



**Lush Agricultural / Recreational
Acreage - Mabel Lake, BC**

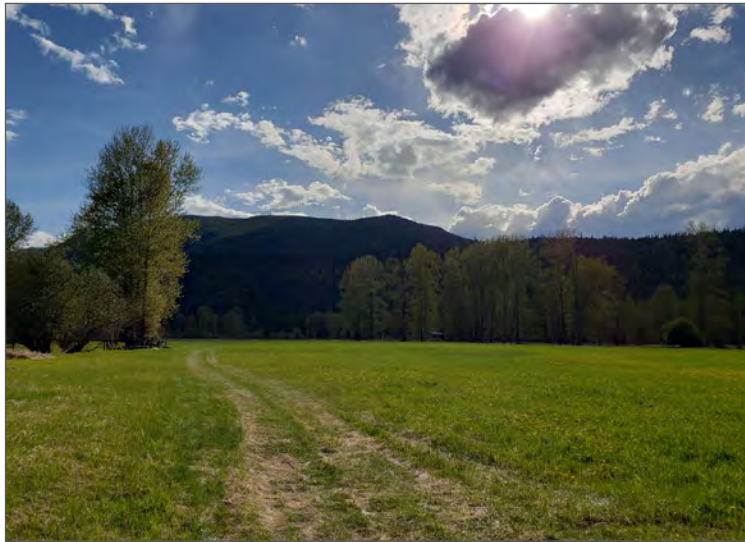


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Lush Agricultural/Recreational Acreage

Mabel Lake, BC

PROPERTY DETAILS

Listing Number:	26026
Price:	\$525,000
Taxes (2025):	\$782.01
Size:	34.23 acres
Zoning:	NU

DESCRIPTION

This productive and attractive property in the North Okanagan is located just minutes south of Mabel Lake, making it well suited for both agricultural and recreational use. The land is divided by the road, with approximately 32 flat acres on the west side of Lumby-Mabel Lake Road and a further 2 acres on the east side (please see maps).

The western portion is entirely within the Agricultural Land Reserve (ALR) and features quality, sub-irrigated soils. Without the use of fertilizer, last year the land produced 55 large round hay bales with an avg weight of 940 lbs. A natural seam of water carries nutrients from the Shuswap River across the property, meandering toward a low-lying area near the road. Toward the back (away from road) of this section is a hay shed that can also serve as an equipment or storage building, with space for multiple vehicles, boats, or recreational gear. An enclosed gazebo sits out in the meadow, providing a quiet spot for shade and relaxation—approx. 12.5 ft x 12.5 ft in size. Mabel Lake access is only a six-minute drive, making boat storage a practical bonus.

The eastern portion of the property sits above the lower fields and is outside the ALR. This area offers a prime building site with open views over the farmland below. A driveway has been completed to the prepared building site, where there is a drilled well producing approximately 4.5 GPM, a rock retaining wall behind the site, and a dug-out suitable for a man-made pond. The owner also has plans in place for an engineered septic system.

LOCATION

3022 Lumby Mabel Lake Road - Lumby, BC

- Notable Driving Times
- Lumby: 28 minutes
- Mabel Lake Provincial Park/Beach: 6 minutes
- Vernon: 50 minutes
- Kelowna: 1 hour 30 minutes

DIRECTIONS

From Lumby . . .

- Take Shuswap Ave North a few blocks
- Stay left on Shuswap Ave
- After 1.4 km the road turns into Lumby Mabel Lake Road
- Carry on for almost 14 km and you will cross the Shuswap River, here you turn left and stay on Lumby Mabel Lake Road
- After another 14 km you will arrive at the property
- This is about 6 minutes before Mable Lake Park

Listing agent can send a KMZ file to download to your phone with mapping of the route to drive from Lumby and the property lines drawn so you know when you arrive at the land you will see where boundaries are located. You will need to download/open this file before leaving Lumby as cell reception is spotty along the way.

Direction for KMZ file

- Make sure you have Google Earth Installed on your phone (free) or iHunter (both paid and free versions available).
- In Lumby open the file with the property mapping.
- Do not click “preview content” to open, click the box in the bottom left with an up arrow (open with), then select Google Earth and it will open and show the property lines. If you do not see Google Earth as an option, click “more.”
- Because you will lose cell service driving out there, you can zoom in and out as much as possible so your phone remembers the data while out of cell service as your phone will cache the information.
- To see where you are, click the arrow on the right and a blue dot will show where you are in relation to the property lines.

