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Rare Off-Grid Wilderness Retreat in Precipice Valley



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Rare Off-Grid Wilderness Retreat in Precipice Valley

PROPERTY DETAILS

Listing Number:	26161
Price:	$399,000
Taxes (2025):	$628.49
Size:	29.4 acres
Zoning:	CR3

DESCRIPTION

Opportunities to own property in the legendary Precipice Valley are exceptionally rare. Surrounded by vast expanses of Crown land, towering mountain peaks and protected wilderness, this remarkable 30-acre retreat offers an unparalleled level of privacy, self-sufficiency and connection to nature.

Perched on a hillside overlooking the property, the 2,250 sq. ft. handcrafted post-and-beam home is perfectly positioned to maximize both solar exposure and the spectacular views of the surrounding mountains, hay fields and river valley. Constructed from locally milled old-growth timber, the home showcases exceptional craftsmanship and character throughout. The main floor welcomes you with two comfortable bedrooms, two bathrooms, and a workshop/utility area centered around a cozy woodstove that creates a warm and inviting atmosphere. One of the bedrooms features a large soaker tub, perfect for relaxing after a day spent exploring the surrounding wilderness.

Upstairs, the home opens into a stunning open-concept living, dining and kitchen area where soaring vaulted ceilings, exposed timber framing and expansive windows capture breathtaking views in every direction. Thoughtfully designed to embrace the natural landscape, the bright and spacious living area provides an ideal gathering place for family and friends. Warm wood finishes, handcrafted details and an attached greenhouse for year-round growing complete this unique mountain retreat, blending comfort, functionality and the beauty of off-grid living.

The Hotnarko River flows through the property, providing a stunning natural feature and enhancing the peaceful setting. Approximately 10 acres are in productive hay fields, producing an estimated 18,000 lbs. of hay annually and offering excellent potential for hobby farming, livestock or self-sufficient living. Additional improvements include a large workshop with loft, established gardens and ample storage space. An older cabin that was once used as guest accommodations in the 1980s remains on the property. While it has recently received a new roof, it is currently not habitable and would require significant restoration. There is also a charming yoga and meditation cabin with a small deck overlooking the river, providing a peaceful retreat with beautiful views of the water and surrounding mountains. The property is fully equipped for comfortable off-grid living with a solar power system, battery bank, generator backup, satellite Internet and a variety of tools and equipment included in the sale.

Whether you are searching for a private family retreat, a homestead, a recreational paradise or a place to live more independently, this exceptional property offers a rare opportunity to own a piece of one of British Columbia's most spectacular wilderness valleys.



LOCATION

9000 Tote Road- Precipice Valley between Bella Coola and Anahim Lake

DIRECTIONS

From Anahim Lake, travel south on Kappan Road, a well-maintained gravel road, to the 22 km marker. From there, turn right and keep right, continuing approximately 8 km to the property. The final section of road beyond the 22 km marker is generally accessible by vehicle during the summer and fall months. During winter, access is by snowmobile, cross-country skis or hiking. A parking area is available at the 22 km marker, where owners and visitors typically leave their vehicles before travelling the remaining distance into the valley. This seasonal access helps preserve the area's exceptional privacy and wilderness character while still allowing year-round enjoyment of the property.

AREA DATA

The Precipice Valley is one of British Columbia's best-kept wilderness secrets, offering an extraordinary combination of privacy, natural beauty and outdoor adventure. Surrounded by rugged mountain peaks, pristine rivers and vast expanses of Crown land, this remote valley is a haven for those seeking a self-sufficient lifestyle, recreational retreat or simply a place to reconnect with nature. With excellent solar exposure, crystal-clear night skies and virtually no light pollution, the area provides a true escape from the demands of modern life.

Wildlife is abundant throughout the valley, with frequent sightings of grizzly and black bears, wolves, moose, mountain goats, deer, eagles and countless other bird species.

VEGETATION

The property features a diverse mix of mature Douglas fir, spruce, pine and subalpine forests interspersed with natural meadows, berry-producing shrubs and riparian vegetation along the Hotnarko River. Towering timber, open grassy clearings and productive river-bottom soils create exceptional wildlife habitat while offering a beautiful and varied wilderness landscape typical of British Columbia's rugged Interior Coast Mountains. Portions of the surrounding region have been impacted by historic forest fires and forestry activity, and visitors will notice some burned timber and cutblocks along sections of the access route into the valley. These areas are largely regenerating naturally and contribute to the diverse mosaic of habitats found throughout the region. Importantly, the cutblocks and burned areas are not visible from the home or primary living areas of the property, where the views remain focused on the river, hay fields, mountains and surrounding wilderness.

