



Off-Grid Ranch with Spectacular Views of the Rocky Mountains



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Off-Grid Ranch with Spectacular Views of the Rocky Mountains - Radium Hot Springs, BC

PROPERTY DETAILS

Listing Number:	25104
Price:	\$899,000
Taxes (2024):	\$1,967.47
Size:	240 acres
Zoning:	A-1

DESCRIPTION

This fantastic 240-acre property is accessed by driving 22 km west from Radium Hot Springs. Approximately 95 acres of hay land. The majority of the production land is irrigated with water provided by a water licence on Frances Creek. The East Kootenay retreat you've been dreaming of.

The west side of the property is a large bench area with fantastic views to the east towards the Rocky Mountains. This benched hillside on the west half of the property was logged recently with the merchantable timber removed. The east half of the property is agricultural, almost completely flat productive hay land. There are countless potential building sites that would take in spectacular views across your hayfields and out to the Rocky Mountains in the distance. The property has no buildings aside from a large hay shed on the southern end of the parcel.

The property is off-grid, but with excellent year-round access. This property would make the perfect starter cattle ranch, large hobby farm or first-class equestrian property. This property has everything

you've been looking for with lots of water, great climate for gardening and self-sufficient living. It is also close enough to town to have all modern amenities easily accessible. Current zoning allows for residential uses, agricultural uses, guest ranches, equestrian centers and more.

The property backs onto Crown land which stretches for countless miles both to the east and west. The horseback riding, hunting, hiking, fishing is all first-class and right on your doorstep. This area is absolutely teeming with wildlife, with deer, moose, elk, bears it's an outdoorsman's dream. There's a river just off the east side of the property that you may want to explore with a fly rod in hand and a couple other smaller lakes within a few minutes' drive.

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

LOCATION

4945 Scott Road - Edgewater, BC. The property is located approximately 22 km west from Radium Hot Springs. Please refer to the mapping section for the detailed location.

You can also contact the listing agent and he will send you a Google Earth file that will highlight the route from Radium Hot Springs to the property.

DIRECTIONS

Please refer to the mapping section of this listing for the detailed location.



AREA DATA

Radium Hot Springs is a small village located in the Columbia Valley of British Columbia. The village is situated in the Rocky Mountains and is known for its natural hot springs and stunning natural scenery.

The main attraction of Radium Hot Springs is the Radium Hot Springs pools, which are fed by natural hot springs and maintained by Parks Canada. The pools offer visitors the opportunity to relax in warm, mineral-rich water while surrounded by beautiful mountain views.

In addition to the hot springs, Radium Hot Springs is also a popular destination for outdoor recreation. The village is located near several national and provincial parks, including Kootenay National Park, which offers hiking trails, scenic drives, and wildlife viewing opportunities.

Other popular activities in Radium Hot Springs include golfing, mountain biking, skiing, snowboarding, and horseback riding. The village also has a number of restaurants, cafes, and

shops, as well as several accommodation options ranging from campgrounds to hotels and resorts.

Overall, Radium Hot Springs is a peaceful and picturesque destination that offers visitors a chance to relax and reconnect with nature.

RECREATION

Radium Hot Springs offers a wide range of recreational activities for visitors to enjoy. Here are some of the popular activities:

Soak in the Hot Springs

The Radium Hot Springs Pools are the main attraction in the village. The pools are open year-round and offer visitors a chance to relax in the warm, mineral-rich water while surrounded by stunning mountain views.

Hiking

Radium Hot Springs is located near several national and provincial parks, including Kootenay National Park. The park offers a variety of hiking trails, ranging from easy walks to challenging multi-day hikes.

Golfing

The village has several golf courses, including The Springs Golf Course, which offers stunning mountain views and challenging play.

Mountain Biking

Radium Hot Springs is a popular destination for mountain bikers, with several trails in the area, including the Nipika Mountain Resort trails and the Lake Lillian Trail.

Skiing and Snowboarding

The village is located near several ski resorts, including Panorama Mountain Resort, which offers downhill skiing and snowboarding, as well as cross-country skiing and snowshoeing.

Wildlife Viewing

The area around Radium Hot Springs is home to a variety of wildlife, including elk, bighorn sheep, and mountain goats. Visitors can often spot these animals while hiking or driving in the area.

