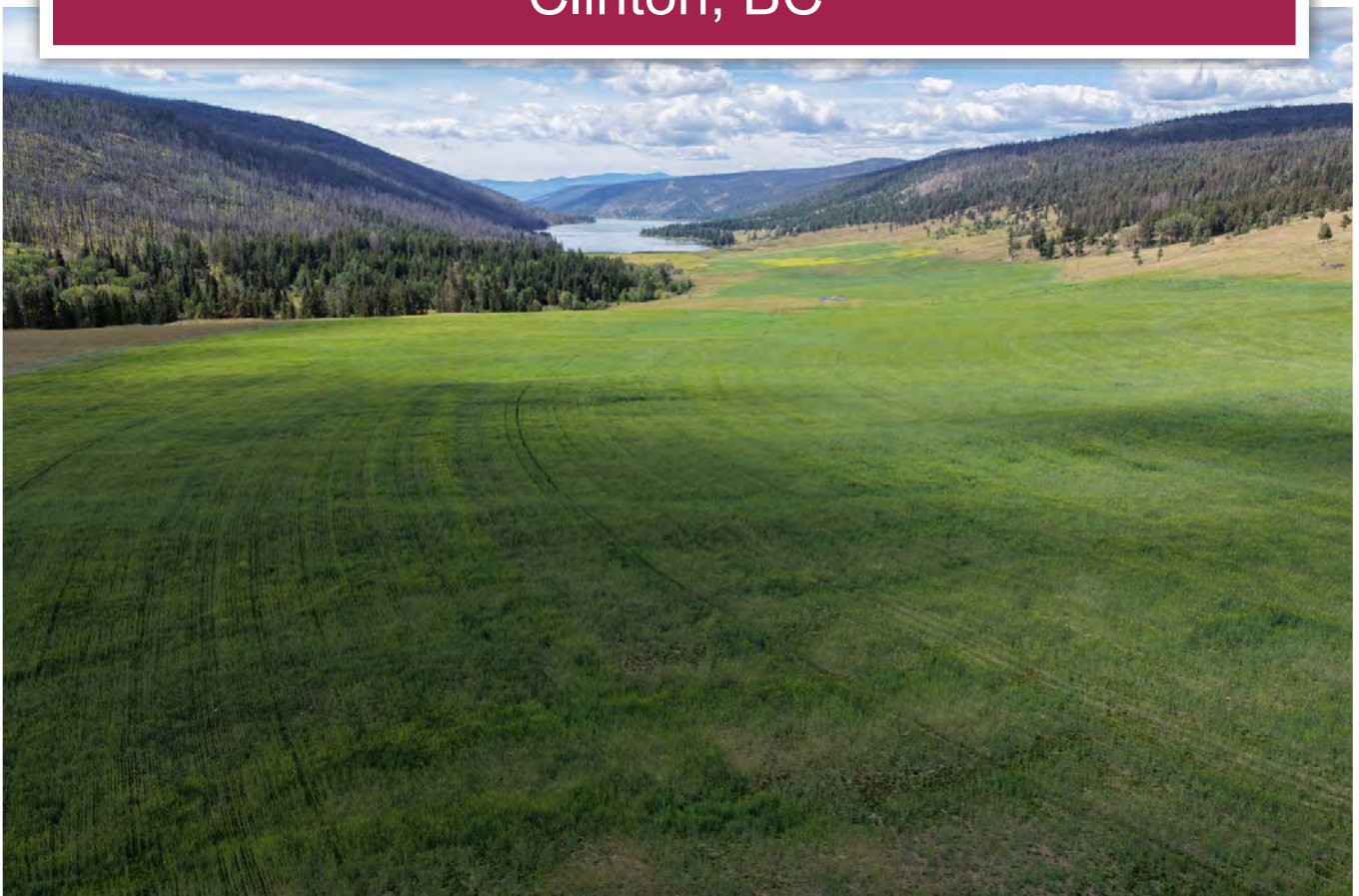




**Loon Lake Ranch**  
Clinton, BC



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# Loon Lake Ranch

Clinton, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	26075
<b>Price:</b>	\$6,995,000
<b>Taxes (2025):</b>	\$1,833.92
<b>Zoning:</b>	AF-1

## SIZE

- 2,275 Deeded Acres in 12 titles
- 1,500± ft frontage on Loon Lake

## DESCRIPTION

Loon Lake Ranch spans 2,275 deeded acres across 12 titles, featuring over 1,500 feet of frontage on Loon Lake in British Columbia's scenic South Cariboo region. Eight titles stretch along the Loon Creek Valley for roughly six miles, culminating in a stunning eastern parcel that fronts the picturesque Upper Loon Lake. The remaining four satellite titles are comprised of productive grazing meadows.

The ranch includes a comprehensive irrigation system, with four pivots irrigating approximately 340 acres. An additional 150± acres are serviced by wheel lines, flood, and sub-irrigation, bringing the total estimated production land to around 490± acres.