RECREATION

Outdoor recreation opportunities are virtually endless. The property is located near several pristine trout lakes and offers direct access to thousands of square kilometres of wilderness surrounding Tweedsmuir Provincial Park. Established trails lead from the property into the Little Rainbow mountain range and connect to an extensive network of backcountry routes, providing exceptional opportunities for hiking, horseback riding, ATVing, snowmobiling, hunting,

fishing, wildlife viewing and wilderness exploration. Few places in British Columbia offer this level of solitude, beauty and direct access to untouched backcountry.

HISTORY

The Precipice Valley lies along one of British Columbia's historic coast-to-interior travel corridors. For centuries, Indigenous peoples travelled through the region between the Bella Coola Valley and the Chilcotin Plateau. During the Cariboo Gold Rush era, the route was surveyed as a potential transportation link between the Interior and the Pacific Coast, and Bella Coola was even considered as a possible terminus for the Canadian Pacific Railway. Today, the valley remains one of the province's most remote and unspoiled wilderness landscapes, where dramatic volcanic cliffs, pristine rivers and vast expanses of Crown land preserve the same sense of adventure that has drawn travellers for generations.

MAP REFERENCE

52°24'40.08"N and 125°37'53.75"W

INVESTMENT FEATURES

This unique 30-acre holding offers more than just a private wilderness retreat—it presents a variety of potential income and long-term investment opportunities. Properties in the Precipice Valley rarely come to market, and the combination of private land, river frontage, productive hay fields and direct access to vast wilderness creates a scarce and highly desirable asset.

The approximately 10 acres of hay production currently yield an estimated 18,000 lbs. annually, providing potential agricultural value and reducing operating costs for those wishing to maintain livestock or pursue a self-sufficient lifestyle. The property's extensive trail network, proximity to trout lakes and direct access to Tweedsmuir Provincial Park create opportunities for guided



fishing, hunting, horseback riding, wilderness tours or small-scale eco-tourism ventures, subject to applicable approvals.

The existing workshop, greenhouse, meditation cabin and additional structures provide flexibility for future improvements, guest accommodations or retreat-based uses. With increasing interest in off-grid living, remote work and sustainable lifestyles, properties offering privacy, self-sufficiency and direct access to wilderness continue to attract buyers seeking alternatives to urban living.

Whether held as a family legacy property, recreational retreat, homestead or future tourism-based venture, this rare Precipice Valley property represents an opportunity to acquire a significant wilderness holding in one of British Columbia's most spectacular and tightly held backcountry regions.

