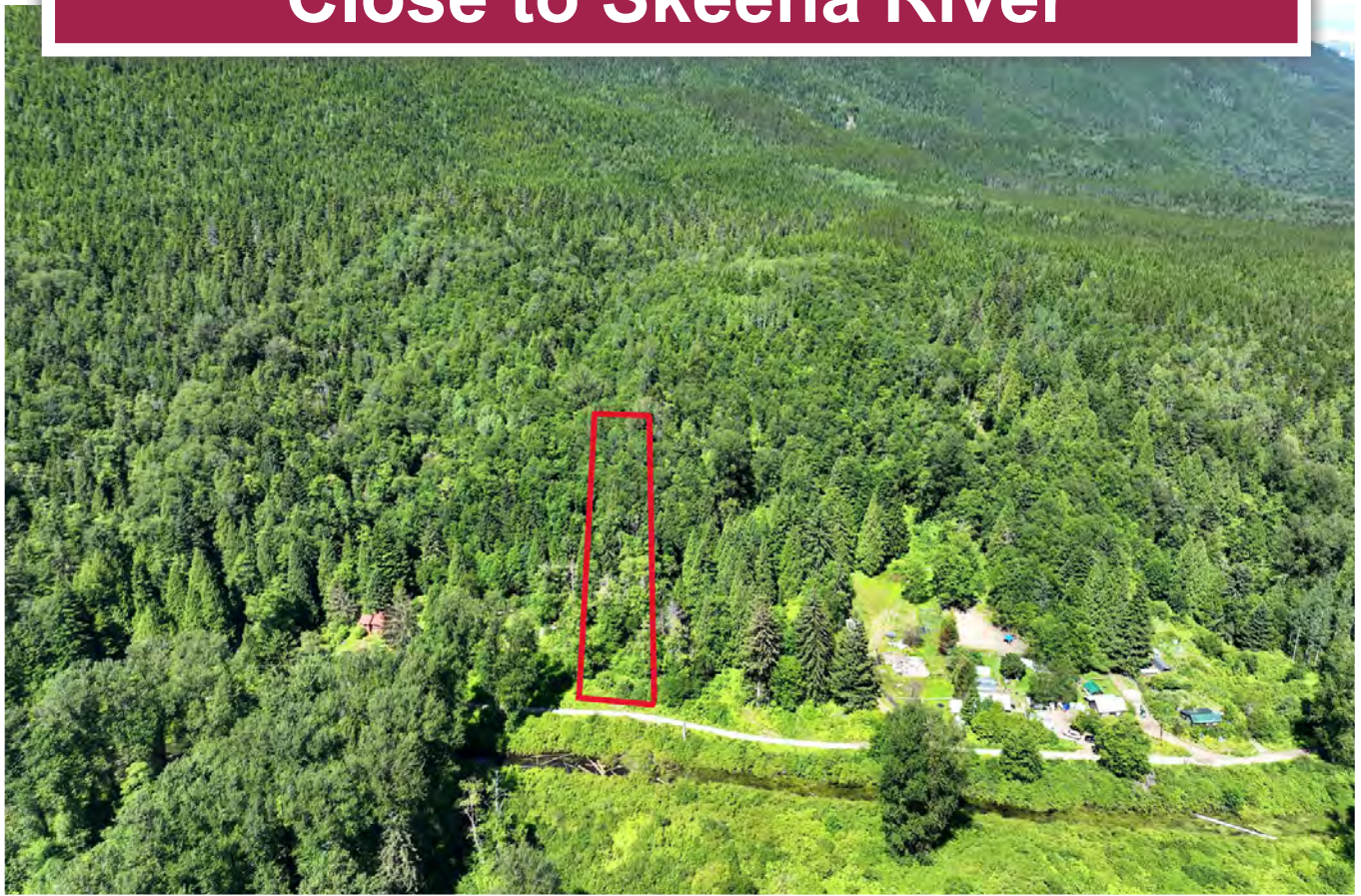




**1.62 Acre Maturely Treed Lot
Close to Skeena River**

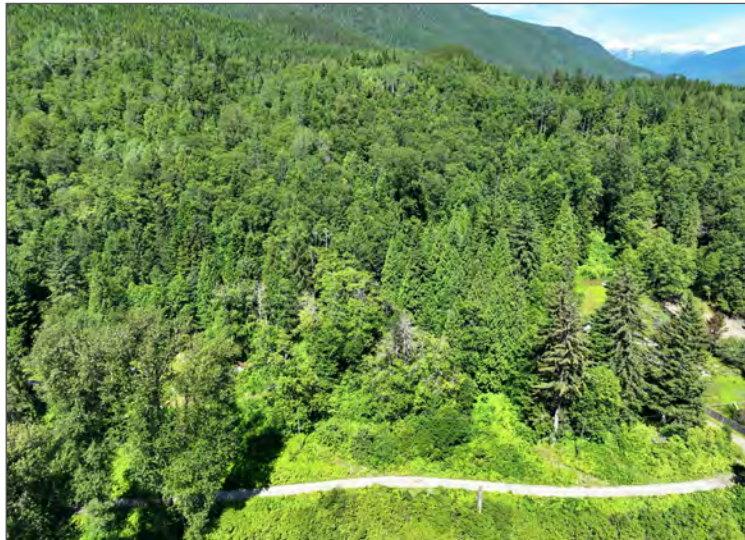


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1.62 Acre Maturely Treed Lot Close to Skeena River

PROPERTY DETAILS

Listing Number:	25195
Price:	\$99,000
Taxes (2025):	\$663.48
Size:	1.62 acres
Zoning:	R-2

DESCRIPTION

Discover the perfect blend of privacy, natural beauty, and year-round recreation with this 1.62-acre R-2 zoned lot on Usk Station Road, just 20 minutes east of Terrace, BC. Located on the north side of the Skeena River and accessed by the historic Usk Ferry, this peaceful property offers a quiet, rural lifestyle with the convenience of nearby town amenities.

This lot slopes from front to back creating excellent drainage. Ideal for a full-time residence, recreational cabin, or off-grid retreat, with excellent solar exposure. Mature trees provide a beautiful, forested backdrop, while two established apple trees at the front add charm and functionality. Set above the floodplain and close to the world-renowned Skeena River, you'll enjoy quick access to legendary fishing, hiking, and outdoor adventure. This is a rare opportunity to own affordable, scenic land in the heart of the Skeena Valley.

The Usk Ferry offers a unique and convenient link between the north and south sides of the Skeena River, just off Highway 16, east of Terrace. This free, reaction-style cable ferry operates seasonally during daylight hours and typically runs on demand,

making crossings quick and efficient for residents and visitors alike. It's capable of carrying vehicles, making it easy for property owners on the north side—like those on Usk Station Road—to access shopping, services, and employment in Terrace, which is only about 20 minutes away.

For locals, the ferry isn't just a transportation link—it's part of the charm and character of life in Usk. While quiet and rural, the area feels connected and accessible thanks to this reliable service. And during the winter months, when the ferry pauses operation, an aerial passenger tram provides continued crossing access, ensuring year-round connection across the river.

LOCATION

Lot 8 Usk Station Road - Terrace BC

DIRECTIONS

To reach Lot 8 Usk Station Road from Vancouver, begin by heading north on Highway 1 through the Fraser Valley, passing through cities such as Hope and Cache Creek. At Cache Creek, continue north on Highway 97 toward Prince George. From Prince George, turn west onto Highway 16, also known as the Yellowhead Highway, and follow it through the scenic landscapes of northern British Columbia. This route will take you past the communities of Vanderhoof, Burns Lake, and Smithers before you reach Terrace.

