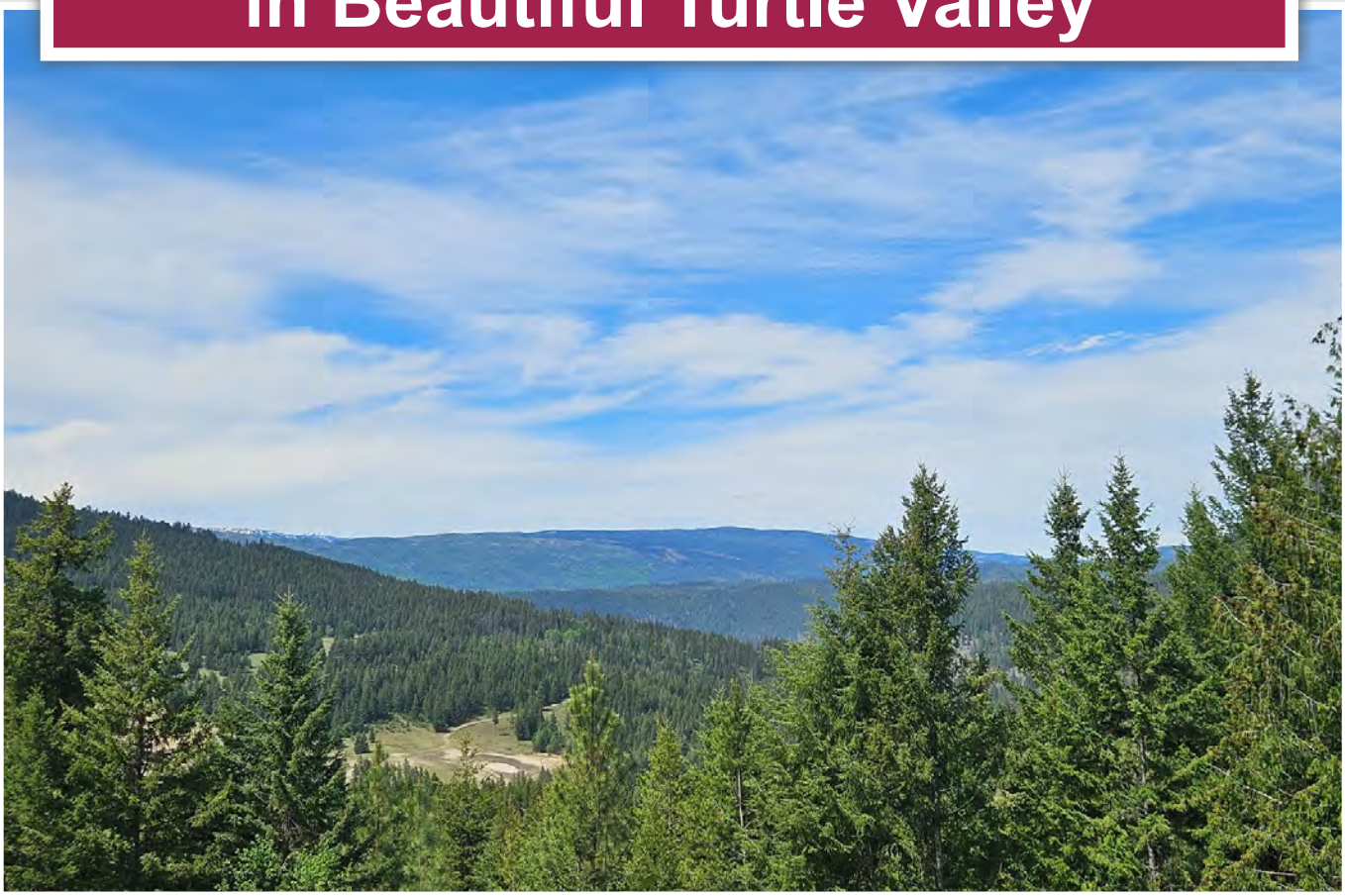
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Private 20-Acre Shuswap Escape in Beautiful Turtle Valley



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Private 20-Acre Shuswap Escape in Beautiful Turtle Valley - Chase, BC

PROPERTY DETAILS

Listing Number:	26145
Price:	$369,000
Taxes:	TBD - newly subdivided
Size:	20 acres
Zoning:	AF-1

DESCRIPTION

Discover an exceptional opportunity to own 20 private acres in the highly sought-after Turtle Valley, located on Hepburn Road just 15 minutes from Chase and the beautiful Shuswap Lake region. This stunning property offers the perfect balance of peaceful rural living, convenient access to amenities, and endless year-round recreation. Surrounded by nature and immersed in forested beauty, the land features lovely open meadows dotted with mature aspen trees, creating a picturesque setting with incredible tranquility and privacy. A strong drilled well producing approximately 55 GPM is already in place, along with power available at the lot line, making this property well-equipped for your future plans. There is also potential additional value in the existing timber, offering future owners added versatility and long-term potential.