Water resources are robust, with 11 registered Water Licences and excellent storage capacity. Historically, the ranch produced up to 1,500± tons of hay annually over two cuts, although current production figures are unavailable.

A significant asset is the 3,994 AUM Crown Range Permit, allowing grazing for up to 800 head of cattle, including 496 AUMs designated for winter grazing from November 1 to December 20. Ranches with this level of carrying capacity are rare and highly sought after in British Columbia.

Previously operated as an 800-head cow-calf operation, the ranch has been under lease in recent years to a well-known BC ranching operation, providing a return on investment.

The Elephant Hill wildfire of 2017 impacted the property, destroying the hay shed, barn, and corrals. However, all fencing has since been replaced, and grazing conditions have improved significantly, with rejuvenated grasses offering excellent feed.

Current improvements include a well-situated double-wide modular home on a knoll overlooking Loon Lake. The rest of the ranch remains an open canvas, offering new owners the opportunity to build their dream ranch from the ground up.

Loon Lake is a highly desirable recreational destination, just 4 hours from Vancouver, well-known for its exceptional rainbow trout fishing. One of the ranch properties even partially includes access to another trophy fishing lake, ideal for a private cabin site.

Abundant wildlife including deer, moose, black bear, and grouse are plentiful in the area, making this not only a productive ranch but also a prime recreational and wildlife property.

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



## LOCATION

3250 Loon Lake Road at the east end of Loon Lake in the south Cariboo Region of BC

## DIRECTIONS

12 miles north of Cache Creek, or 11 miles south of Clinton. Go east on Loon Lake Road, for 18 miles east on paved Loon Lake Road to the ranch entrance. It is about 4 hours from Vancouver.

## AREA DATA

### Loon Lake

Loon Lake in the Bonaparte Plateau is in a valley between BC's Bonaparte Plateau to the north and west and the Arrowstone hills to the south and east on the larger Thompson Plateau.

The lake is long, narrow, deep, and clear the shoal area extends out into the lake for about 5 metres then drops off quickly. The shoal area contains sedge and bulrushes.

The length of the north shore has been developed with resorts, permanent homes, and summer residences. Many families have owned summer homes on Loon Lake for three or four generations. Local government is provided by the Thompson-Nicola Regional District, local policing is from Clinton and the closest hospital is at Ashcroft.

The lake is stocked and offers excellent rainbow trout fishing.

The community balances being quietly remote with being welcoming and socially active. Because many properties are vacation homes passed down over generations, there's a strong sense of heritage and connection to place. Even though many people are seasonal, the full-time residents organize regular community events (winter carnival, summer get-togethers, barbecues, flea markets, pancake breakfasts) to maintain social ties.

It's a lifestyle choice for many: people who value nature, quiet, wide open skies, and more relaxed pace. The trade-offs are fewer services, being farther from big-city conveniences, and more dependence on oneself. But that's compensated by beautiful scenery, strong outdoors culture, and a tight-knit community feel.

There are about 200 permanent residents who live here on Loon Lake year-round. In busy holiday seasons, the population can swell to over 1,000 as seasonal residents arrive.

The lake itself is long and narrow. It lies in a steep valley between the Bonaparte Plateau to the north and west, and the Arrowstone Hills on the south and east. The west shore is much more developed with resorts, permanent homes, and vacation homes than the east shore, where cabins are fewer and many are accessible only by water.

Loon Lake itself has everything you need for seasonal and rural lake life—some stores, gas and propane services, fuel, resorts, and cabins. For more amenities, you can head to Cache Creek, or Clinton, which is about 30-minute drive. Cache Creek serves as the main commercial hub for many residents, providing shopping, dining, grocery, service stations, post office, and so on.

## VEGETATION

The landscape around it is mixed forest (pine, Douglas fir, some spruce, juniper, etc.).

## RECREATION

Fishing, swimming, boating, paddling, hunting, horseback riding, hiking, camping, cross-country skiing, snowmobiling and much more.

## MAP REFERENCE

51° 9'54.19"N and 121° 6'51.46"W

## BOUNDARIES

Please see maps and plans included, all boundaries are approximate.

## INVESTMENT FEATURES

- Multiple Water Licences
- Range Licence

## SERVICES

- Electricity
- Satellite TV and Internet
- Septic
- Drilled well
- Water Licences for irrigation

## IMPROVEMENTS

### Ranch House

- 24' x 44' double-wide modular home with 2 bedrooms, living room, dining room, kitchen, bathroom, propane furnace
- Storage Shed

### Irrigation

- 4 pivots cover about 340 acres
- Wheel and hand lines plus flood and sub-irrigation cover about 150 acres



total production land is estimated to be 490 acres and must be confirmed

## LEGAL

1. District Lot 97, Lillooet District, PID 002-648-369
2. District Lot 119, Lillooet District, PID 002-648-385
3. District Lot 96, Lillooet District, PID 002-648-342
4. Lot A District Lots 88 and 729 Lillooet District, PID 029-500-761
5. District Lot 89A, Lillooet District, PID 002-648-318
6. District Lot 120, Lillooet District, PID 002-648-393
7. District Lot 139, Lillooet District, PID 002-648-415
8. District Lot 140, Lillooet District, PID 002-648-440
9. District Lot 730, Lillooet District, PID 002-648-482
10. District Lot 1229, Lillooet District, PID 002-648-504
11. District Lot 2322, Lillooet District, PID 013-335-782
12. District Lot 3837, Lillooet District, PID 002-648-512

Grazing Permit # RAN076653 3,996 AUM's  
11 Water Licenses.

