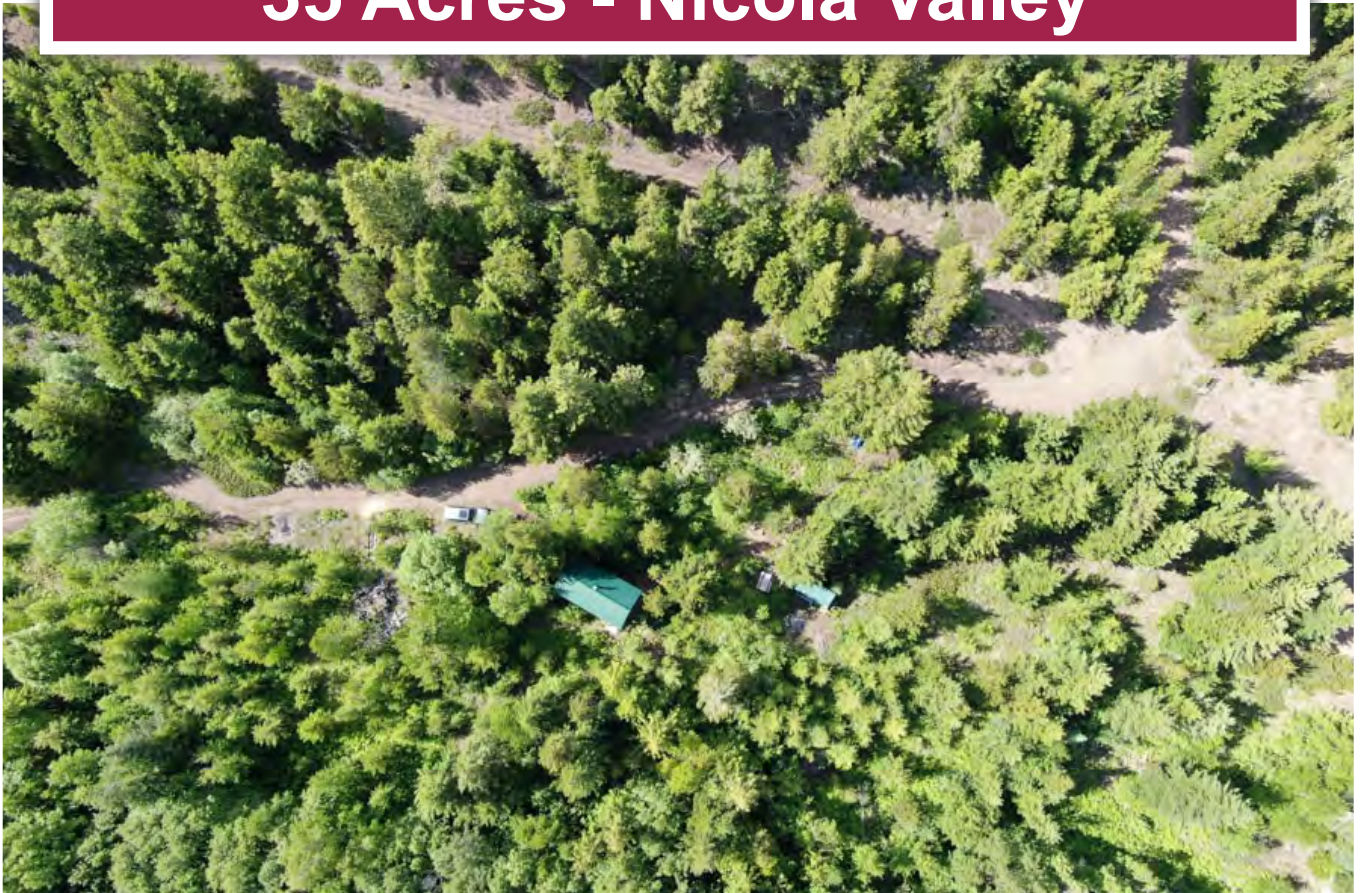




**Off-Grid Mountain Paradise on  
35 Acres - Nicola Valley**



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# Off-Grid Mountain Paradise on 35 Acres

