC

PROPERTY DETAILS

Listing Number:	24201
Price:	\$4,600,000
Taxes (2024):	\$6,661.42
Size:	2,560 acres
Zoning:	RA, FR

DESCRIPTION

Located in Salmo, BC sits 2,560 acres in one of the most pristine wilderness areas in British Columbia. A mountain creek runs through the property for approximately 4 km along the valley bottom. This trophy property lays to the west of the Darkwoods Conservancy area, conserved in 2008 by the Nature Conservancy of Canada and expanded in 2019. Darkwoods features 63,000 hectares of remote valleys, mountains and lakes, providing essential habitat for dozens of species at risk. The area is central in a network of parks, wildlife management areas and conservation lands that encompass more than 1,100 square kilometres.

Due to its size, Darkwoods provides many different conservation values. With 17 different watersheds intersecting the conservation area, and more than 120 lakes located within its boundaries, Darkwoods provides fresh, clean water to surrounding communities. The forests clean the air, store carbon and offer some buffer to the increasing pressures of climate change. The landscape also acts as a refuge for many rare and endangered plants and animals. Darkwoods is home to 39 confirmed

species at risk, including grizzly bear, wolverine, bull trout, western skink and western screech owl. The vast landscape gives wide-ranging animals, like grizzly bear, the connected space they need to roam freely.

The property we have for sale holds the key the main access point into the west side of the Darkwoods Conservancy area. Although a logging road runs through this property along the valley bottom, there's no easement on title allowing for access through the property. Contact the listing agent and he will send you additional information on exactly why this property is so key for conservation.

When out of this property you feel as though you're one-million miles from civilization, however the town centre of Salmo is only a five-minute drive down the road.

Truly a fantastic investment in both the short and long term. The property is completely outside the ALR and although has been logged previously, there is still a significant volume of merchantable timber remaining on the property. Contact the listing agent for details.

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

LOCATION

DL 1243 Boulder Pit Rd - Salmo, BC

DIRECTIONS

Please see mapping section of this listing for detailed directions.

AREA DATA

While it might sound contradictory, perhaps seemingly impossible, Nelson is among just a handful of small cities in North America that can lay claim to a unique mix . . . an unusual abundance of big city cosmopolitan amenities, coupled with an authentic small-town charm. You will feel the funky vibe and authenticity and entrepreneurial spirit following a quick stroll down historic Baker Street, a vibrant main street that is a true adventure in itself.

For those with a zest for fine dining and international fare, retail fashion and new wares, nights on the town or relaxing days and stimulating conversations in a local coffee shop—Nelson brings it all.

On the shores of Kootenay Lake's West Arm, centrally located between Vancouver, BC, Calgary, AB and Spokane, WA, just 30 minutes from the West Kootenay Regional Airport, Nelson has a growing population of 10,600; with Greater Nelson encompassing 18,000 and a trading area near 70,000 the duly-named Heritage City features a heritage downtown and 300-plus restored heritage homes, businesses and churches.

Nelson residents boast of the 50 restaurants and cafes, in fact more per capita than San Francisco, many with outdoor seasonal patios adding to that cosmopolitan feel.

VEGETATION

Nelson is surrounded by a diverse range of vegetation, reflecting its varied landscapes and climate. In the lower elevations and valleys, you'll find lush forests dominated by Douglas fir, western red cedar, and western hemlock, interspersed with stands of trembling aspen and cottonwood trees. As you ascend into the higher elevations, the forests transition to subalpine and alpine environments, characterized by Engelmann spruce, subalpine fir, and mountain hemlock. The region is also known



for its abundant wildflower meadows during the summer months, showcasing a vibrant tapestry of lupine, Indian paintbrush, and fireweed, among others. Additionally, the shores of Kootenay Lake support a variety of riparian vegetation, including willow and alder, while the surrounding mountains offer habitats for a diverse array of wildlife, from black bears and elk to bald eagles and osprey.