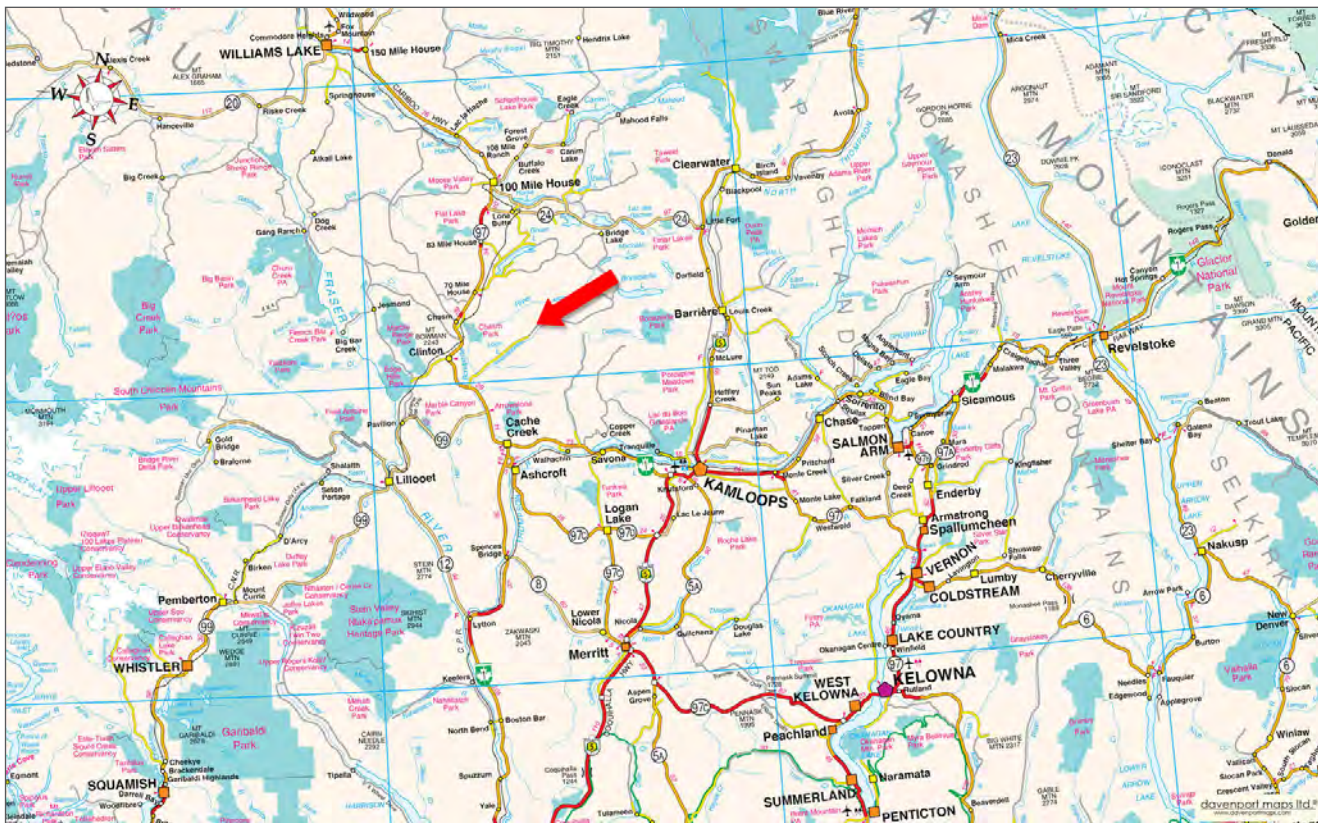


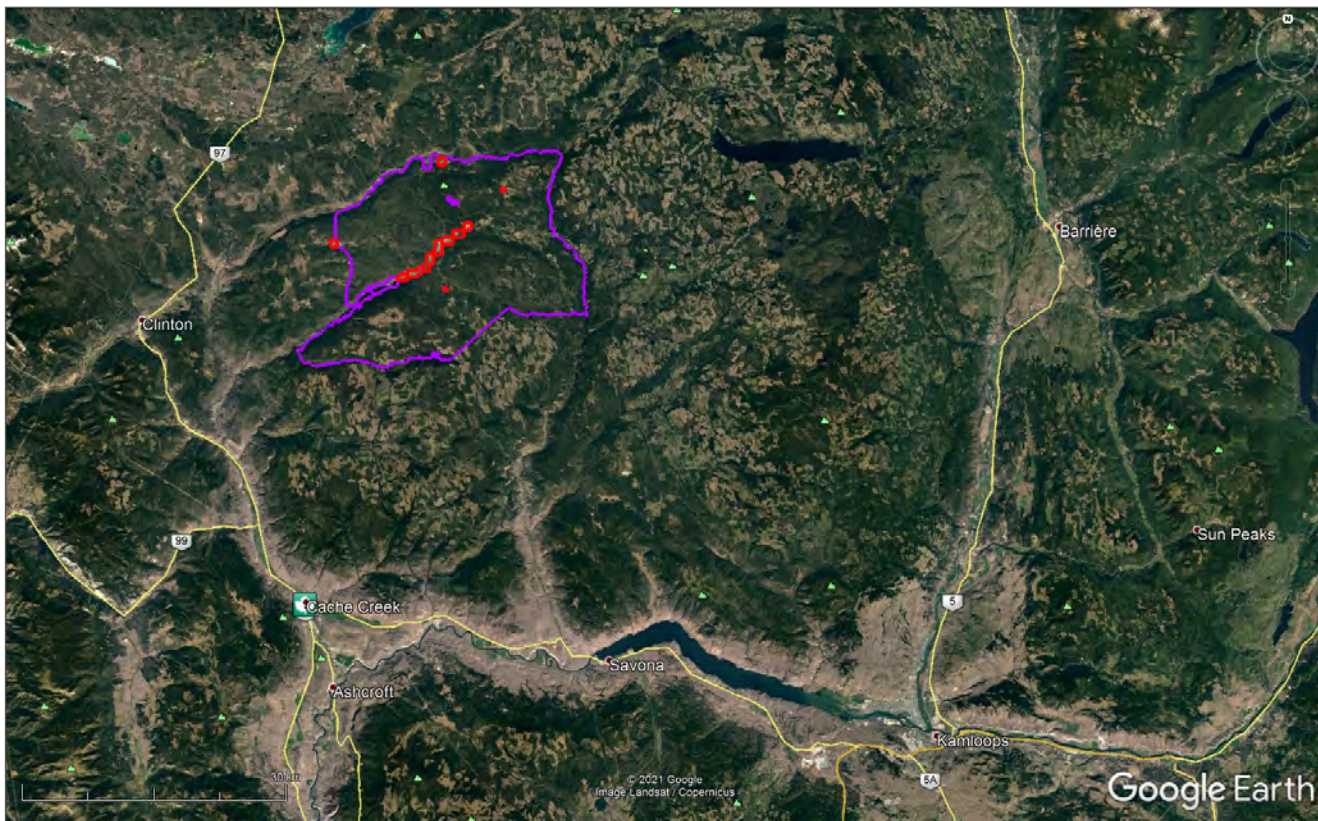