Horseback Riding

The area offers several horseback riding options, including guided trail rides and overnight pack trips.

Overall, Radium Hot Springs offers a wide range of recreational activities for visitors to enjoy, whether they are seeking adventure or relaxation in a beautiful natural setting.

MAP REFERENCE

50°41'35.09"N and 116°16'32.19"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.



INVESTMENT FEATURES

Water licence on Frances Creek.

SERVICES

Water

IMPROVEMENTS

Hay shed

LEGAL

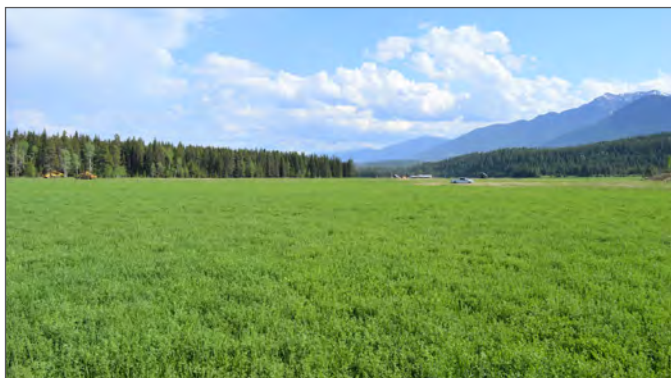
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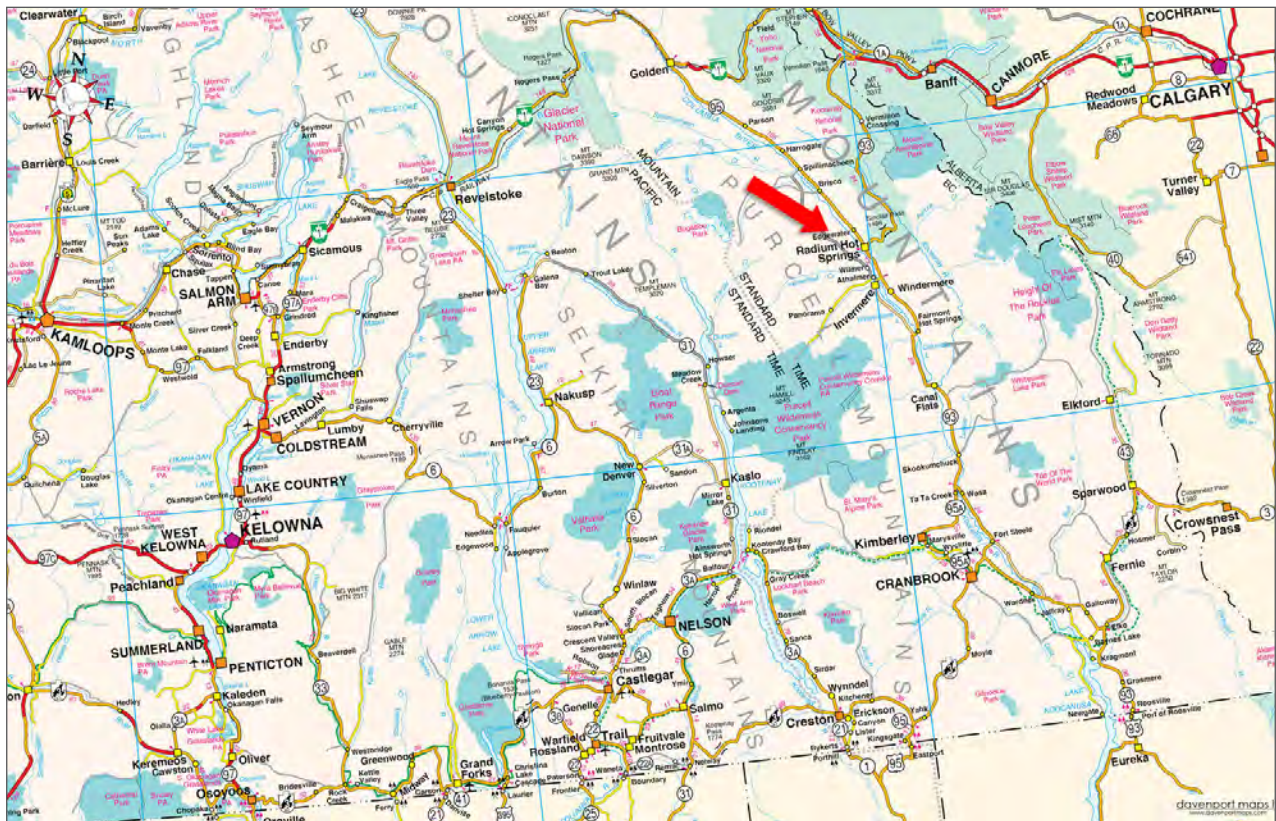
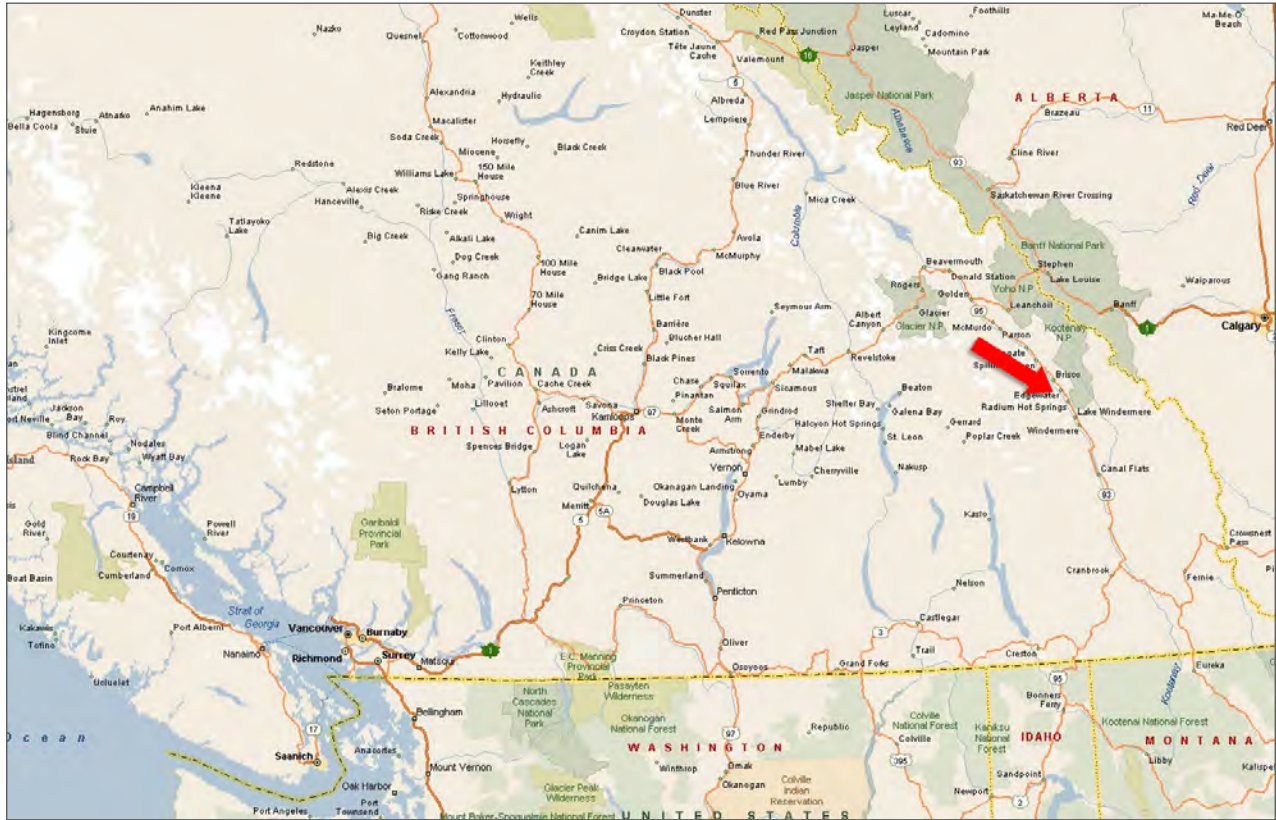