RECREATION

One of the most popular recreational activities in Nelson is hiking. With its proximity to the Selkirk and Purcell Mountain ranges, the area boasts an extensive network of trails that cater to all skill levels. A hike up to Pulpit Rock provides breathtaking panoramic views of the town and surrounding mountains, while the Kokanee Glacier Provincial Park offers more challenging routes for experienced hikers.

For water enthusiasts, Kootenay Lake is a playground for kayaking, paddleboarding, and fishing. The pristine waters of the lake offer ample opportunities to explore its secluded bays and coves or try your luck at catching rainbow trout or kokanee salmon.

If you prefer to stay on dry land, mountain biking is a popular pastime in Nelson. The area boasts

world-class mountain biking trails that wind through old-growth forests and rugged terrain. The legendary Seven Summits Trail is a must-try for experienced riders, offering a thrilling descent with stunning alpine views.

In the winter months, Nelson transforms into a winter wonderland, offering excellent skiing and snowboarding opportunities at nearby resorts such as Whitewater Ski Resort. With its deep powder snow and challenging terrain, Whitewater attracts snow enthusiasts from around the world.

After a day of adventure, unwind and relax in Nelson's vibrant downtown area, known for its eclectic mix of shops, cafes, and restaurants. Don't miss the chance to explore Baker Street, lined with charming heritage buildings and art galleries, or sample locally brewed craft beer at one of the town's many breweries.

Whether you're seeking adrenaline-pumping thrills or serene natural beauty, Nelson has it all. With its stunning landscapes and endless recreational opportunities, it's no wonder why this mountain town is a favorite destination for outdoor enthusiasts.

HISTORY

Nelson has a rich and diverse history that dates back to the late 19th century. Originally inhabited by the Sinixt First Nations people, the area later became a vital hub during the silver rush era in the late 1800s. The discovery of silver in the nearby Kootenay region led to a rapid influx of prospectors and settlers, transforming Nelson into a bustling mining town. As the silver boom waned, Nelson diversified its economy, becoming a center for forestry, hydroelectric power, and transportation.

Throughout its history, Nelson has weathered economic shifts and natural disasters, including devastating fires in the early 20th century. However, the town's resilient spirit endured, and

today Nelson thrives as a vibrant cultural and recreational destination. Its charming heritage buildings, stunning natural scenery, and dynamic arts community continue to attract visitors from around the world, ensuring that Nelson's storied past remains an integral part of its present identity.

MAP REFERENCE

49°13'21.40"N and 117°13'4.40"W

BOUNDARIES

Please see mapping section of this listing, all boundaries are approximate.

INVESTMENT FEATURES

This trophy property lays to the west of the Darkwoods Conservancy area, conserved in 2008 by the Nature Conservancy of Canada and expanded in 2019, Darkwoods features 63,000 hectares of remote valleys, mountains and lakes, providing essential habitat for dozens of species at risk. The area is central in a network of parks, wildlife management areas and conservation lands that encompass more than 1,100 square kilometres.

The property is total outside the ALR, and there is a significant volume of merchantable timber remaining on the property.

SERVICES

None.