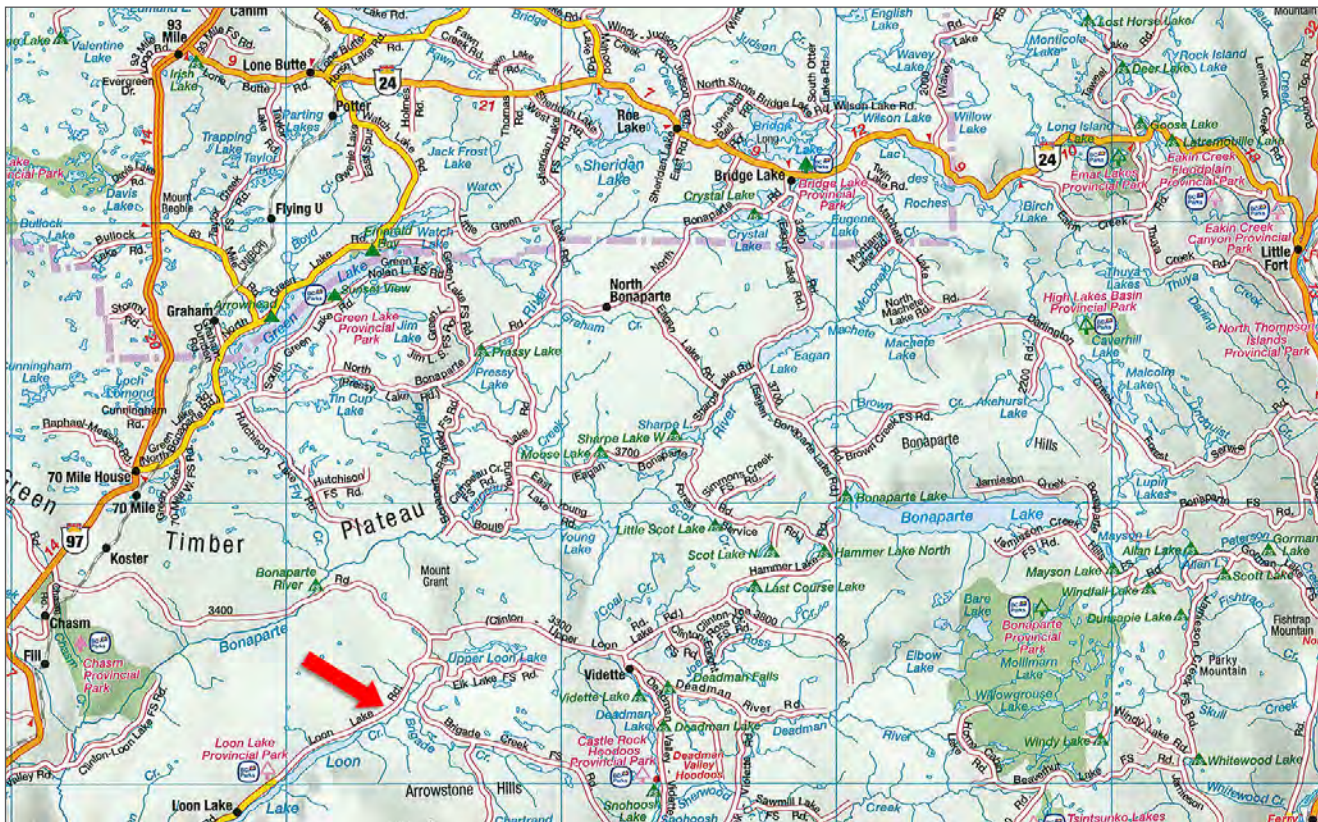