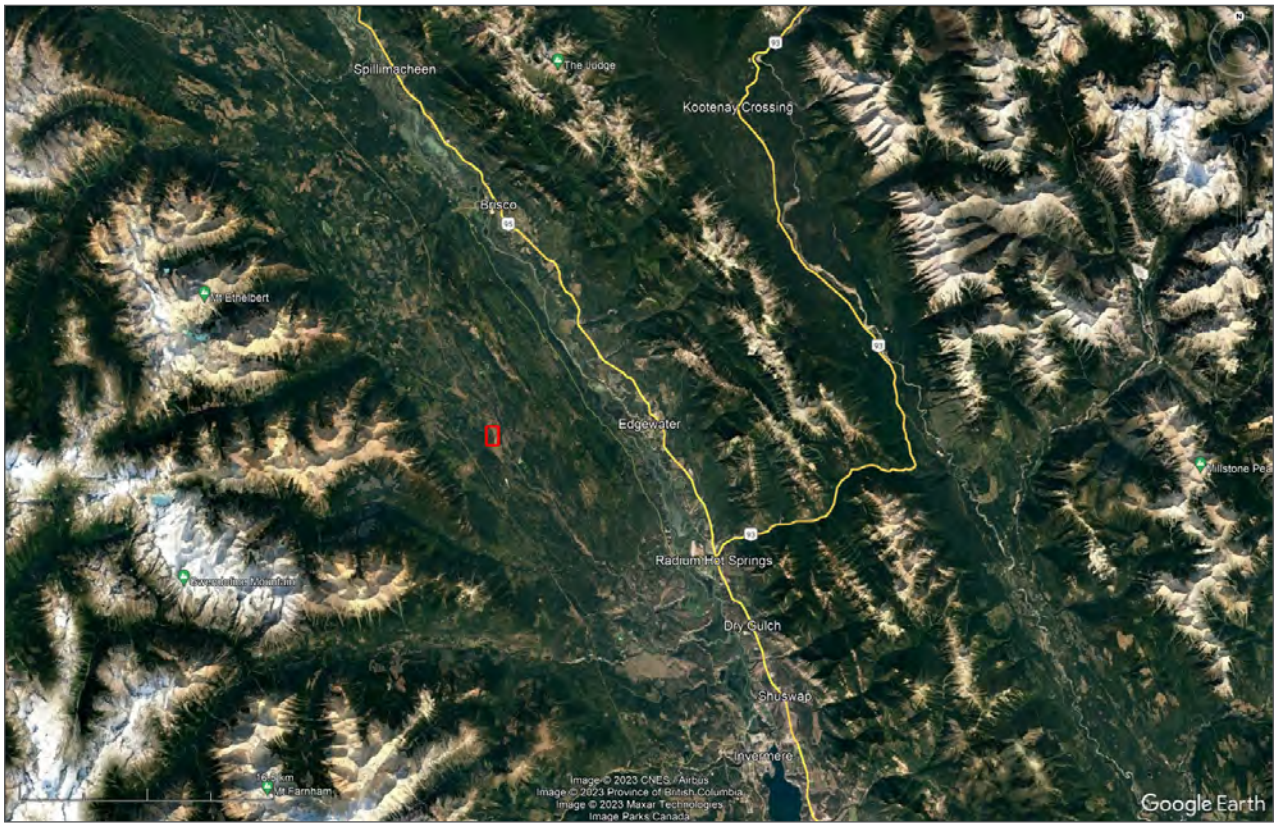
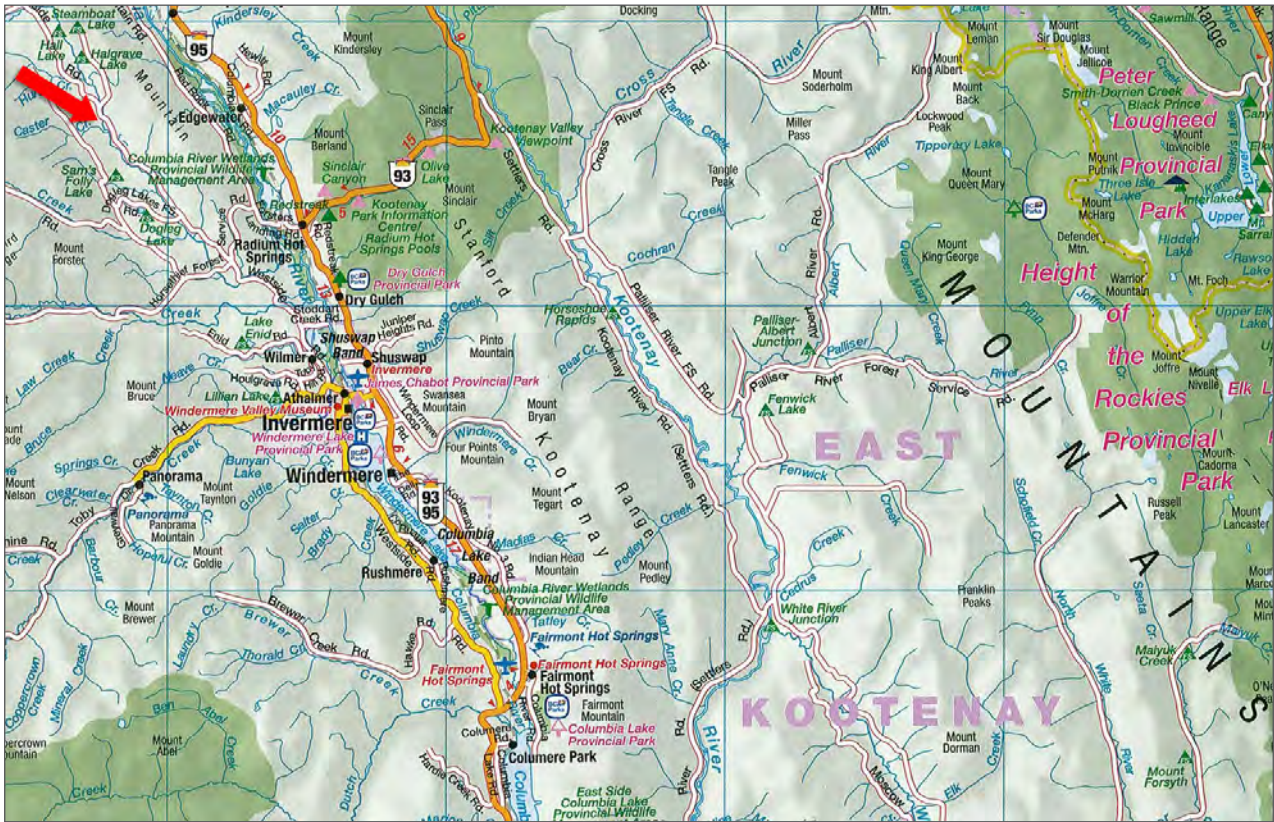