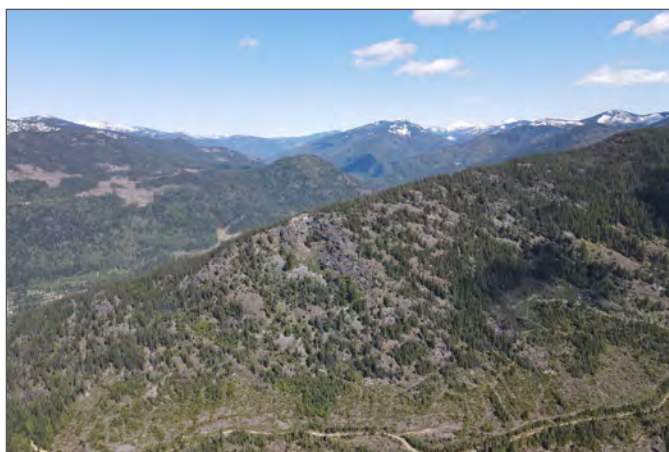
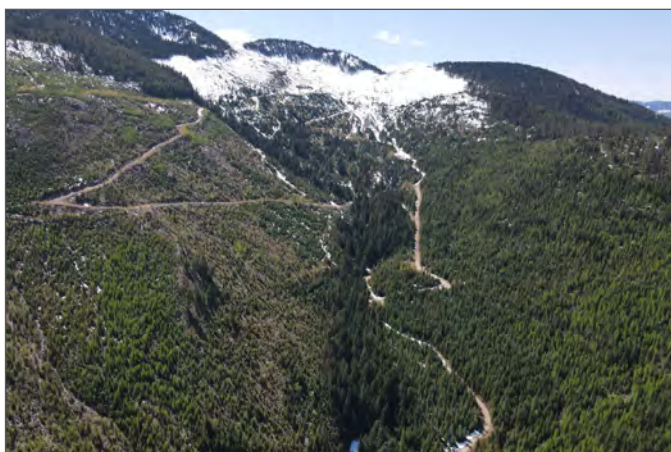
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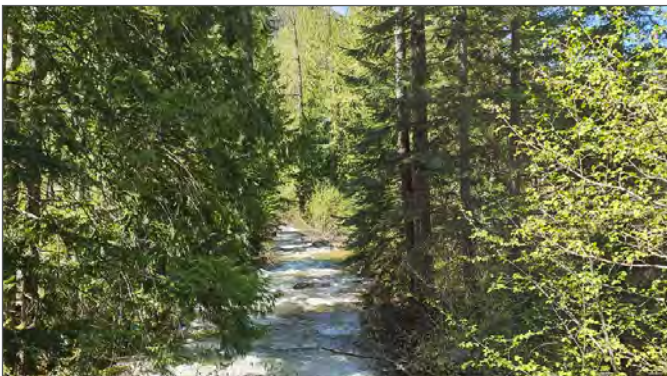
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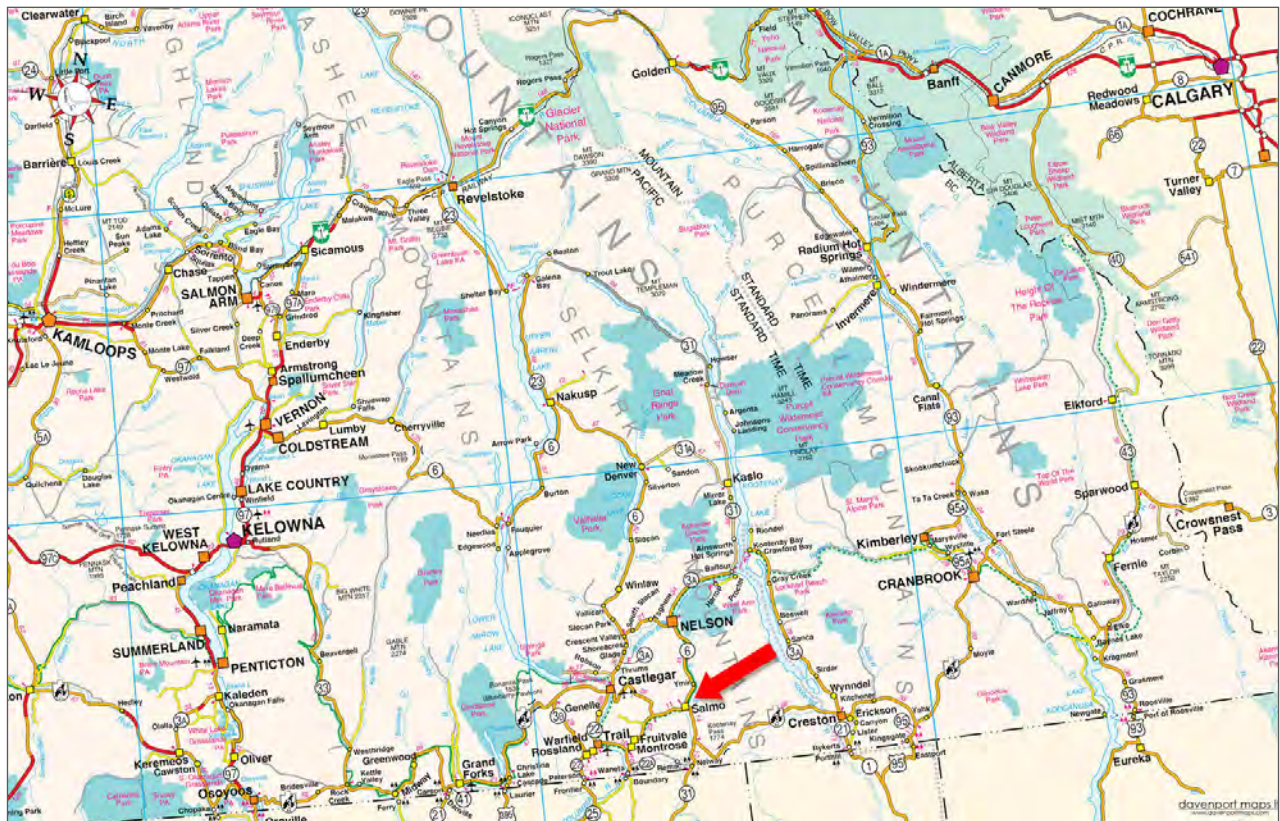