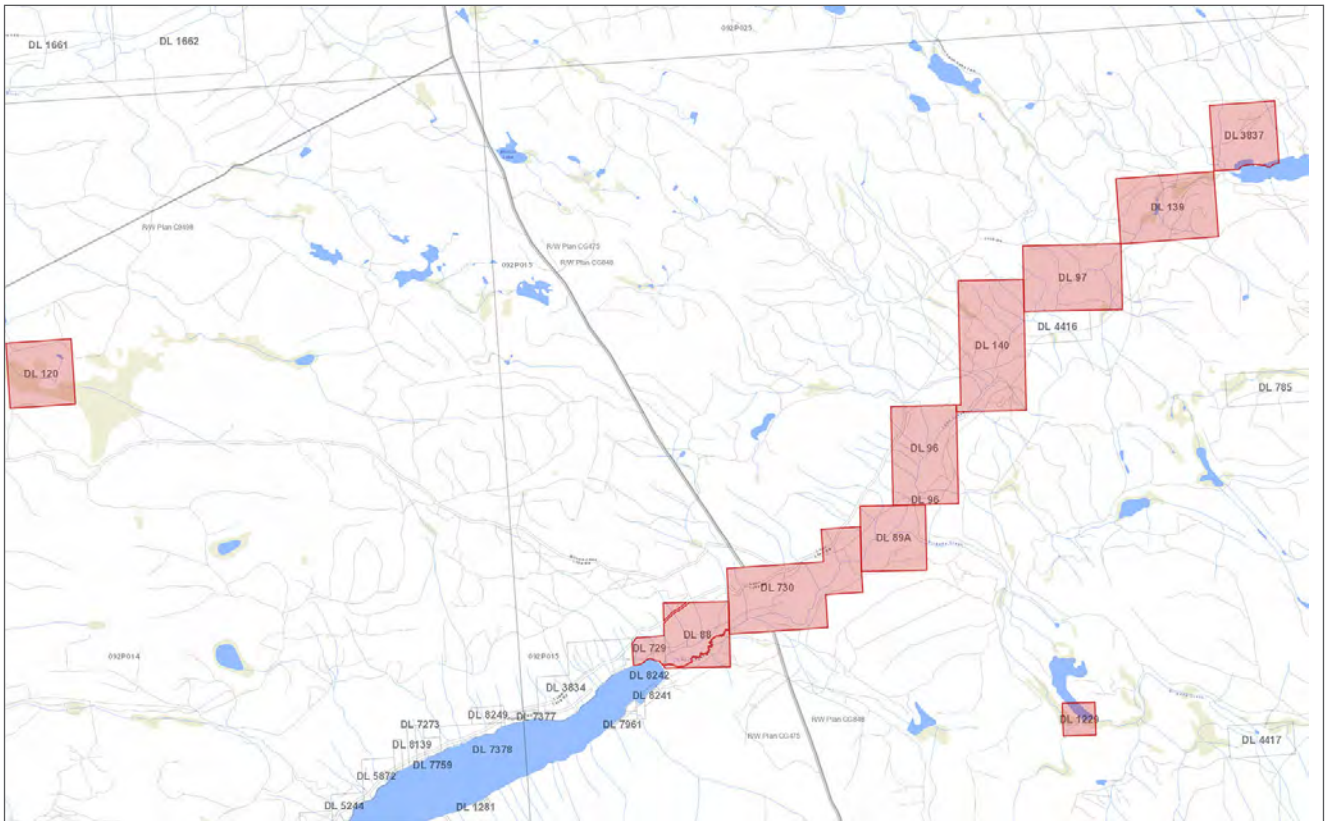
