LANDQUEST
REALTY CORP.

Private 10 Acres with Easy Access and Big Timber - Harrop, BC

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in British Columbia

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Private 10 Acres with Easy Access and Big Timber

Harrop, BC

PROPERTY DETAILS

Listing Number:	26078
Price:	$530,000
Taxes (2025):	$2,404.12
Size:	10.06 acres
Zoning:	No zoning.

DESCRIPTION

A quieter, more tucked-away setting defines this 10.06-acre property just outside Harrop, offering privacy while still maintaining convenient access to town.

The land is well laid out and well suited for a cabin, home, or recreational setup. A small portion of the property was selectively logged 25 years ago, while the majority remains in original forest with a mix of large fir and cedar. Mature forest throughout the property creates a natural buffer and a more secluded feel.

Crown land borders the property and extends to the west, adding to the sense of space and limiting neighbouring pressure while providing direct access to a network of forest service roads and backcountry terrain.

Access is via the Harrop-Procter cable ferry, a short 5-minute crossing that runs on demand, 24 hours a day, 7 days a week. The property fronts onto Lasca Creek Road, providing reliable access in all seasons.

A path across the road and rail line leads to a quiet stretch of Kootenay Lake shoreline, offering convenient access to the water.

No zoning, no building scheme, no red tape. Build or use it on your timeline—whether for a cabin, trailer setup, or long-term hold. A solid piece of Kootenay land in a setting that feels removed without being remote.

AREA DATA

The Harrop-Procter area sits on the south shore of Kootenay Lake in British Columbia's West Kootenay region—roughly halfway between the towns of Nelson and Kaslo. This part of the Kootenays is known for its laid-back rural character, proximity to the lake, and access to an endless network of Crown land, forest service roads, and quiet shoreline.

The local community is small and spread out, made up of off-grid properties, homesteads, seasonal cabins, and full-time residents. Harrop and Procter are connected by a short cable ferry to Highway 3A, making access simple while keeping the area tucked away from through traffic. The closest services are in Balfour (15 minutes), which offers fuel, groceries, a pub, restaurants, and a golf course.

For full amenities—hospital, Canadian Tire, grocery chains, hardware, restaurants, and more—Nelson is about a 35-minute drive via the ferry. The area is well-positioned for year-round living or seasonal use, with essential services close but not crowding the lifestyle.

RECREATION

Kootenay Lake is one of BC's largest interior lakes, deep, clean, and usable year-round. It doesn't freeze in the winter, so you can fish, paddle, or head out by boat any time of year. In the warmer months, it's perfect for a refreshing dip and boating long stretches of quiet shoreline. A public beach sits just across the road from the property, giving you easy access without the summer crowds.

If you golf, there are a couple of great tracks nearby, including Balfour Golf Course and Granite Pointe in Nelson, both laid-back, scenic, and well maintained.

You're about an hour from Whitewater Ski Resort and surrounded by a massive network of logging roads and Crown land, prime for sledding and ski touring.

The area also offers strong hunting opportunities, plus great hiking, biking, and off-road access right out your back door. Harrop has a tight-knit local vibe with a café, bakery, and summer markets, while Nelson, just across the ferry, offers restaurants, breweries, music, shops, and a proper small-town energy with a surprisingly strong nightlife scene.

HISTORY

Harrop and Procter are two small communities tucked along the West Arm of Kootenay Lake, with roots in agriculture, forestry, and lake transport dating back to the late 1800s. Early settlers relied on steamboats, fruit farming, and logging to build a life in this remote corner of the Kootenays. The Harrop/Procter cable ferry, still in use today, has connected both sides of the lake for over a century and is one of the last operating cable ferries in BC.

The area has a long-standing connection to the land, carried forward through initiatives like the Harrop/Procter Community Forest, which manages local forests with a focus on long-term stewardship, conservation, and small-scale sustainable harvest. That same mindset continues today in a community that values self-sufficiency, quiet living, and a strong sense of friendship and neighbourly connection.