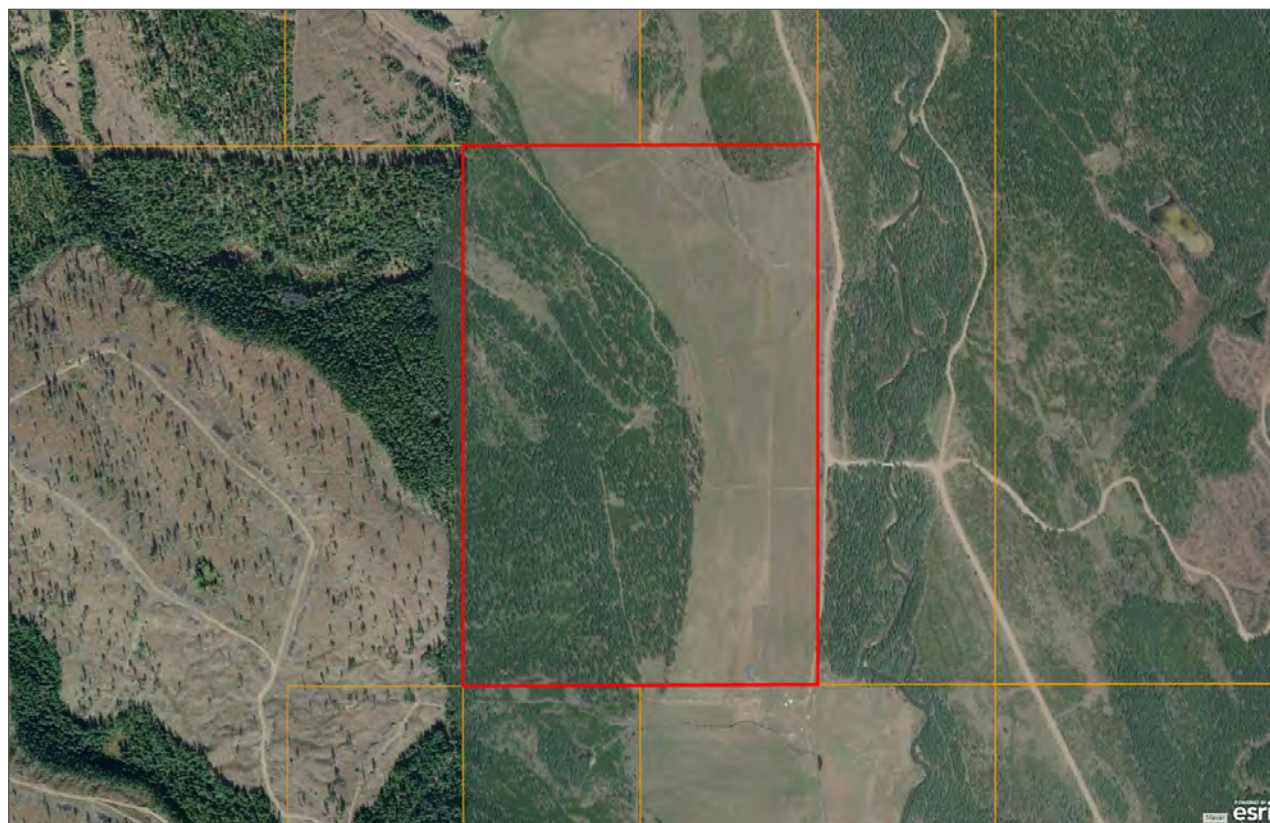