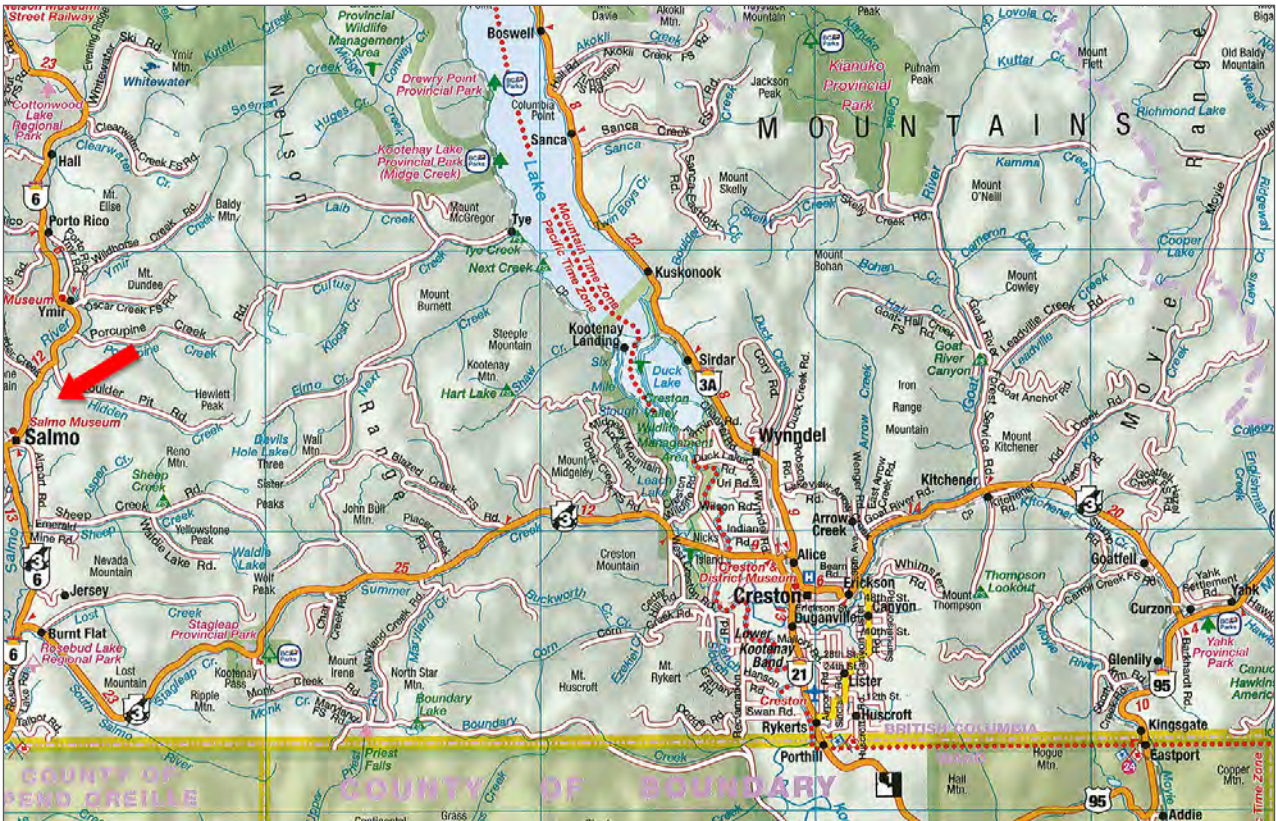