MAP REFERENCE

49°35'56.58"N and 117° 4'18.70"W

INVESTMENT FEATURES

- No zoning or building scheme: offers flexibility to build, subdivide, or hold without typical land-use restrictions
- Long-term land value: located in a sought-after rural area near Nelson
- Crown land and lake access nearby: adds recreation appeal without the ownership or maintenance
- No strata and lower carrying costs: easy to hold long-term without added fees
- Ideal for long-term holding, recreational use, or phased development

SERVICES

None.

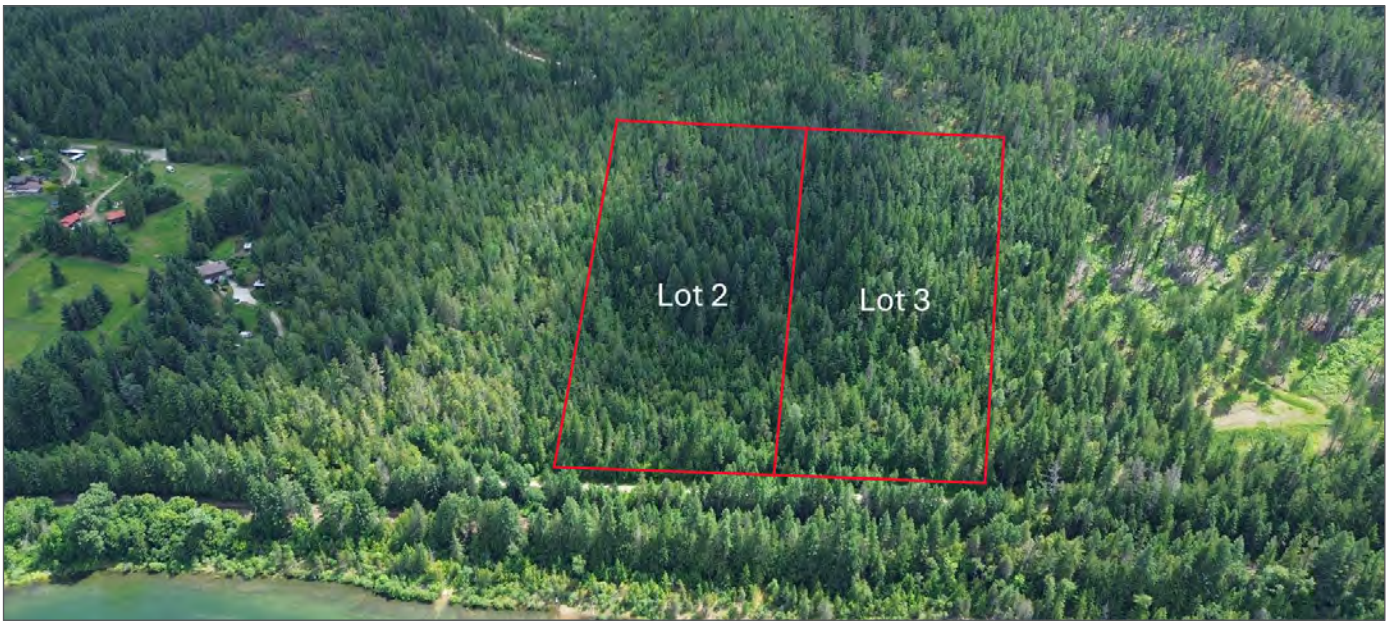
IMPROVEMENTS

None.

LEGAL

LOT 3 DISTRICT LOT 6499 KOOTENAY DISTRICT PLAN 780 EXCEPT PART
INCLUDED IN PLAN NEP19532

PID 009-623-892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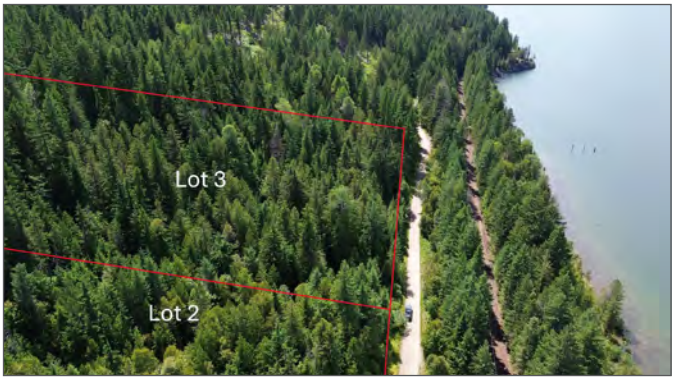
Lot 3