AREA DATA

Mabel Lake (6 minutes away)

Mabel Lake is a breathtaking destination located in the North Okanagan region of British Columbia. The lake is one of the largest in the area, stretching over 26 km in length and covering an area of 28 square kilometres. Mabel Lake is renowned for its exceptional fishing opportunities, with abundant populations of rainbow trout, bull trout, and kokanee salmon. Boating is also a popular activity on the lake, with its calm and clear waters perfect for exploring by kayak, paddleboard, or motorboat. The lake features several parks along its shoreline,



including Mabel Lake Provincial Park, which offers camping, hiking trails, and a sandy beach for swimming. Visitors can also explore the nearby Shuswap River, which feeds into Mabel Lake (from this property) and provides excellent opportunities for tubing and rafting.

Lumby (30 minutes away)

Lumby is a small community in the North Okanagan of 2,286 people, the town is located near the edge of the Monashee Mountains. It is mainly a logging and agriculture community with some nice rural charm. Here you will find a grocery store, restaurants, cafes, basic shopping and services. The village is home to a network of trails along the creek beds, known collectively as the Salmon Trails. Hang gliding and paragliding are very popular in Lumby, minor hockey numbers have grown and many residents enjoy the excellent and varied fishing opportunities in and around the town. School is administered by School District 22, schools in Lumby include

Charles Bloom Secondary School, Crossroads Alternate School and J W Inglis Elementary School. Some of Lumby's prominent employers include: Tolko Industries, Rouck Brothers Sawmill, Valley Pallet Plus, Super A Grocery, Irly Building Centres, Mac's Convenience Stores, Fields, Lumby Hotel and Blue Ox Pub. Annually, the "Lumby Days" family fair takes place in the beginning of summer, attracting many people from around the valley.

Vernon (Less than 1 hour)

Vernon is a vibrant city located in the beautiful Okanagan Valley of British Columbia. With a population of over 45,000 residents, it is one of the largest cities in the area and serves as a regional hub for commerce, culture, and recreation. All your shopping and amenities are available here. The city is situated on the northern end of the stunning Okanagan Lake, surrounded by rolling hills and fertile farmland. The climate in Vernon is generally mild and sunny, with hot summers and fairly cold winters. The city boasts a range of amenities, including world-class golf courses, wineries, ski resorts, hiking trails, and numerous parks and beaches. Visitors can also explore the vibrant downtown core, featuring a variety of shops, restaurants, and cultural attractions, including the Vernon Public Art Gallery and the Vernon Museum and Archives. With its stunning natural beauty, welcoming community, and endless recreational opportunities, Vernon is a must-visit destination in British Columbia.

MAP REFERENCE

50°24'28.19"N and 118°46'52.58"W

BOUNDARIES

Please see maps and aerial photos—lines sketched in on aerial images are approximations only.

SERVICES

- Drilled well - 4.5 GPM (located on the east side of the highway)
- Power along Lumby Mabel Lake Road, pole in place by building site - line not connected
- Plan in place for engineered septic system

IMPROVEMENTS

- Equipment/hay shed
- Covered and enclosed gazebo approx. 12.5 x 12.4 feet

ZONING

2 acres (east side) is zoned NU (Non Urban) NOT IN THE ALR

Permitted Uses

Secondary Dwelling, Two Family, or Manufactured home. On lots larger than 36 acres you can have two single family dwellings, otherwise one dwelling.