As you approach the community of Usk, located about 20 minutes east of Terrace, watch for signs indicating the Usk Ferry. Turn onto Usk Station Road, and you'll arrive at the ferry landing. The Usk Ferry is a free, seasonal, reaction ferry that carries vehicles across the Skeena River. It operates



during daylight hours and is subject to seasonal conditions, so it's advisable to check the schedule in advance. Once across the river, continue a short distance along Usk Station Road to arrive at Lot 8—a peaceful, forested property nestled in the quiet beauty of the Skeena Valley.

AREA DATA

The area around Usk offers a quiet, rural lifestyle surrounded by the natural beauty of the Skeena Valley. Nestled on the north side of the Skeena River, Usk is known for its peaceful setting, forested hillsides, and easy access to world-class outdoor recreation. The community is small and tightly knit, offering a tranquil atmosphere ideal for those seeking privacy, nature, and a slower pace of life.

Despite its remote feel, Usk is conveniently located just 20 minutes east of Terrace, a vibrant regional hub that provides all essential services, including shopping, healthcare, schools, restaurants, and an airport with regular flights to Vancouver. This proximity allows residents of Usk to enjoy the best of both worlds: the serenity of rural living with the comfort of quick access to urban amenities. Whether you're fishing the Skeena River, hiking

nearby trails, or commuting into town, Usk offers an exceptional balance of seclusion and convenience in the heart of northwest British Columbia.

VEGETATION

The vegetation around North Usk is typical of the rich, temperate interior rainforest ecosystem found in the Skeena Valley. The area is characterized by a lush mix of coniferous and deciduous trees, with dominant species including western red cedar, hemlock, spruce, Douglas fir, and lodgepole pine. In the lower elevations and along riverbanks, you'll also find cottonwood, alder, and birch, contributing to a diverse forest canopy.

The forest floor is often dense with ferns, mosses, salmonberry, devil's club, and wild raspberry, creating a vibrant understory that supports a variety of wildlife. In spring and summer, the area bursts with greenery and wildflowers, while fall brings a striking display of yellow and orange foliage from the deciduous trees. Thanks to the region's ample rainfall and fertile soil, the vegetation in North Usk is healthy, abundant, and ideal for anyone who appreciates living close to nature.

RECREATION

The area around Usk is a haven for outdoor enthusiasts, offering year-round recreation with a strong emphasis on world-class fishing. Situated along the Skeena River, one of British Columbia's most renowned salmon and steelhead rivers, Usk provides direct access to some of the best freshwater fishing in North America. Anglers from around the world come here to fish for Chinook, Coho, Sockeye, Pink, and Chum salmon, as well as the highly prized wild steelhead. The river also supports healthy populations of trout, including cutthroat and rainbow, making it a dream destination for fly fishers and conventional anglers alike.

Beyond fishing, the surrounding area is rich with opportunities for hiking, wildlife viewing, boating, hunting, and photography, all set against the stunning backdrop of the Coast Mountains and lush Skeena Valley. In winter, the region transforms into a playground for snowshoeing, cross-country skiing, and snowmobiling. Whether casting a line into the river at dawn or exploring the countless trails and wilderness areas nearby, Usk offers a deep connection to nature and an exceptional outdoor lifestyle.

HISTORY

The history of Usk is rooted in the early development of transportation and settlement along the Skeena River, a vital corridor for Indigenous peoples and later European settlers. The area is located within the traditional territory of the Tsimshian First Nation, who have lived along the Skeena for thousands of years, relying on its abundant salmon and natural resources for sustenance, culture, and trade.

The community of Usk itself began to take shape in the early 1900s as a small railway stop along the Grand Trunk Pacific Railway, which later became part of the Canadian National Railway. The railway brought increased settlement and economic activity to the area, including logging and agriculture.



Usk developed a post office, school, church, and several homes, and became a modest but active riverside settlement.

One of the most distinctive features of Usk's history is its reaction ferry, a free cable ferry that has long provided access across the Skeena River. It remains a key link to this day, connecting residents on the north side to Highway 16 and nearby communities.