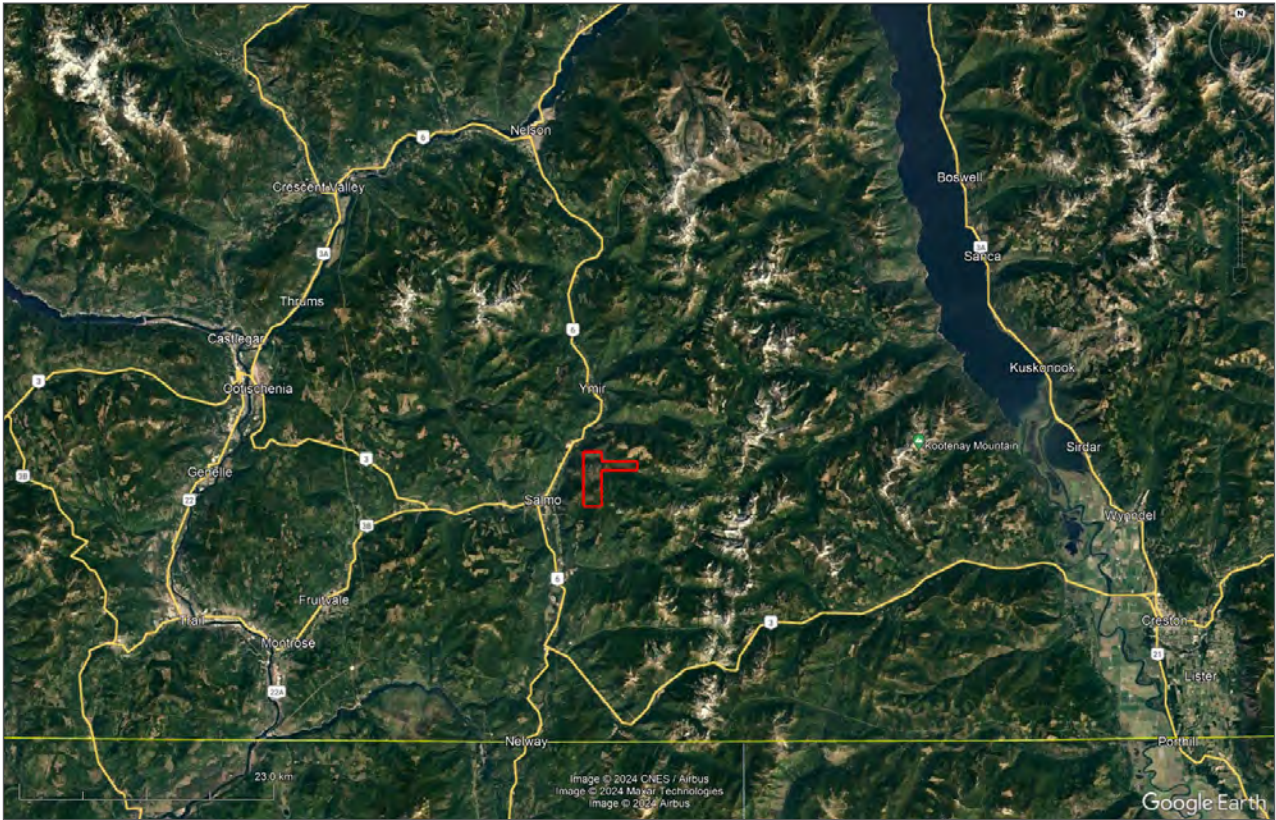