Nicola Valley

## PROPERTY DETAILS

<b>Listing Number:</b>	25210
<b>Price:</b>	\$325,000 + GST
<b>Taxes (2025):</b>	\$325.18
<b>Size:</b>	35.34 acres ~ 2 titles
<b>Zoning:</b>	RL-1

## DESCRIPTION

Escape to your own off-grid sanctuary nestled on 35 acres of pristine mountain land, just 25 minutes west of Merritt. This rare offering includes two separately titled parcels (20 and 14 acres) surrounded by Crown land for ultimate seclusion—yet accessible via a registered easement and all-wheel drive gravel road. A year-round creek, secured by a water licence, flows through the heart of the property. The land—logged in 1992 and reforested with fir, pine and larch in 2007—is classified as Managed Forest, keeping taxes low.

Perched at 1,000 m elevation on the sunny east slope of the Cascades, it's snow-free April to November and just a kilometre from the nearest neighbour. A year-round creek flows through the heart of the property, secured by a water licence, while an extensive trail network connects to nearby logging roads and endless wilderness.

The charming, insurable cabin (built with permits in 2007) features a vaulted 12' x 20' living area, cozy sleeping loft, and covered porch. Quality finishes include a green steel roof, cedar siding, pine interior, knotty pine kitchen, and a Jotul cast iron stove. Solar power supports LED lighting and

satellite radio. A separate outbuilding offers tool storage and outhouse convenience.

Whether you're enjoying a quiet evening by the creek, exploring endless backcountry trails, or sipping coffee by the fire, this is your chance to live truly off the grid—with water, firewood, and freedom at your doorstep. Hydro is less than 1 km away. For seasonal access, some Snow ploughing will be on your to do list. Cummings Road is ploughed to the ranch.

## LOCATION

3700 Cummings Road - Canford, Nicola Valley, BC

## DIRECTIONS

From Merritt, head west on Highway 8 and exit left onto Sunshine Valley Rd West where you see post office boxes. Cross the Nicola River then up (keep right) past the gate to fish hatchery, then down to the right and cross Spius Creek. Go left, uphill, on the Spius Creek (Petit Creek) Road, then, on a curve, turn hard right onto Cummings Road. Following Cummings Road to the top, about 5 km, keeping left you come to James Creek Ranch. Go straight through the ranch (easement in place) then through the log gate (close the gate), go uphill, keep left, and in 600m you will be at the cabin.

## AREA DATA

The property sits at about 1,000 m elevation on the eastern slope of the Cascade Mountains, where rolling foothills give way to rugged North Cascades terrain. This region is defined by a transition from Interior Plateau grasslands up into temperate coniferous forests, featuring stands of mature fir,





pine, and larch—reflecting the managed forest regeneration of the area.

Surrounded by Crown land, the property offers unmatched privacy and direct access to forest service roads, alpine trails, and wild backcountry terrain. The area teems with wildlife: deer, moose, black bears, and cougars are regularly spotted, while mule deer and bighorn sheep roam higher ridges. The year-round creek and forest cover also attract beavers, raccoons, and red foxes. Birdwatchers will enjoy sightings of eagles, owls, woodpeckers, and songbirds, along with seasonal visits from wild turkeys and grouse.

With its blend of open meadow, second-growth forest, and water sources, this property supports a rich and dynamic ecosystem—ideal for nature lovers, photographers, and anyone seeking true wilderness immersion.

To the east, the landscape opens into drier valleys and transitions into native Lundbom grasslands, where golden hills and open skies dominate the view—common in trails near Merritt like Sugarloaf Mountain and the surrounding plateau.