In 1936, much of Usk was destroyed by a major flood, which significantly impacted the community's growth and led many residents to relocate. Today, Usk is a quiet rural area, but its historical roots remain visible in the landscape, the old ferry system, and the enduring spirit of a once-thriving river settlement.

MAP REFERENCE

54°38'17.09"N and 128°25'27.30"W

LEGAL

LOT 8 DISTRICT LOT 4118 RANGE 5 COAST
DISTRICT PLAN 1402

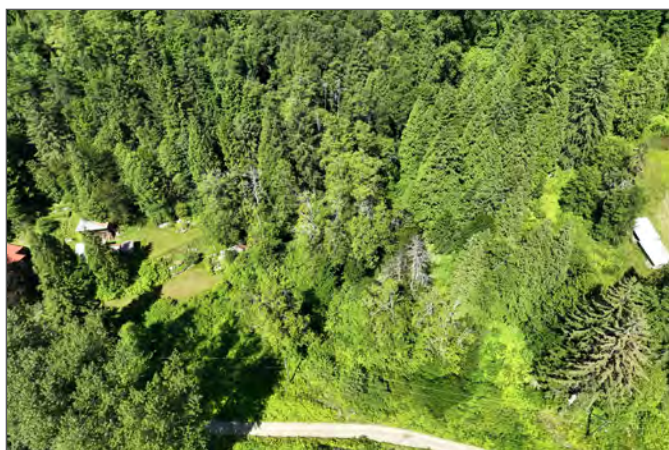
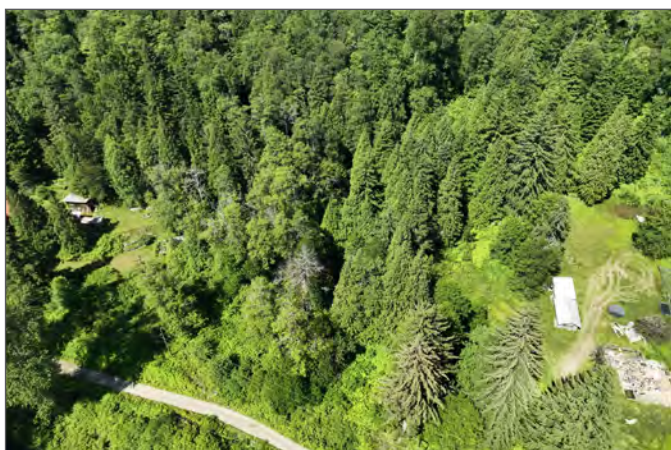
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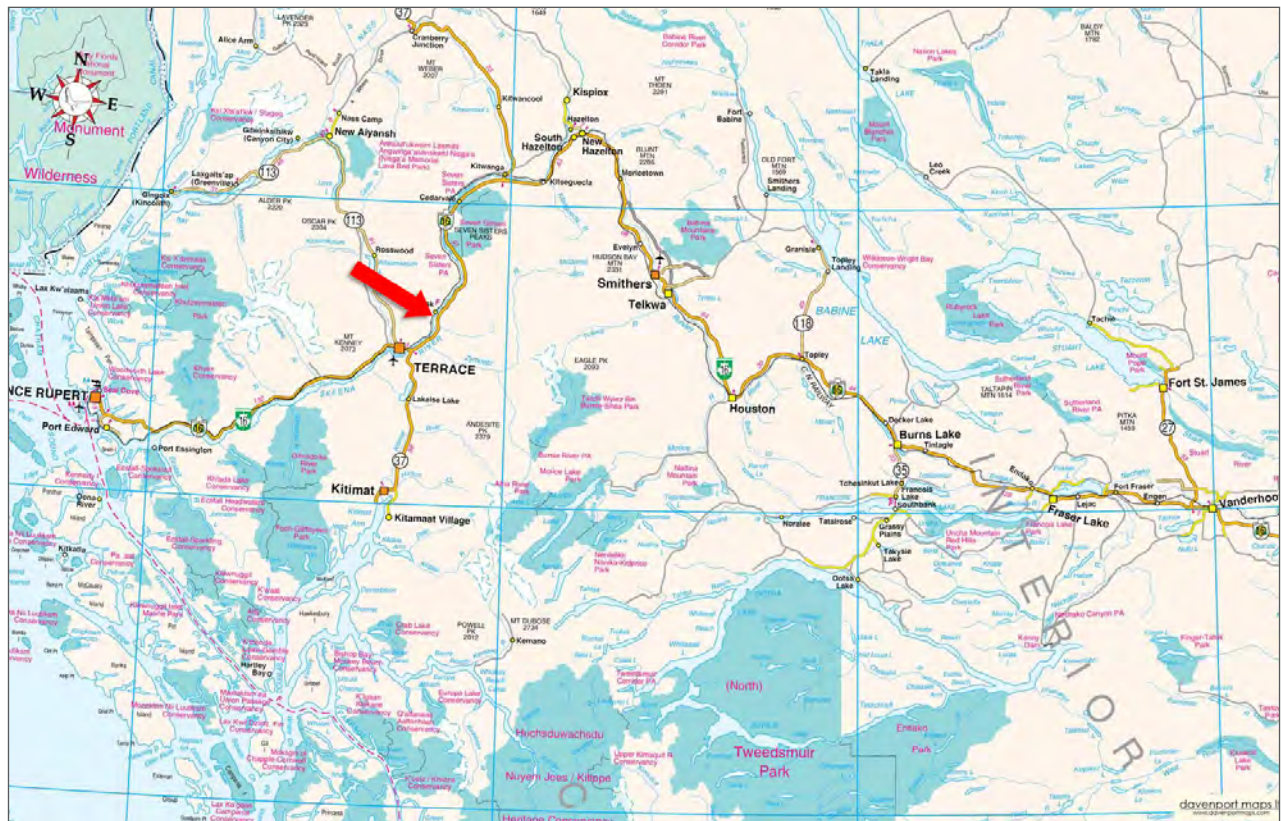
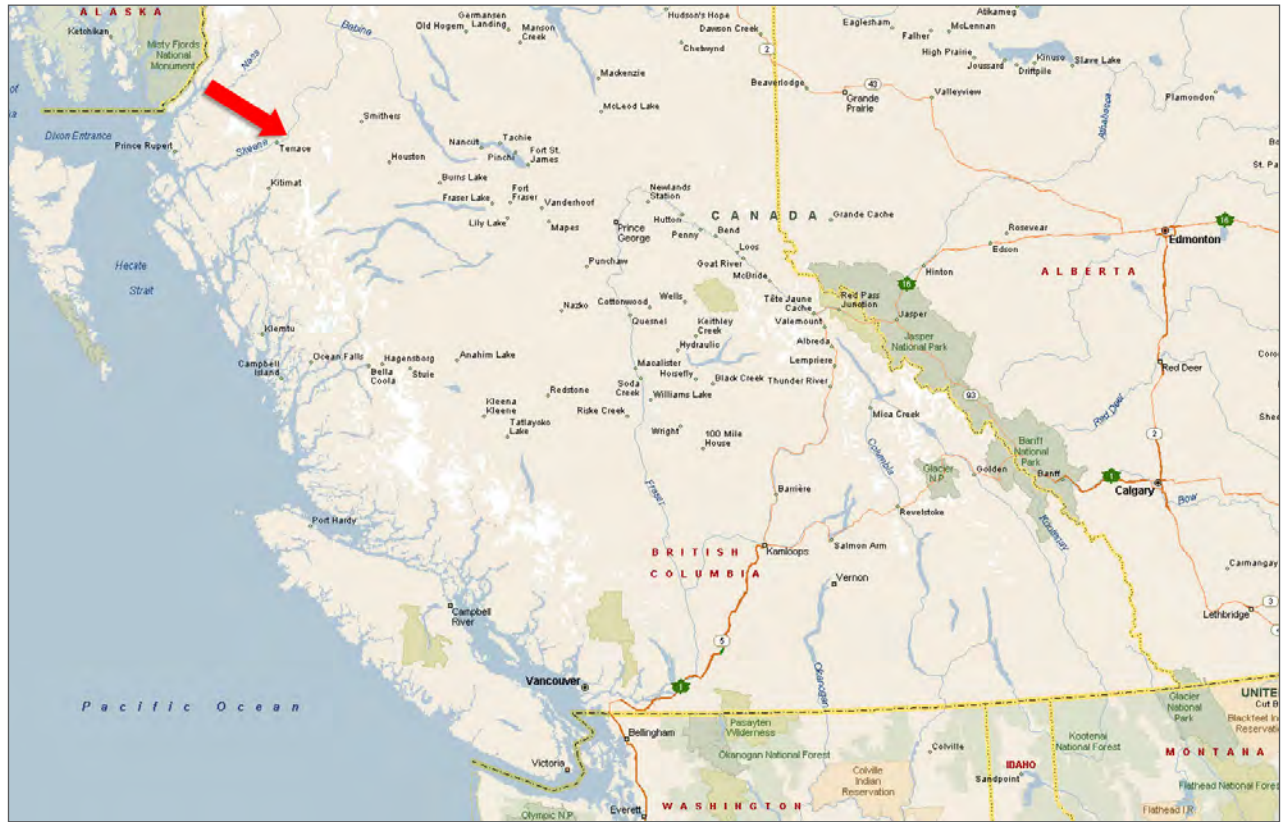