32 acres (west side) is zoned LH (Large Holding) IN THE ALR

Permitted Uses

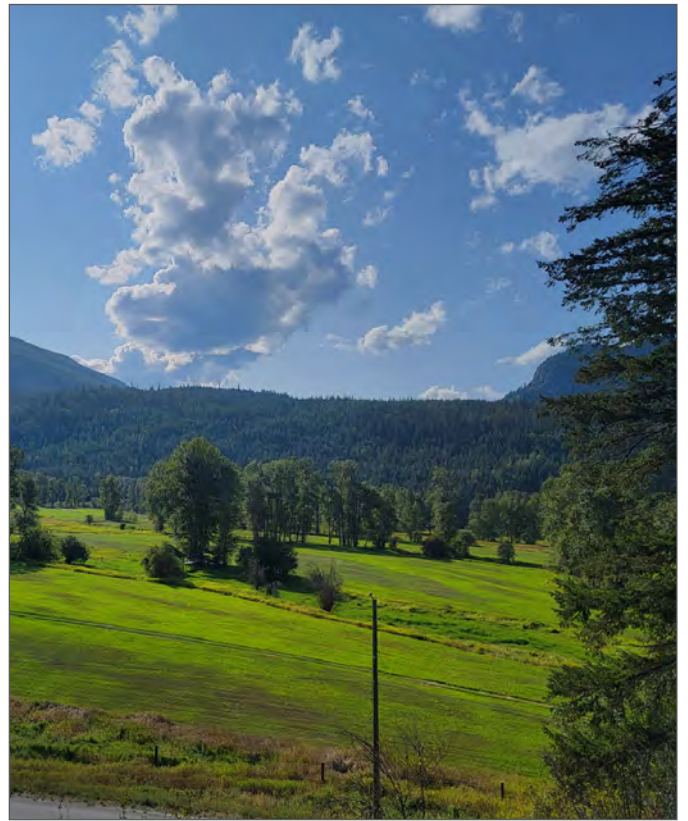
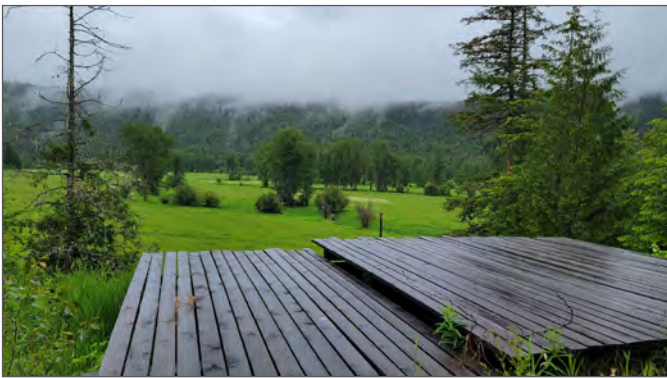
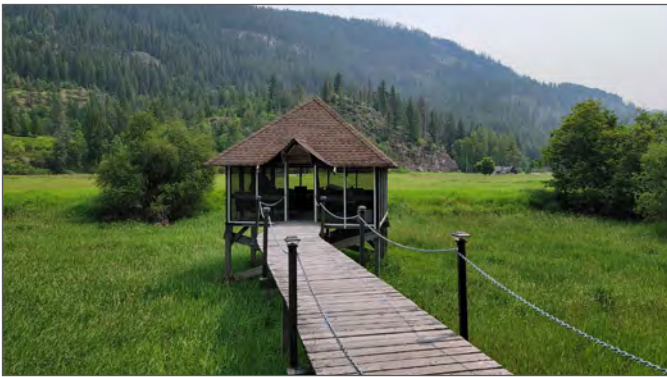
Single family dwellings (up to two), Accessory buildings and structures, Accessory farm sales, Bed and breakfast, Boarding house use, Fruit and produce pickers' cabins, Home occupation, Intensive agricultural, Manufactured homes, Packing houses (fruit and vegetables only), Public parks and playgrounds, Veterinary clinics, Wineries and cideries and more.

LEGAL

Parcel A, Part NW 1/4, Section 20, Township 43, Osoyoos Div of Yale Land District, SEE DD130360F