Lot 3
Lot 2

ALBERTA
CANADA
BRITISH COLUMBIA
WASHINGTON
IDAHO
MONTANA
UNITED STATES
Calgary
Banff
Golden
Revelstoke
Vancouver
Victoria
Kelowna
Penticton
Nelson
Cranbrook
Kamloops
Prince George
Jasper National Park
Banff National Park
Glacier National Park
Okanagan National Forest
Kootenai National Forest
Colville National Forest
Kaniksu National Forest
Pasayten Wilderness
North Cascades National Park
Glacier Peak Wilderness
Colville Indian Reservation
Strait of Georgia
Ocean

COCHRANE
CALGARY
CANMORE
Banff
Golden
Revelstoke
Glacier National Park
MOUNTAIN PACIFIC
Redwood Meadows
Turner Valley
Radium Hot Springs
Windermere
Invermere
Canal Flats
Elkford
Sparwood
Crowsnest Pass
Fernie
Kimberley
CRANBRACK
Creston
Erickson
Wynndel
Salmo
Eureka
NELSON
Castlegar
Trail
Fruitvale
Montrose
Warfield
Rossland
Grand Forks
Greenwood
Midway
Oroville
Osoyoos
Oliver
Keremeos
Cawston
Kaleden
PENTICTON
Naramata
SUMMERLAND
Peachland
WEST KELOWNA
KELOWNA
LAKE COUNTRY
COLDSTREAM
VERNON
Lumby
Cherryville
Armstrong
Spallumcheen
Enderby
KAMLOOPS
SALMON ARM
Chase
Sicamous
Barriere
Clearwater
Nakusp
New Denver
Kaslo
Winlaw
Gray Creek
Riondel
Boswell
Sirdar
Moyie
Yahk
Kingsgate
Porthill
Newgate
Gateway
Wardner
Jaffray
Grasmere
Roosville
Port of Roosville
Skookumchuck
Ta Ta Creek
Wasa
Fort Steele
Wycliffe
Cranbrook
Kootenay Pass
Yellow Lake
Summit Lake
Mount Fernie Provincial Park
Height Of The Rockies Provincial Park
Top Of The World Provincial Park
Purcell Wilderness Conservancy
Elk River Valley Provincial Park
Whiteswan Lake Provincial Park
Premier Lake Provincial Park
Bugaboo Provincial Park
Valhalla Provincial Park
Monashee Provincial Park
Shuswap Lake Provincial Park
Mount Revelstoke National Park
Glacier National Park
Yoho National Park
Kootenay National Park
Okanagan Mountain Provincial Park
Okanagan Lake Provincial Park
Okanagan Centre
Okanagan Landing
Kalamalka Lake Provincial Park
Ellison Provincial Park
Mission Creek Greenway Park
Myra Canyon Provincial Park
Kettle Valley Railway Provincial Park
Kettle River Provincial Park
Gladstone Provincial Park
Monte Creek Provincial Park
Monte Lake Provincial Park
Paul Lake Provincial Park
Roche Lake Provincial Park
Dunn Peak Provincial Park
Raft River Provincial Park
Wells Gray Provincial Park
Mount Robson Provincial Park
Mount Terry Fox Provincial Park
Mount Thom Provincial Park
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Wells Gray Provincial Park
Mount Robson Provincial Park
Mount Terry Fox Provincial Park
Mount Thom Provincial Park
davenport maps