SERVICES

- Wood heat
- Polar power
- Shallow well
- Septic tank

LEGAL

LOT 175, RANGE 3, COAST DISTRICT
PID 000-646-920




















































Prince Andrew























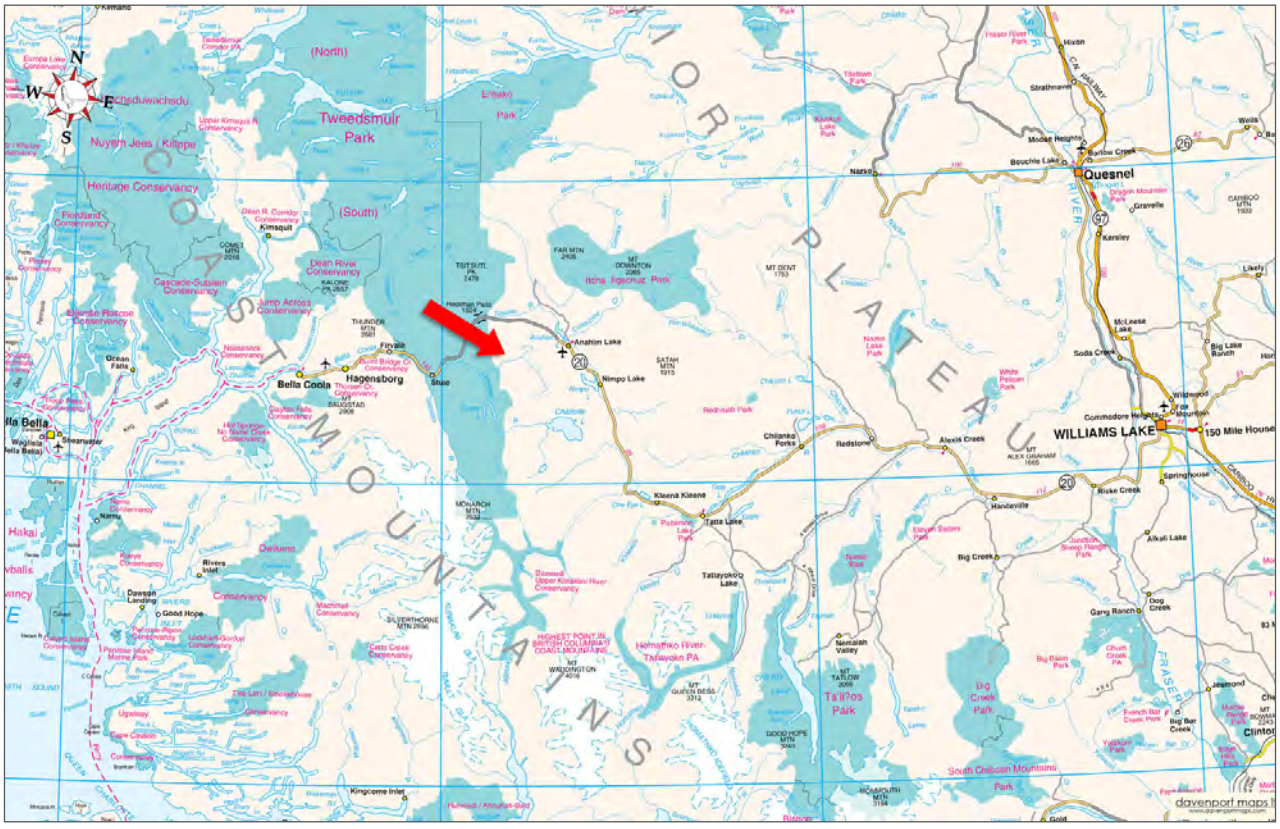


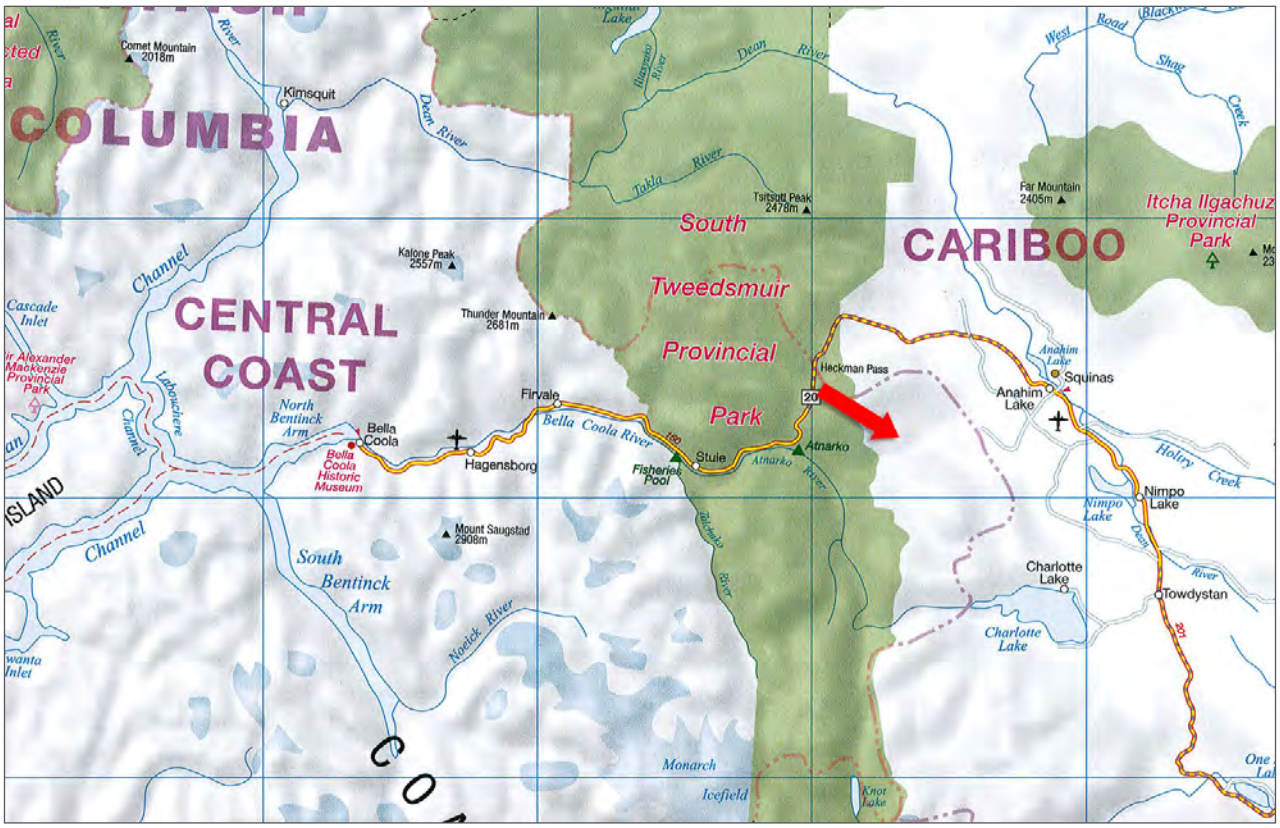


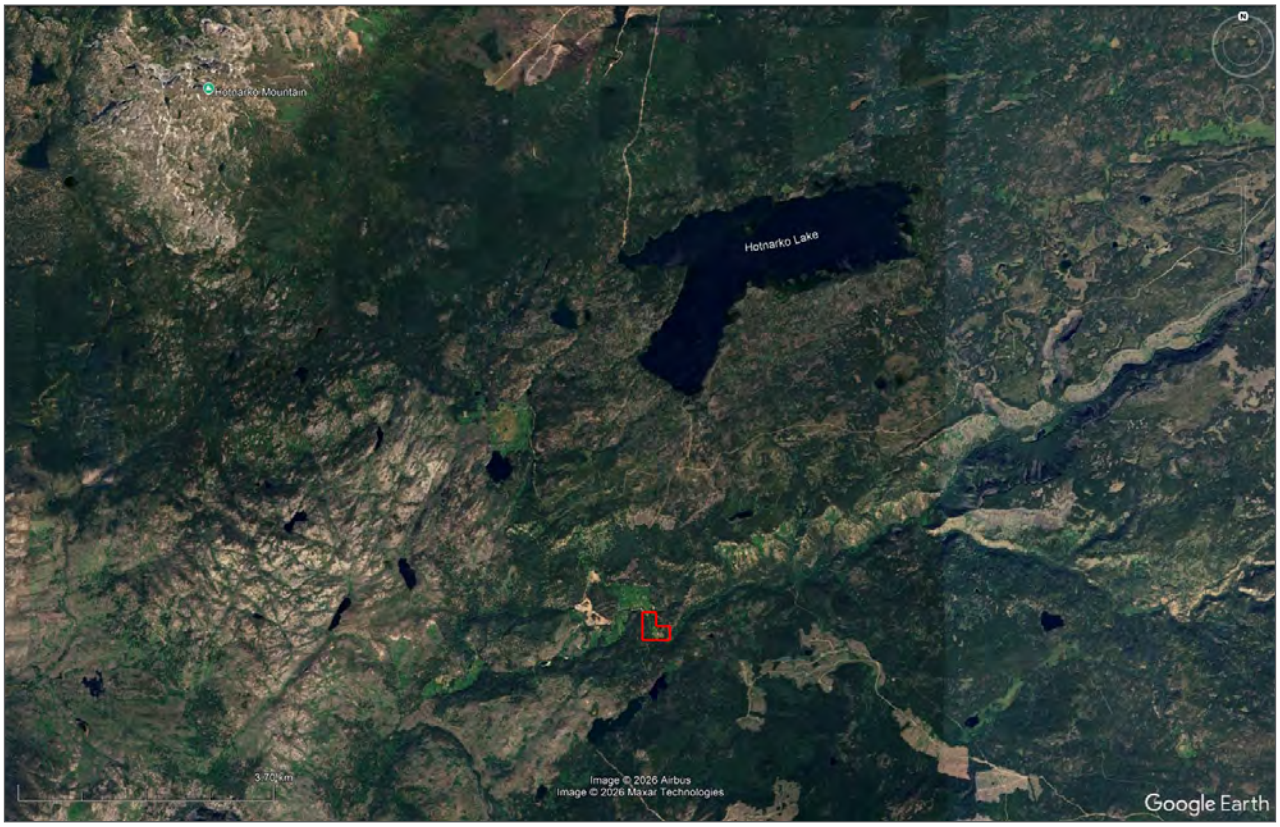


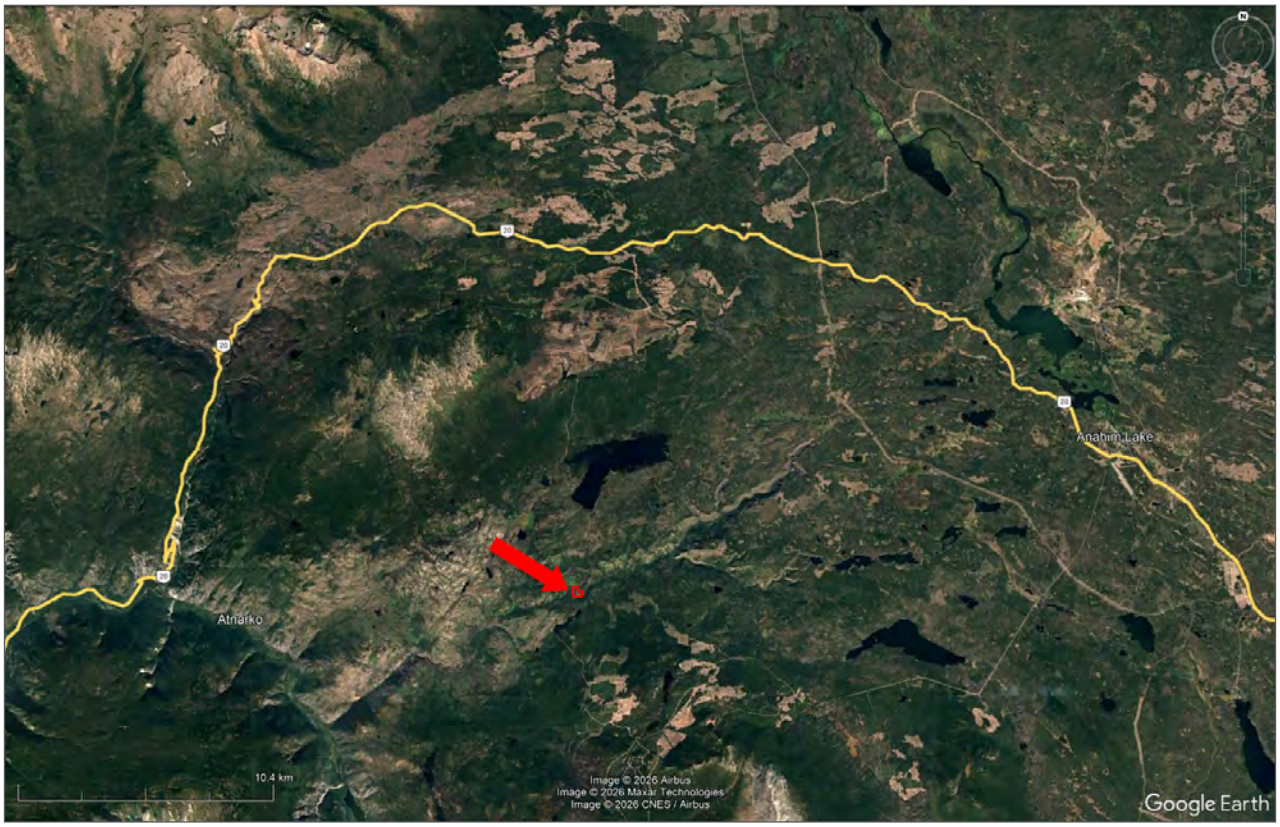