PID 013-623-095

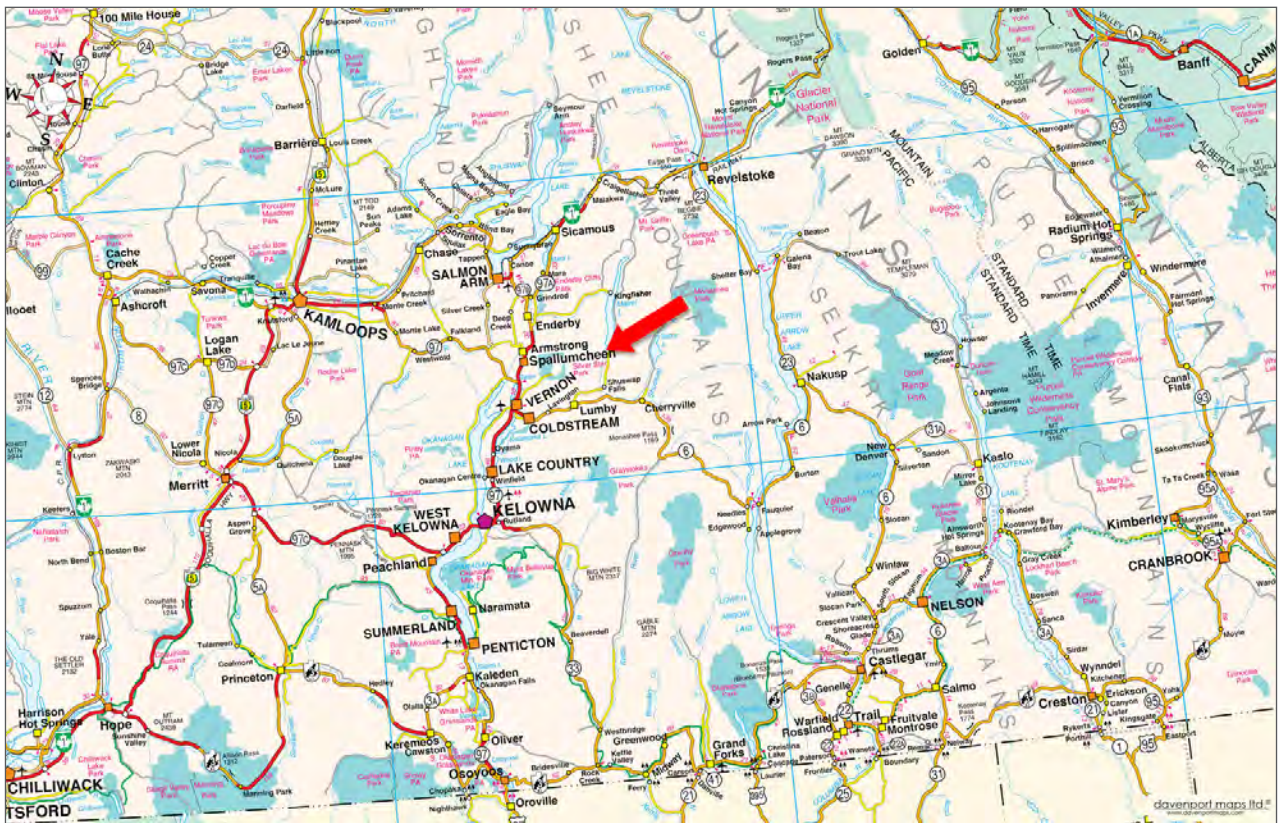