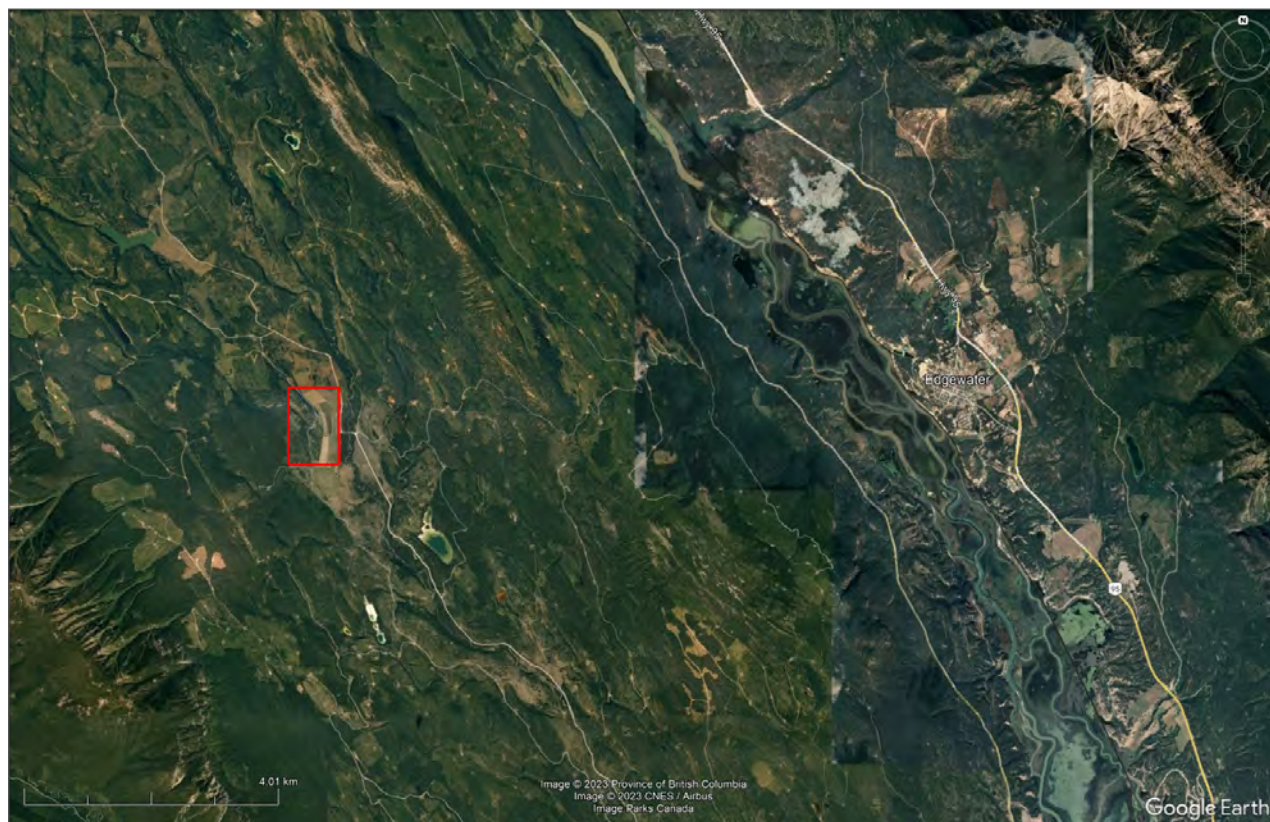