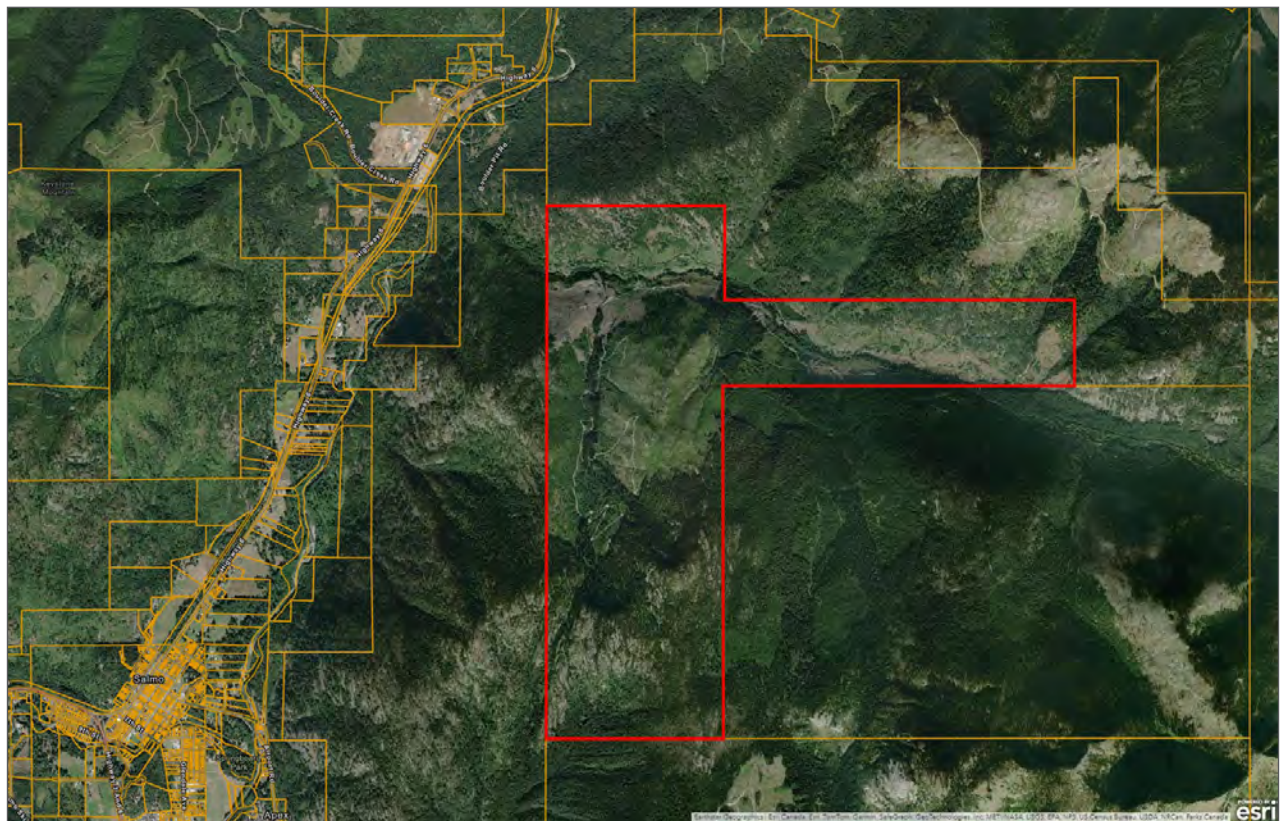
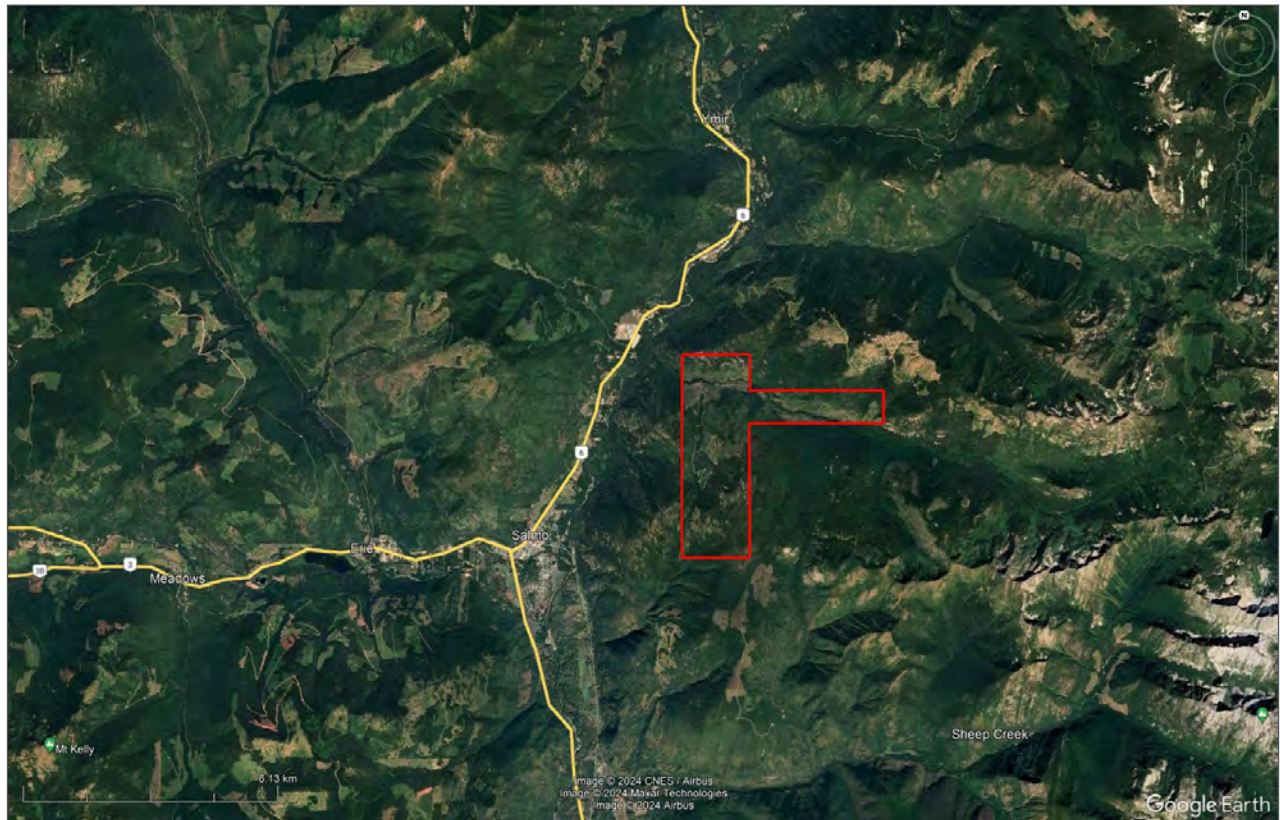












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