Merritt itself lies in a broad valley at ~700 m elevation and is known as the gateway to the Nicola Valley—surrounded by provincial parks, lakes, and a network of forest-service roads ideal for scenic drives and wilderness access.

## VEGETATION

At 1,000 m elevation on the eastern slopes of the Cascade Mountains, this property lies within the Interior Douglas-fir biogeoclimatic zone, a transitional ecosystem where dry grasslands rise into mixed coniferous forest. The land, which was selectively logged in 1991 and professionally replanted between 1992 and 2007, is regenerating with a healthy blend of Douglas-fir, lodgepole pine, and western larch—all well-adapted to the area's dry summers, snowy winters, and fire-prone landscape.

The understory features hardy native shrubs like Saskatoon berry, snowberry, oceanspray, and bitterbrush, which support a range of wildlife while stabilizing the soil. Trees growing naturally on the property are redcedar, paper birch, alders, Ponderosa pine and poplars. In moister areas near

the creek, you'll find willows, red-osier dogwood, creating riparian habitats that enhance biodiversity. Seasonal wildflowers such as heart-leaved arnica, Indian paintbrush, shrubby penstemon and tiger lily add bursts of colour to the landscape from late spring through early fall.

South- and east-facing slopes offer open, sun-drenched microclimates where native bunchgrasses and mosses thrive, while shaded areas host ferns, lichen-covered logs, and mushroom colonies in wetter months. This diverse mix of vegetation not only creates scenic beauty but also contributes to ecological resilience, supporting pollinators, herbivores, and predators alike.

Overall, the vegetation here represents a vibrant, self-sustaining mountain ecosystem—perfect for those interested in land stewardship, native plant restoration, or simply enjoying the peace of a thriving natural environment.

## RECREATION

This off-grid mountain property offers an exceptional range of year-round recreational activities, making it ideal for those who crave adventure, solitude, and a connection to nature in every season. From spring through fall, enjoy hiking, mountain biking, horseback riding, and wildlife viewing along your private trails and the surrounding Crown land.

Off-roading and ATV exploration are easily accessible via nearby forest service roads, while the region's many lakes and streams offer fishing, paddling, and peaceful day trips. The property is also a haven for birdwatchers, foragers, and nature photographers, with diverse plant life and wildlife including deer, moose, bears, eagles, and seasonal wildflowers.

During winter, the landscape transforms into a quiet, snow-covered retreat perfect for snowshoeing, cross-country skiing, snowmobiling and winter hikes. Backcountry ski touring is possible in nearby



higher elevations, and clear skies provide stunning stargazing opportunities. Whether you're warming up by the cabin's wood stove, tracking animals in the snow, or enjoying a summer sunrise with coffee on the porch, this property supports a full-spectrum outdoor lifestyle—anchored in self-reliance, exploration, and year-round natural beauty.

## MAP REFERENCE

50° 8'1.76"N and 121° 5'32.94"W

## INVESTMENT FEATURES

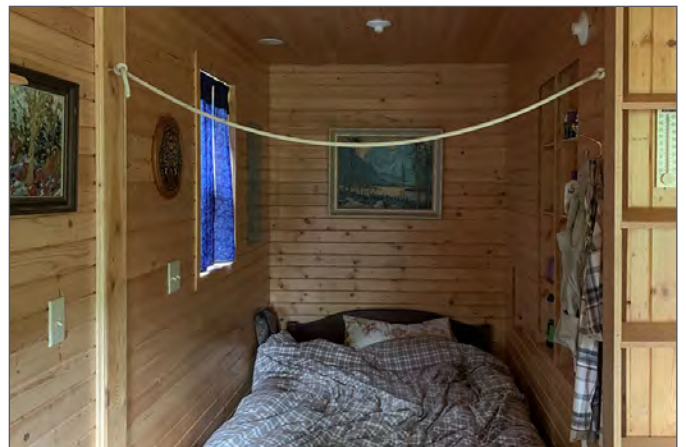
This property is Designated Managed Forest Land, which can be continued, or may be let go to revert back to RL-1 land only. Call the listing agent for more details.