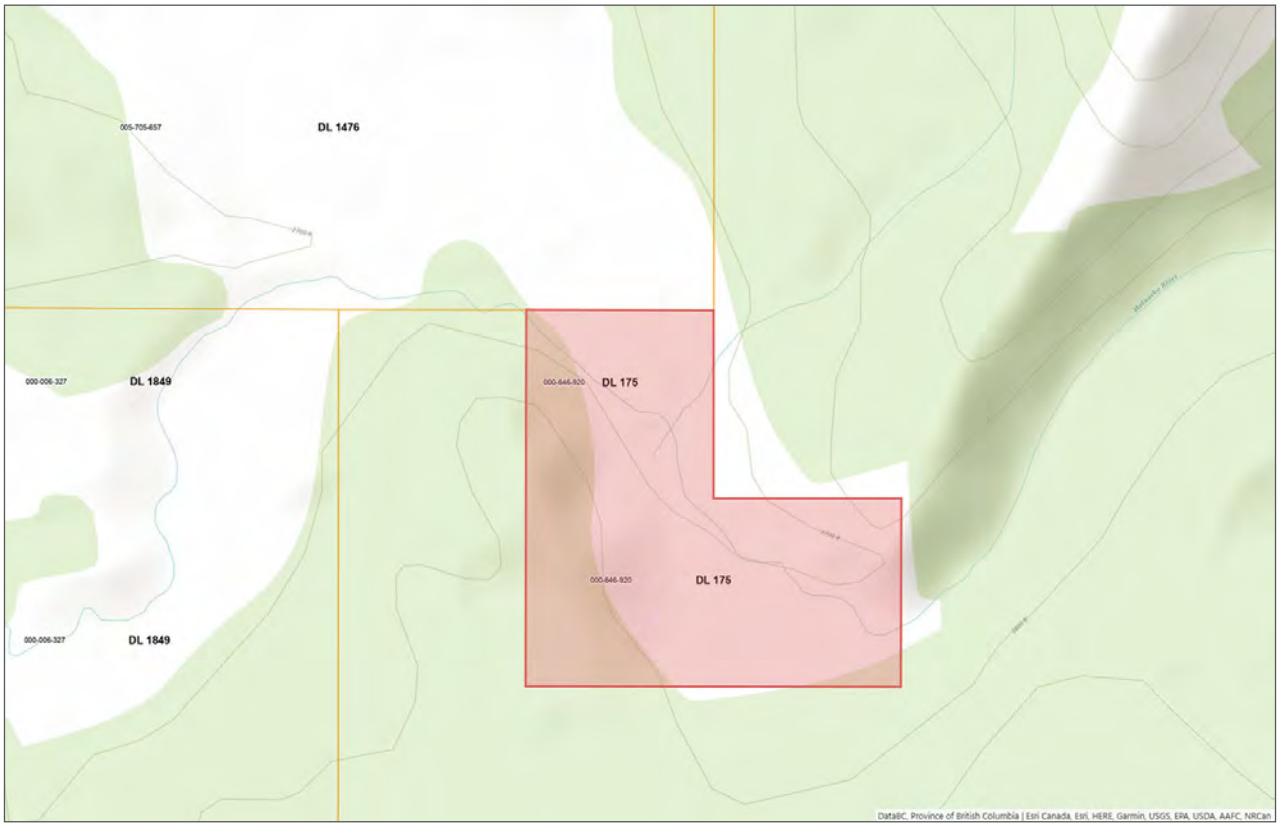


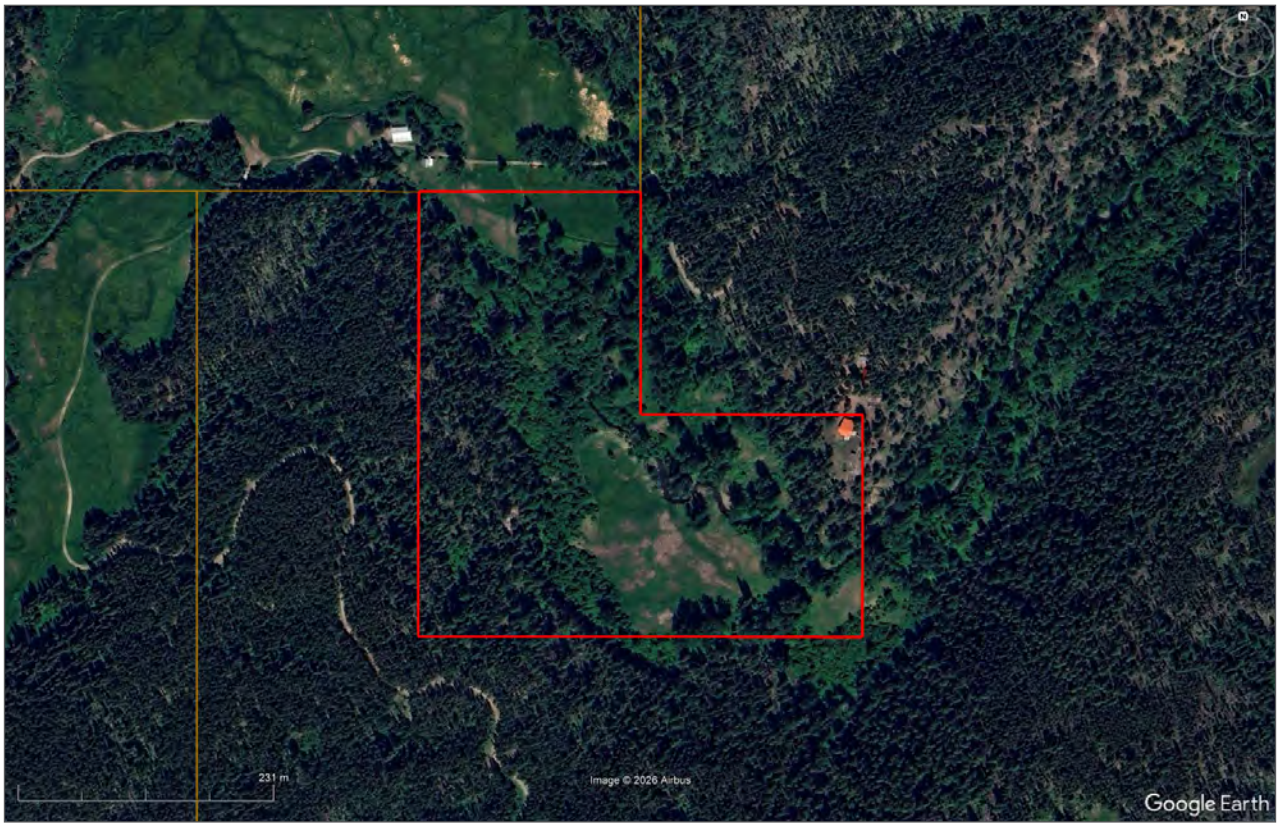

Tweedsmuir Park
(North)
(South)
Heritage Conservancy
Nuyem Jees / Kitlope
Kimsquit
Bella Coola
Hagensborg
Firvale
Stuie
Anahim Lake
Nimpo Lake
Tatla Lake
Kleena Kleene
Redstone
Alexis Creek
Quesnel
WILLIAMS LAKE
150 Mile House
Hanceville
Riske Creek
Big Creek
Ts'il?os Park
Hamshamko River-Tatlayoko PA