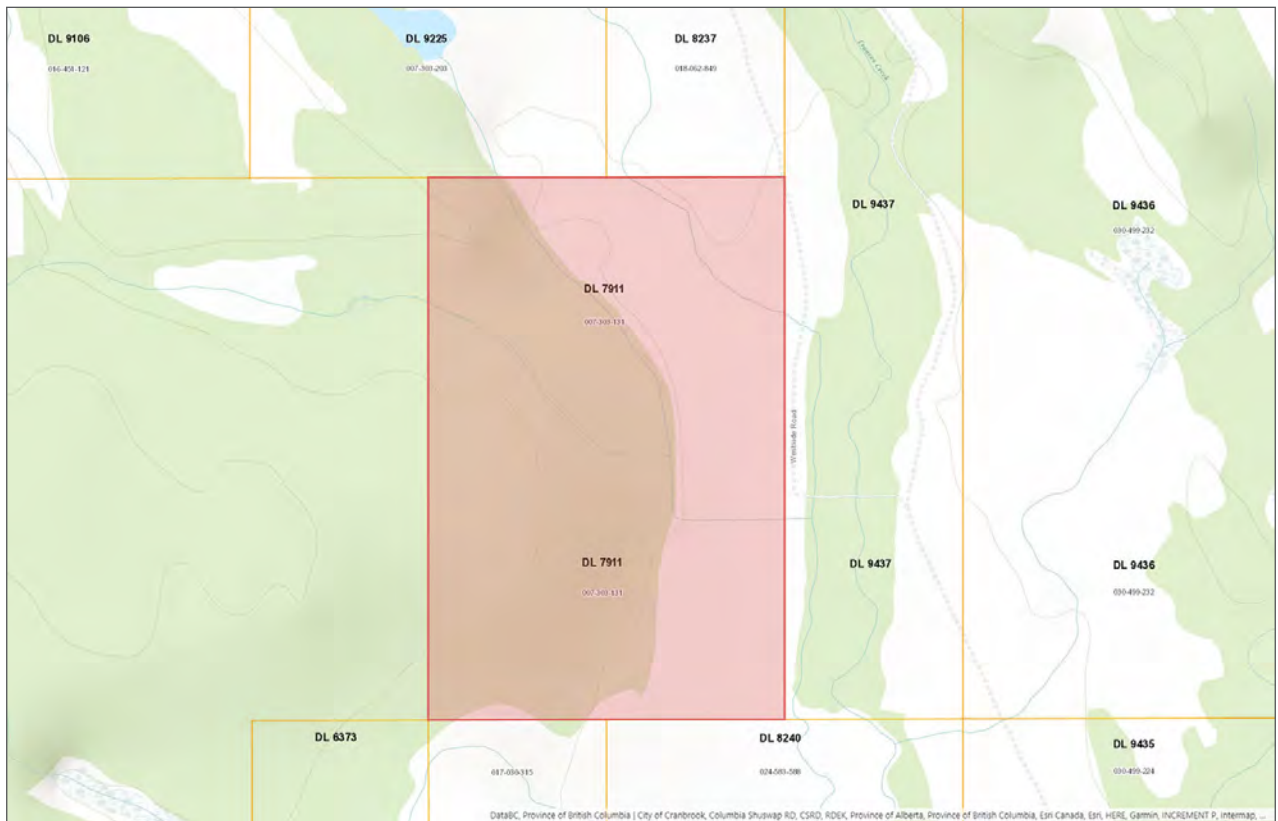
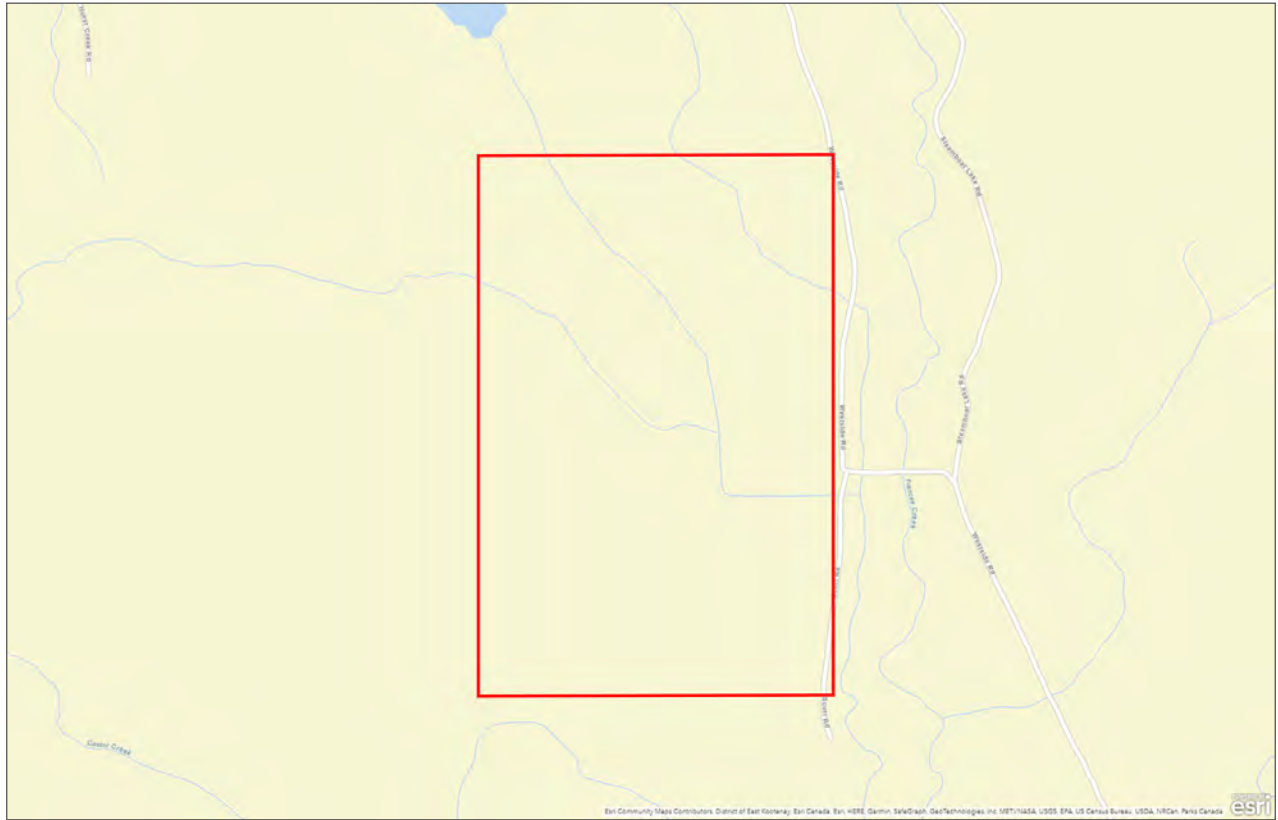












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