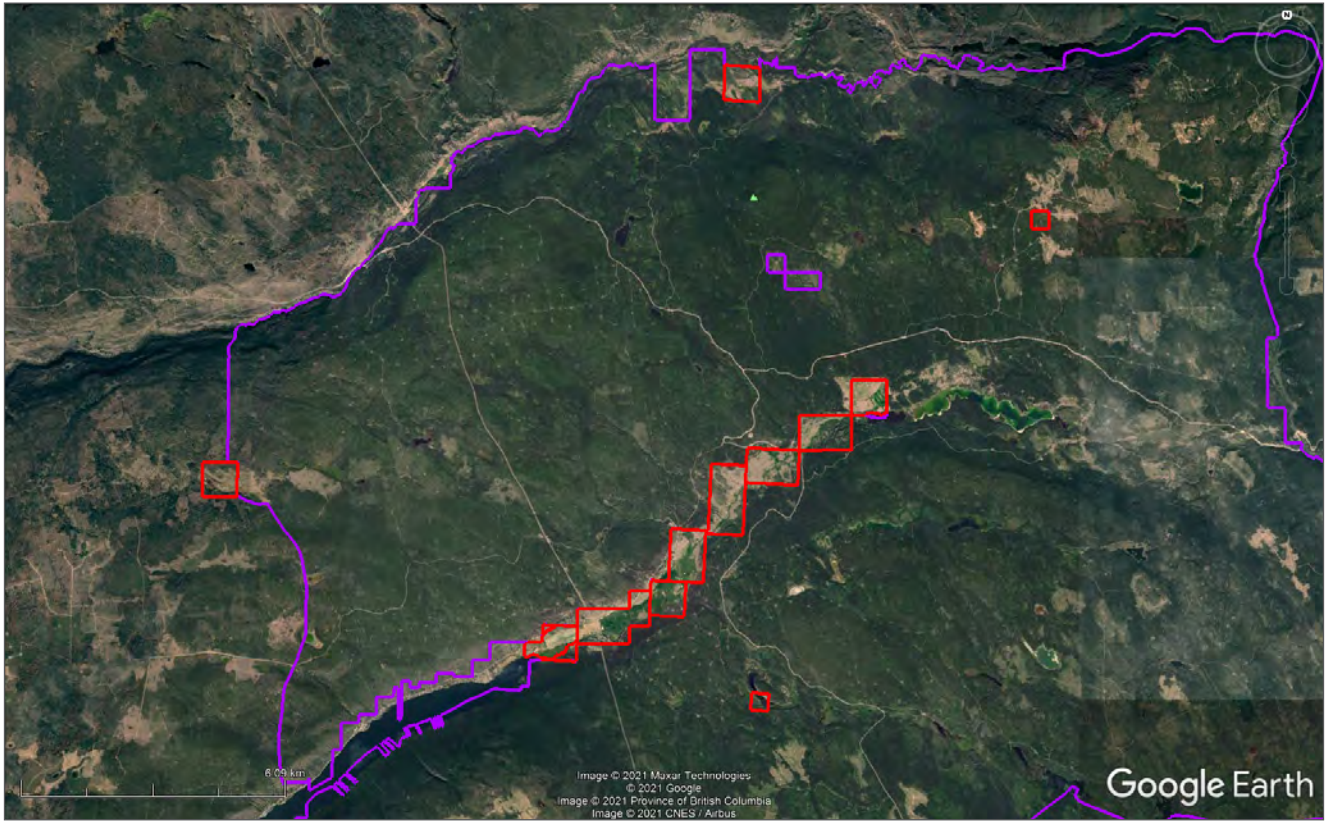