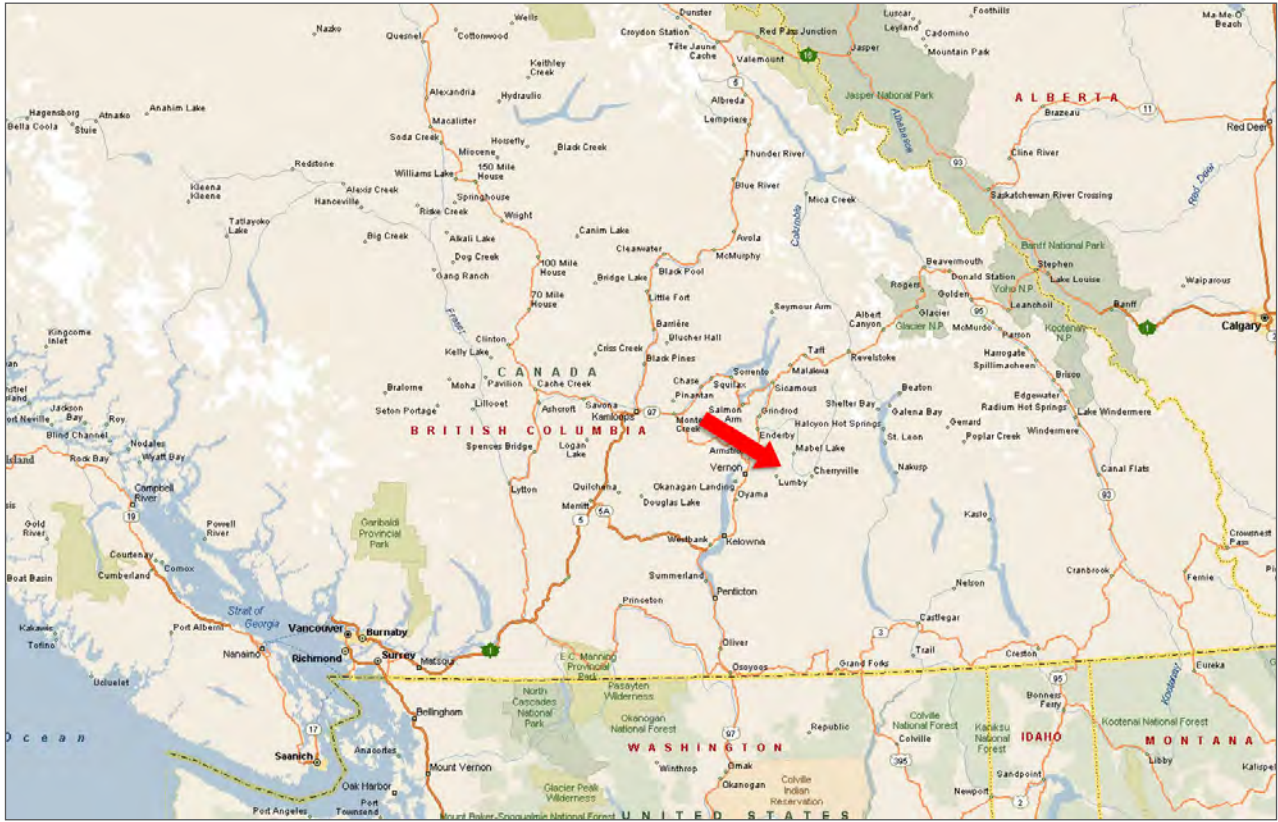