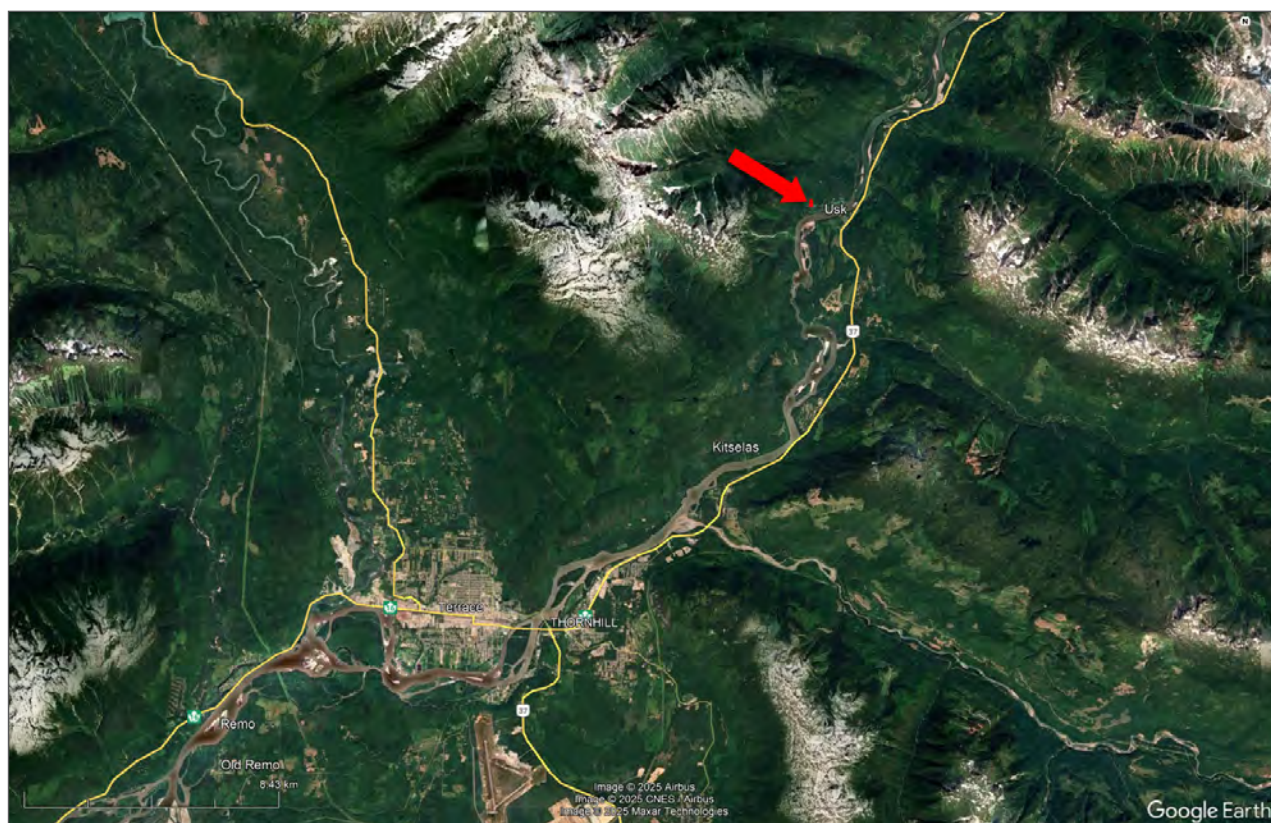