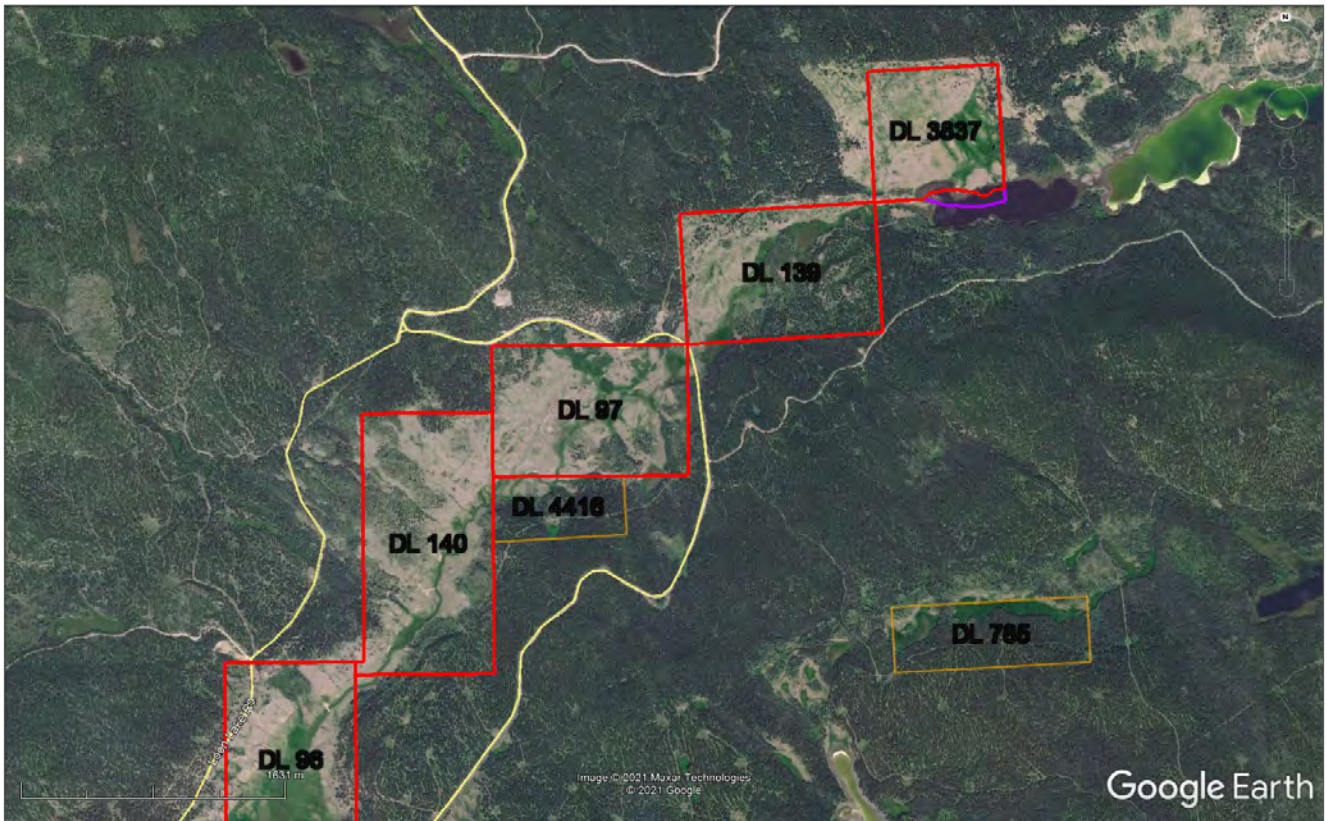


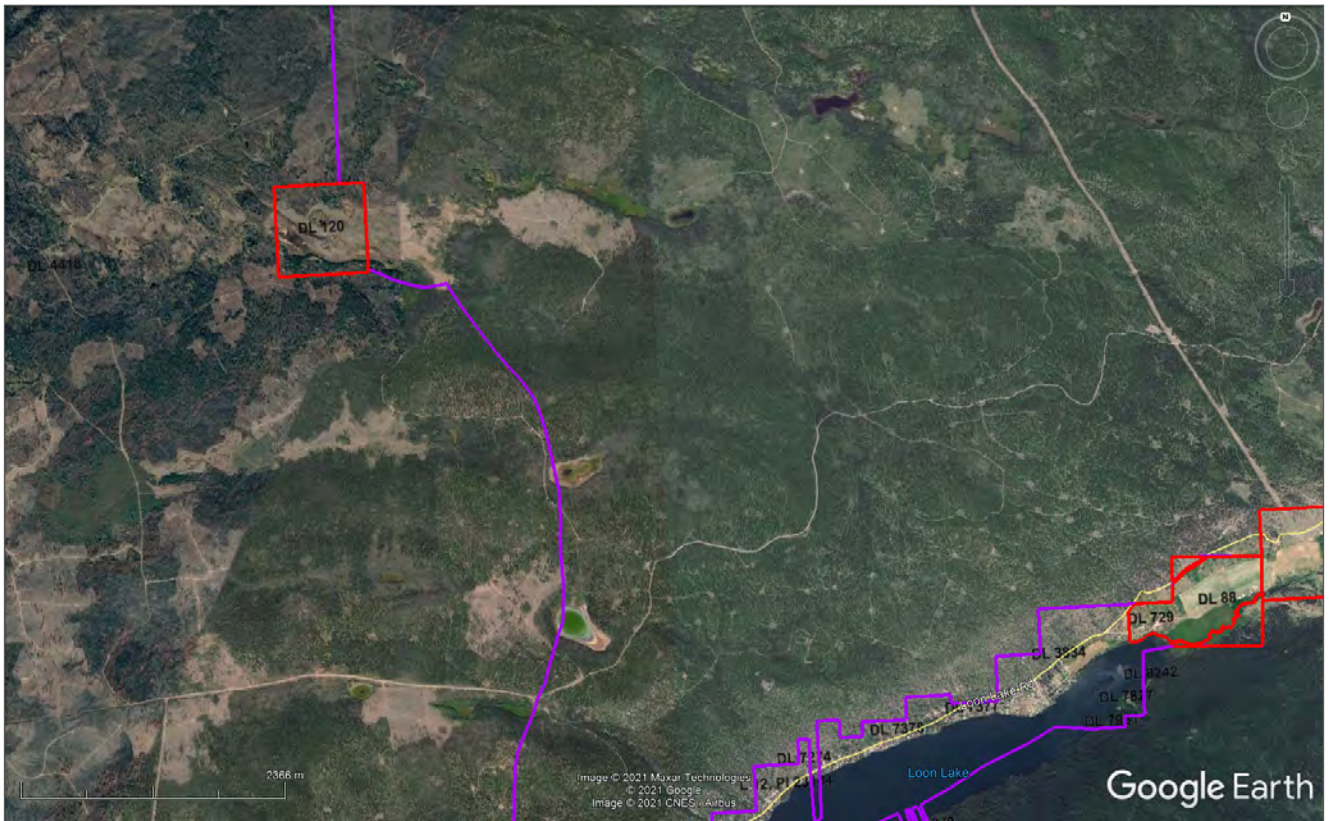