## LEGAL

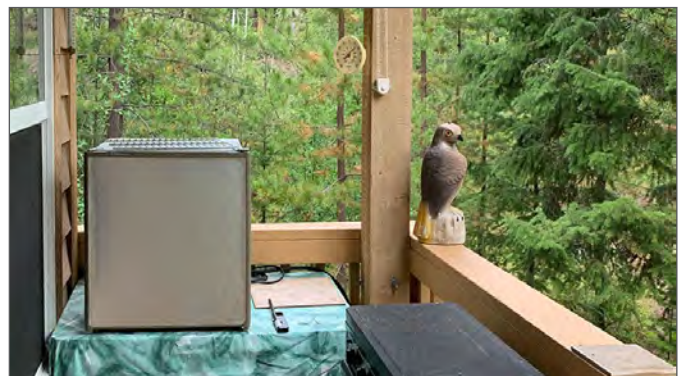
THE EAST 1/2 LEGAL SUBDIVISION 12 SECTION 33 TOWNSHIP 13 RANGE 23 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT - PID 013-006-665

ALL THAT PORTION LEGAL SUBDIVISION 11 SECTION 33 WHICH IS NOT INCLUDED WITHIN THE LIMITS OF DISTRICT LOT 778 KAMLOOPS DIVISION YALE DISTRICT TOWNSHIP 13 RANGE 23 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT - PID 013-006-576