Ainsworth
Walkers
Kootenay Lake
Crawford Bay
Queens Bay
Gray Creek
Balfour
Procter
Fraser
Longbeach
Crescent Bay
Sunshine Bay
Harrop
Willow Point
FAIRVIEW
Nelson
MOUNTAINSTATION
10.0 km
Image © 2026 Airbus
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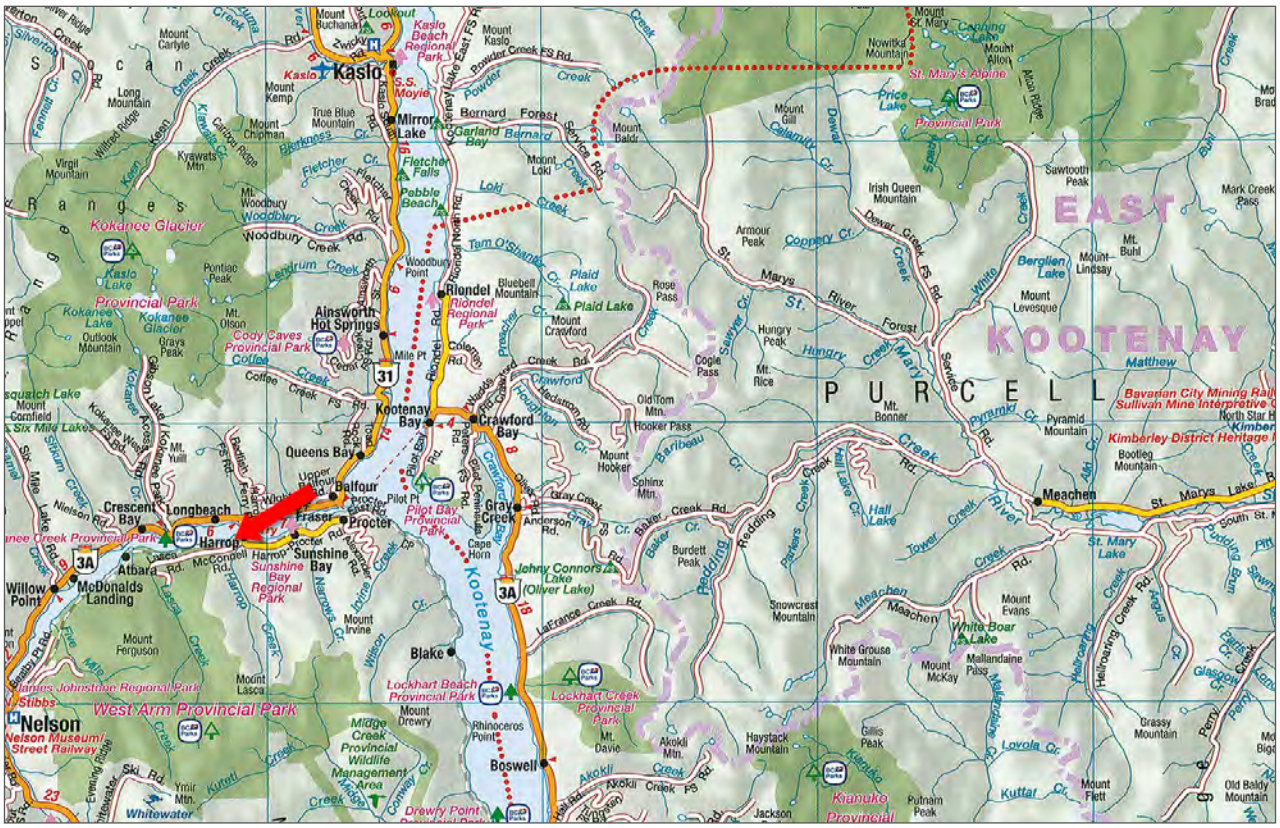
Kaslo
Mirror Lake
Ainsworth Hot Springs
Kootenay Bay
Crawford Bay
Queens Bay
Balfour
Crescent Bay
Longbeach
Fraser
Procter
Harrop
Sunshine Bay
Gray Creek
Willow Point
McDonalds Landing
Atbara
Blake
Boswell
Nelson
Meachen
EAST KOOTENAY
PURCELL
Kokanee Glacier Provincial Park
Cody Caves Provincial Park
Riondel Regional Park
Kaslo Beach Regional Park
Lockhart Beach Provincial Park
Lockhart Creek Provincial Park
West Arm Provincial Park
Sunshine Bay Regional Park
Pilot Bay Provincial Park
Johnny Connors Lake (Oliver Lake)
Midge Creek Provincial Wildlife Management Area
Kianuko Provincial
Plaid Lake
Hall Lake
St. Mary Lake
White Boar Lake
Kimberley District Heritage
Bavarian City Mining Rail
Sullivan Mine Interpretive
Nelson Museum
Street Railway
Whitewater
Ski Rd.
Kootenay River
Duncan Lake
Slocan Ranges