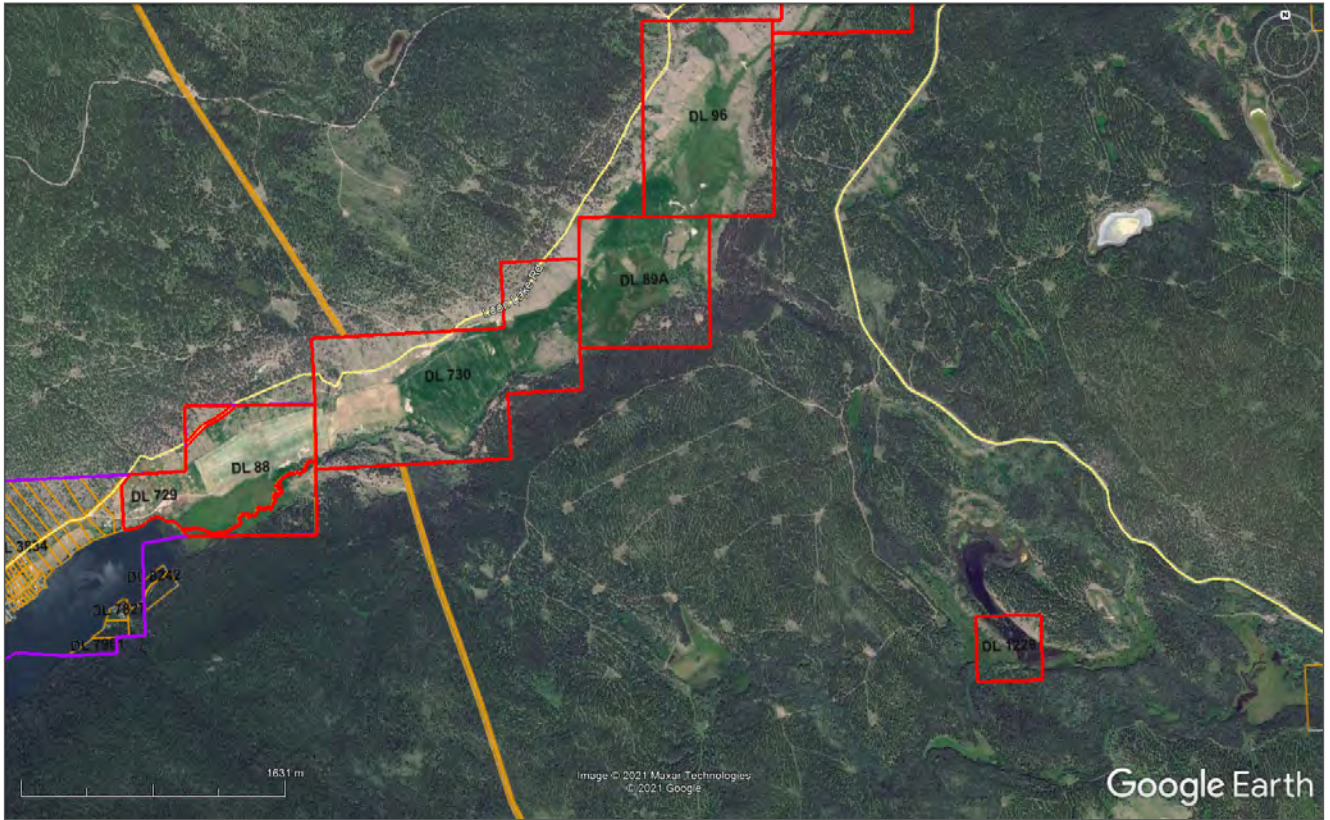














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