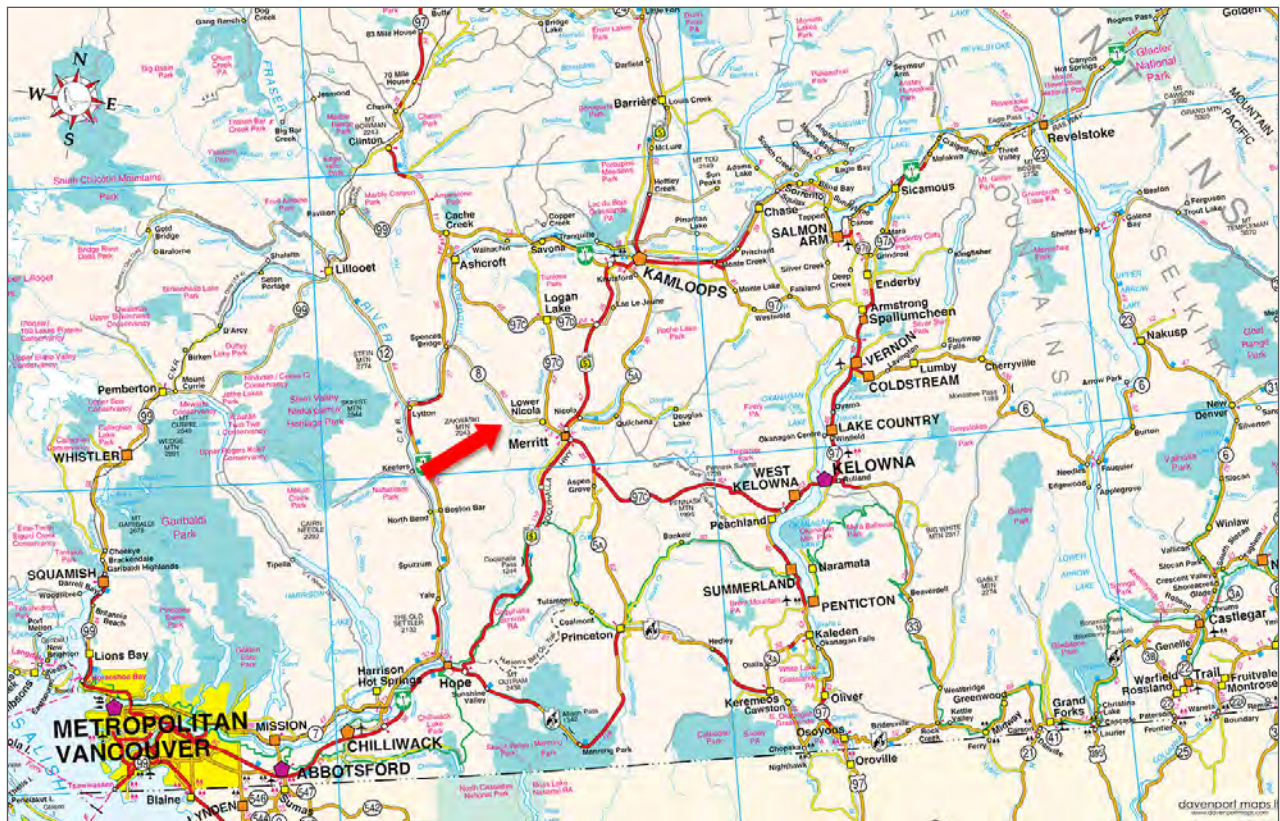




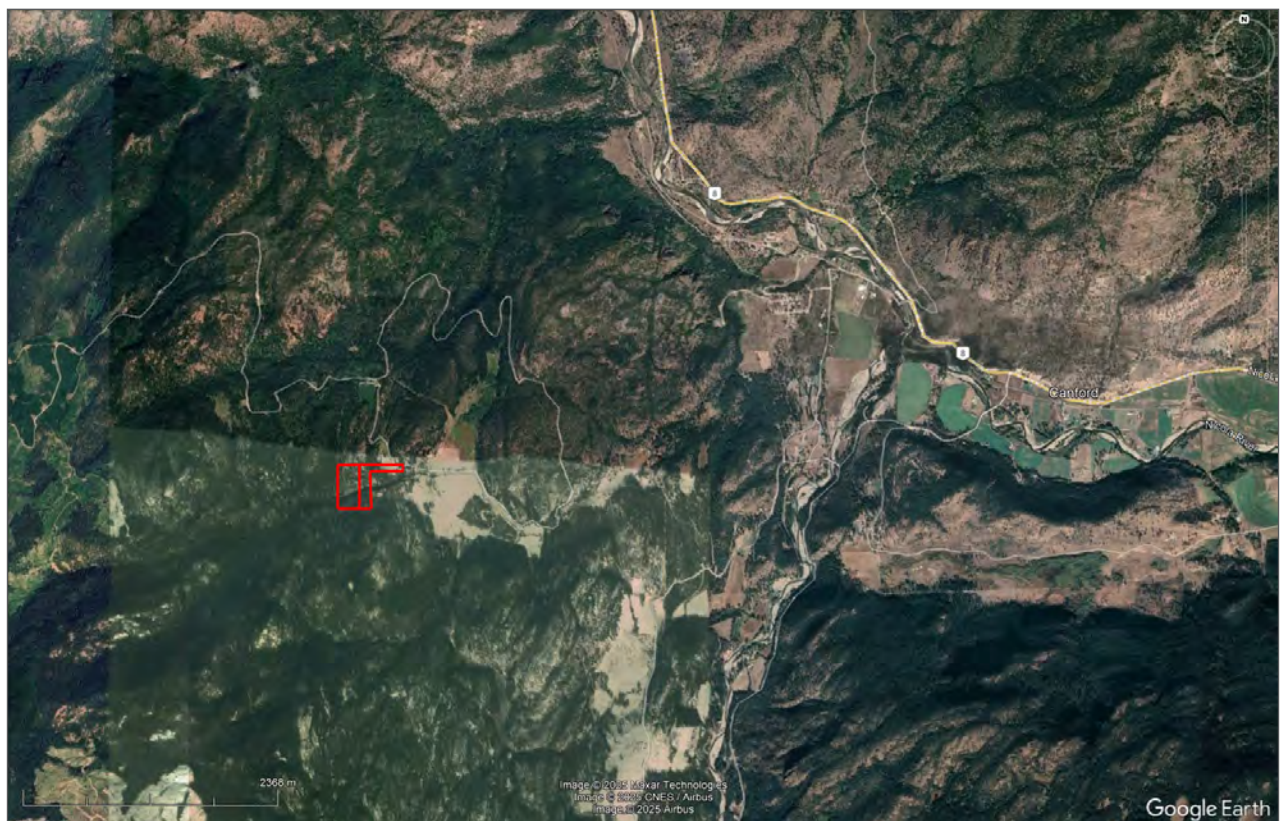