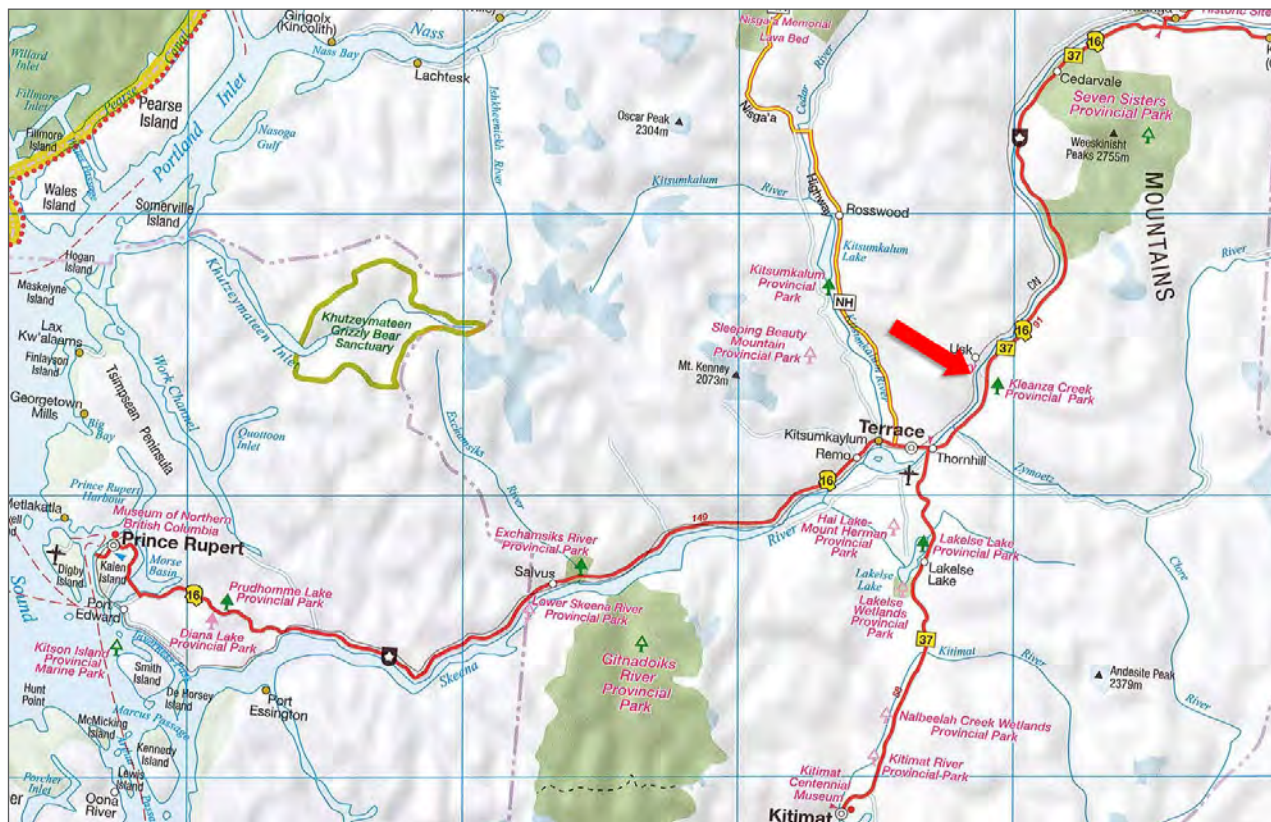