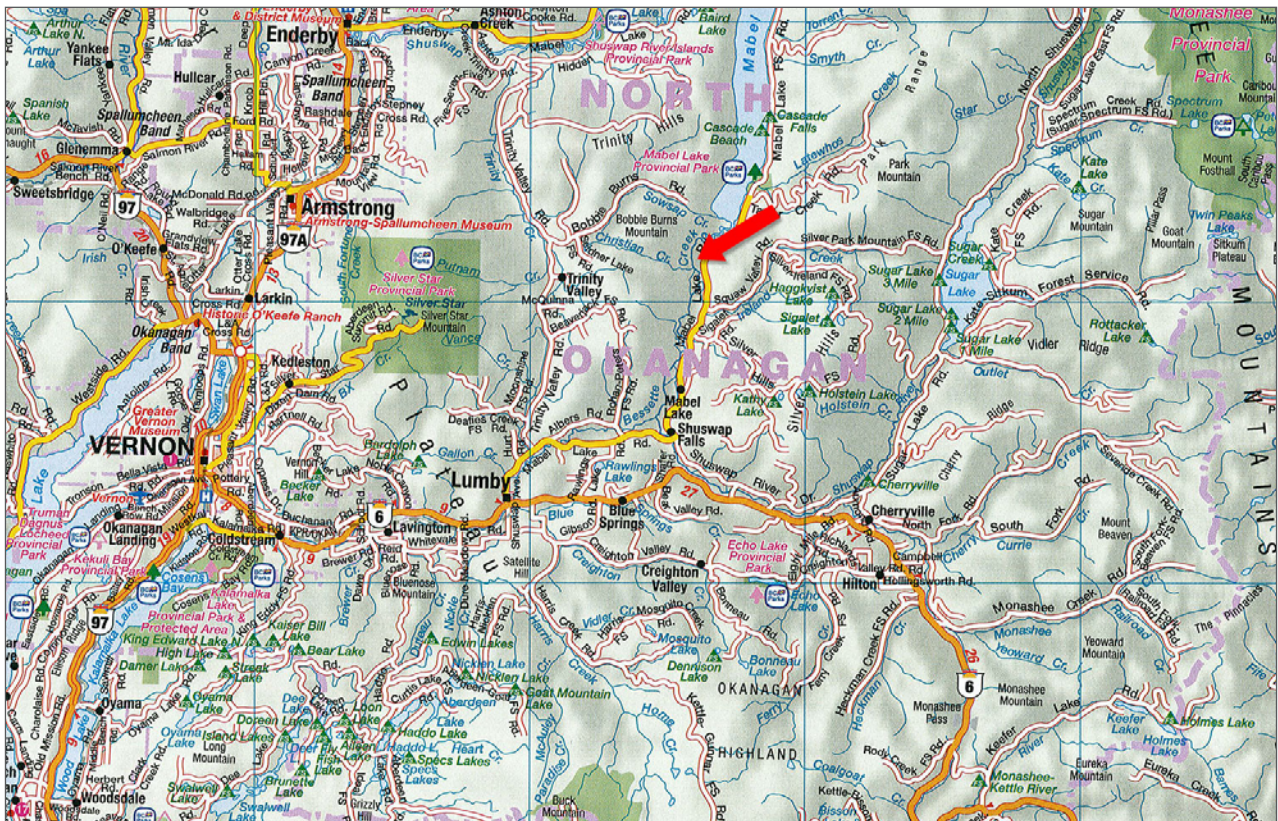




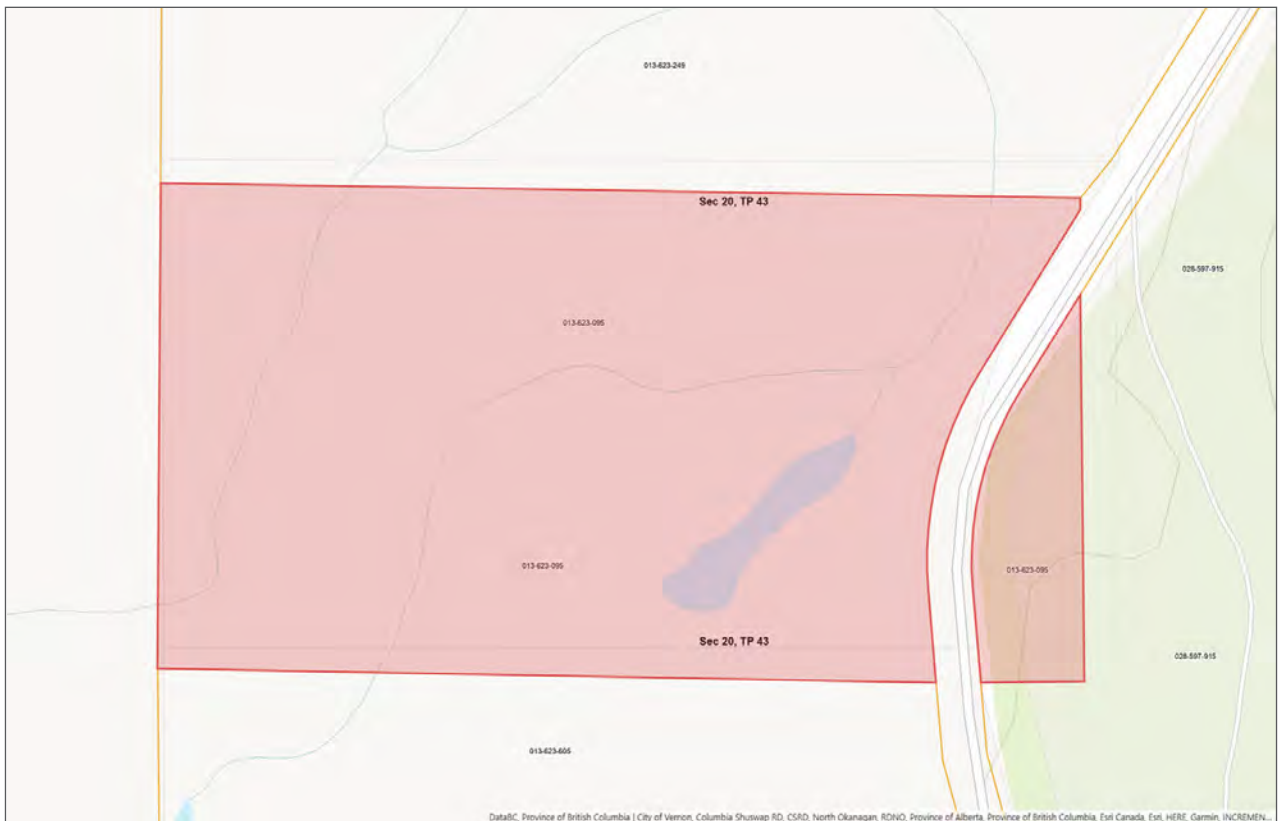












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