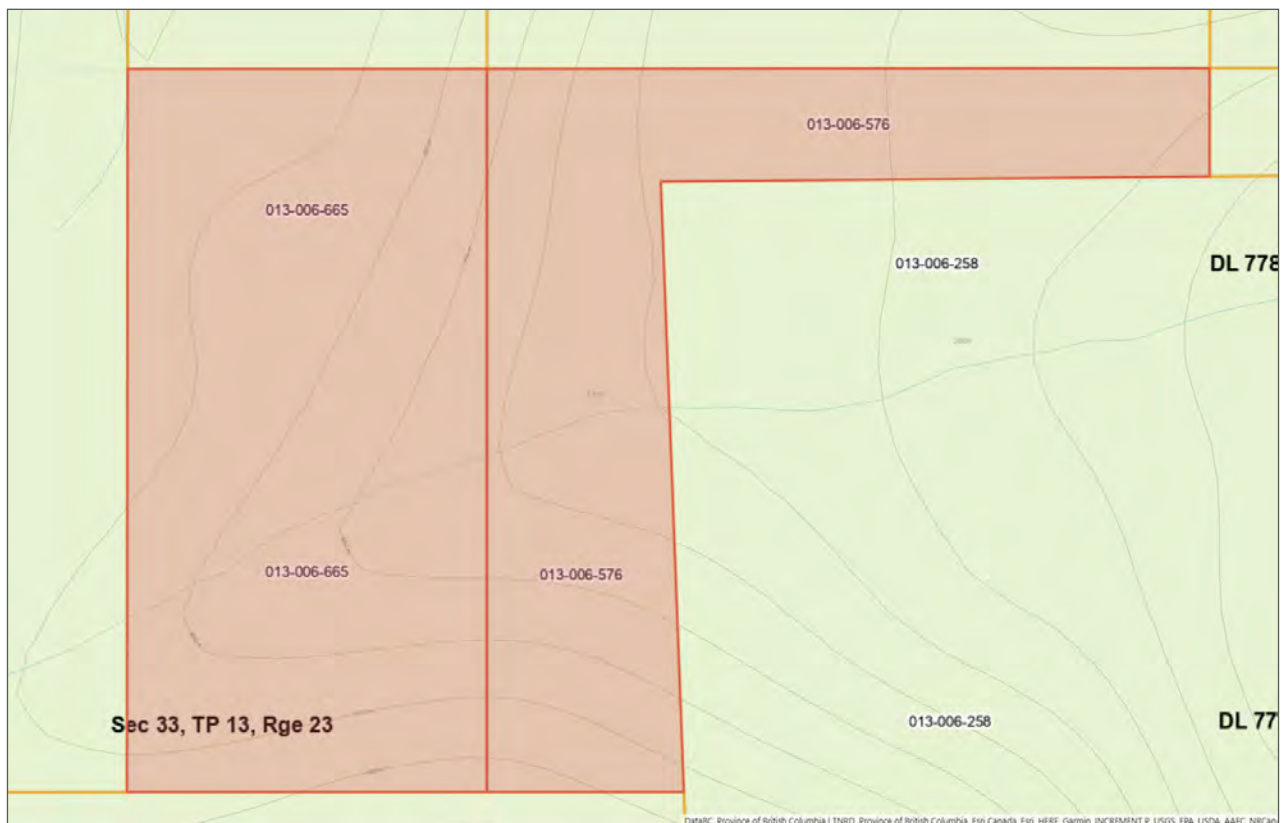
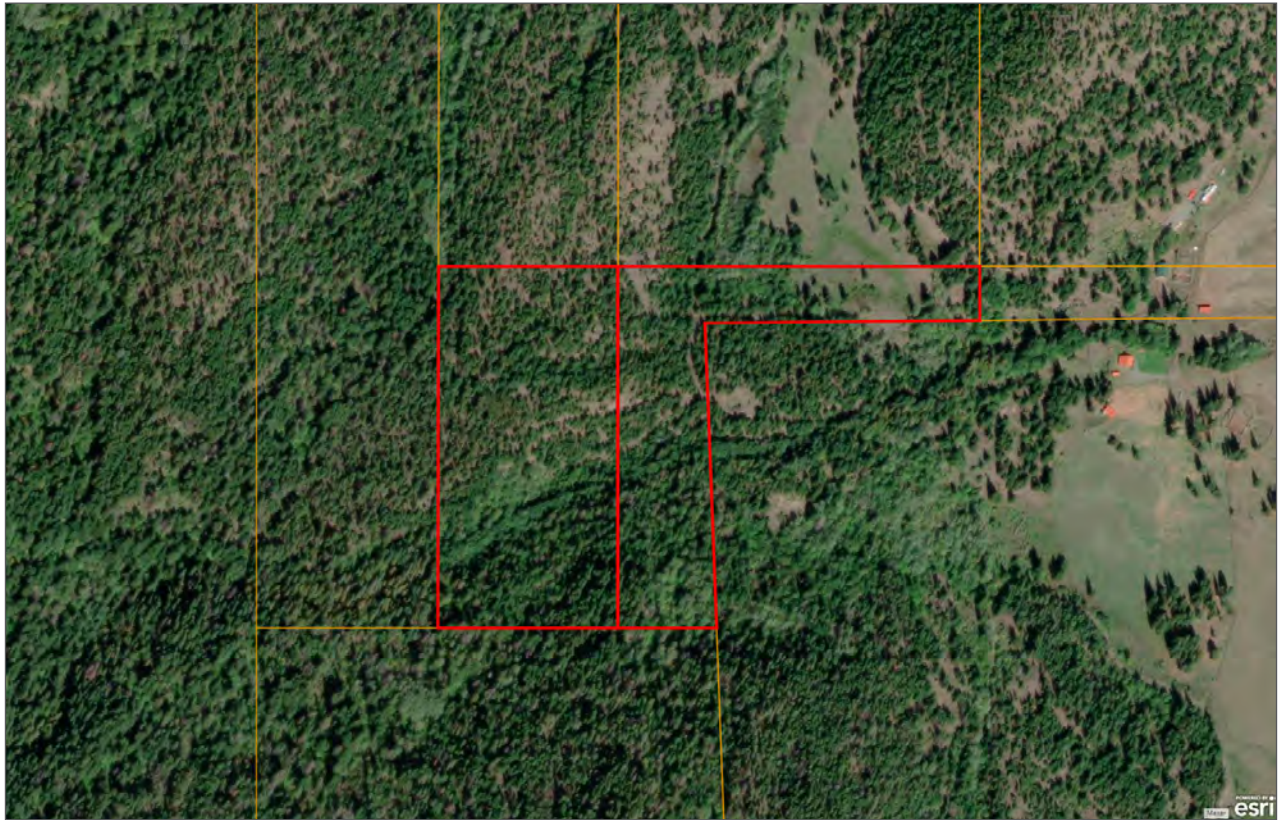














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