Kingcome Inlet
COAST MOUNTAINS
INTERIOR PLATEAU
davenport maps


COLUMBIA
CENTRAL COAST
CARIBOO
South Tweedsmuir Provincial Park
Itcha Ilgachuz Provincial Park
Comet Mountain 2018m
Kimsquit
Deam River
Takla River
Tsitsutl Peak 2478m
Far Mountain 2405m
Kalone Peak 2557m
Thunder Mountain 2681m
Cascade Inlet
Channel
Labouchere Channel
North Bentinck Arm
Bella Coola
Bella Coola Historic Museum
Hagensborg
Firvale
Bella Coola River
Stuie
Fisheries Pool
Heckman Pass
Atnarko
Atnarko River
Anahim Lake
Squinas
Nimpo Lake
Charlotte Lake
Towdystan
Holiry Creek
Mount Saugstad 2908m
South Bentinck Arm
Noeick River
Monarch Icefield
Knot Lake
Blackwater River
Shag Creek
West Road


Hotnarko Mountain
Hotnarko Lake
3.70 km
Image © 2026 Airbus
Image © 2026 Maxar Technologies
Google Earth


Anahim Lake
Atnarko
10.4 km
Image © 2026 Airbus
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DL 1476
000-006-327
DL 1849
000-646-920
DL 175
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DataBC, Province of British Columbia | Esri Canada, Esri, HERE, Garmin, USGS, EPA, USDA, AAFC, NRCan


231 m
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