Long Beach
Harrop
812 m
Image © 2026 Maxar Technologies
Google Earth

Fascal Creek Rd
Fascal Creek Rd
Fascal Creek Rd
Rico Rd
231 m
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Laska Creek Rd
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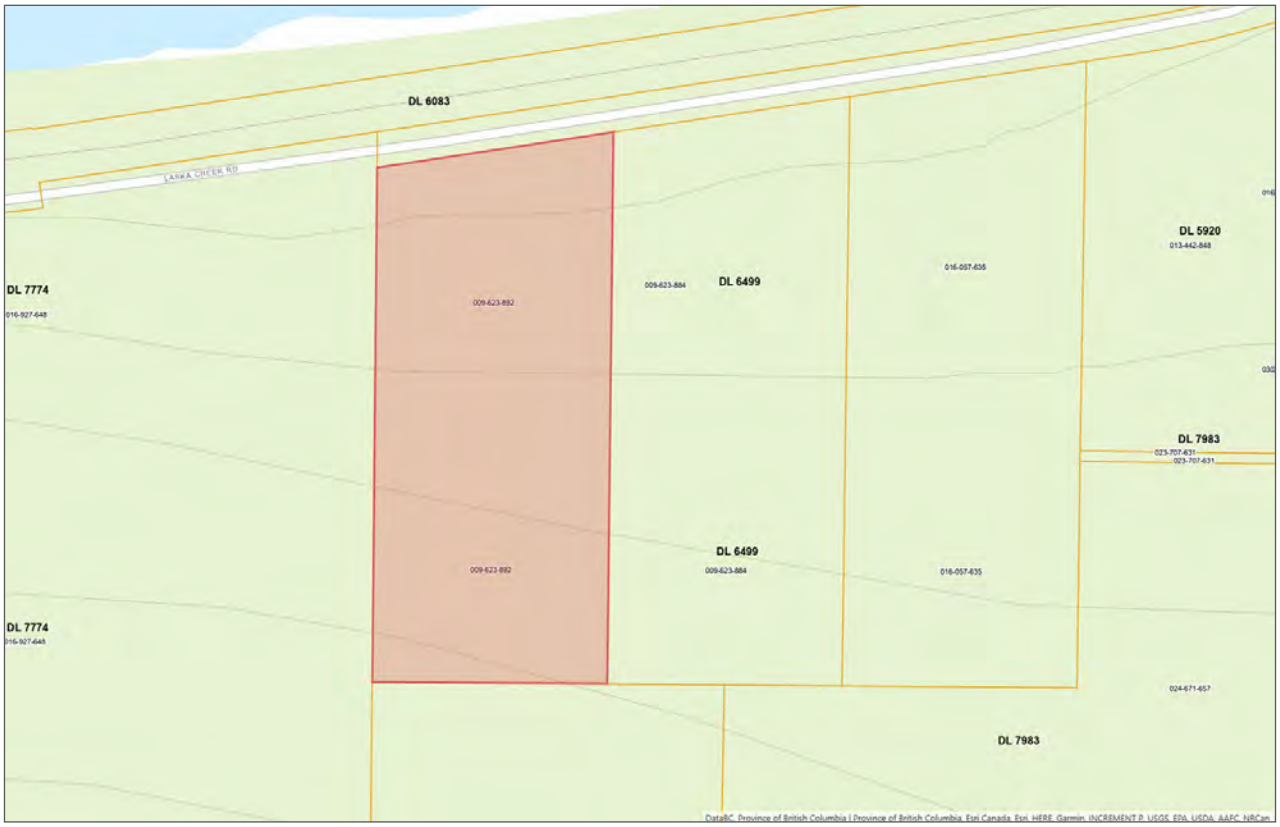
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