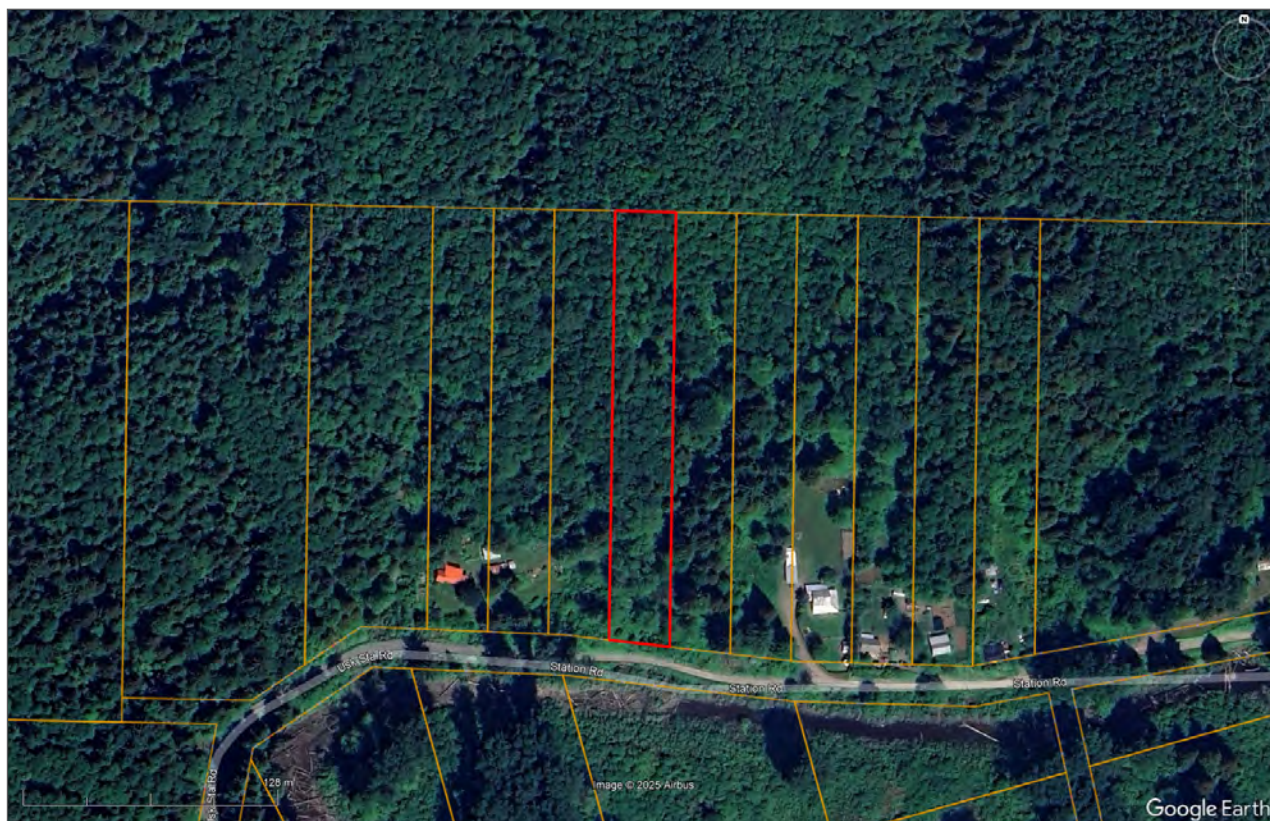














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