A trail winds through the property to an elevated plateau where breathtaking panoramic views await. Multiple potential building sites provide endless possibilities, whether you envision a seasonal recreational retreat, a custom-built forever home, or a private family estate. Turtle Valley is renowned for its abundant wildlife, outdoor recreation, and peaceful atmosphere, with many beautiful farms, acreages, and equestrian properties scattered throughout the surrounding countryside. The area is serviced by an excellent year-round maintained road and school bus route, making it ideal for both full-time living and recreational enjoyment.

Life in the Shuswap is centered around outdoor adventure and a relaxed country lifestyle. Enjoy close proximity to world-class boating, fishing, paddleboarding, hiking, horseback riding, ATVing, snowmobiling, and endless backcountry exploration, all while appreciating the quiet serenity of your own secluded acreage. Despite the peaceful rural setting, the property remains conveniently located approximately one hour to Kamloops and under an hour to Salmon Arm, offering easy access to shopping, dining, healthcare, and everyday amenities. This is a rare opportunity to experience the very best of Shuswap country living in one of the area's most scenic and desirable rural neighbourhoods.

LOCATION

Lot 6B Hepburn Road - Chase, BC

DIRECTIONS

45 minutes from Kamloops towards Chase. Follow Trans-Canada Hwy E/BC-1 E (30 minutes). Turn right on Shuswap-Chase Creek Road, turn left at Skimkin, go over the one lane bridge then right onto Hepburn Road Property is on your right. You can pull into Lot A to park.



AREA DATA

Turtle Valley is one of the most scenic rural valleys in the southern Shuswap, offering a peaceful agricultural landscape of rolling pastures, forested hills, and established ranch and equestrian acreages. It's a community defined by space, privacy, and a relaxed country lifestyle, where wildlife is abundant and the natural surroundings remain largely untouched. The area carries a strong ranching and farming heritage, reflected in its open landscapes and quiet, well-maintained rural roads.

Just minutes away is the welcoming community of Chase, known as the "Gateway to the Shuswap." Chase sits where the South Thompson River meets Little Shuswap Lake and offers an appealing small-town lifestyle with essential amenities including grocery stores, restaurants, cafés, local shops, medical and dental services, a pharmacy, banking, and community facilities. The village is also known for its beautiful lakeside parks such as Memorial Park and Village Park, both offering beach access, picnic areas, playgrounds, and summer community events that bring residents together and highlight the strong local community spirit.

Chase also provides schooling options within the community, including elementary education at École Chase Elementary, and secondary education at Chase Secondary School, both serving local families and contributing to the area's appeal for full-time rural living. Community recreation is supported through local sports fields, curling rink, and active clubs and seasonal events that foster a close-knit and friendly atmosphere.

From Turtle Valley, residents enjoy immediate access to the full Shuswap lifestyle—boating, fishing, swimming, hiking, horseback riding, ATVing, and snowmobiling—while still being within comfortable driving distance to larger centres like Kamloops and Salmon Arm for expanded shopping, healthcare, and services. It's a rare balance of rural serenity, recreation, and convenience in one of the Shuswap's most desirable countryside settings.

Ski Hills in the area include Sun Peaks, Big White and Silver Star, all three are an easy 2-hour drive or less. Vernon is just over an hour away, Kelowna (which has an International Airport) just 2.5 hours away and about 4.5 hours to the Lower Mainland.

VEGETATION

The vegetation in Turtle Valley reflects a classic Interior British Columbia landscape—natural, resilient, and beautifully varied with the seasons. Lower elevations are characterized by open grasslands and native bunchgrasses, often forming wide, sun-drenched meadows that transition into gently rolling pastureland. These open areas are what give the valley its spacious, pastoral feel and make it ideal for grazing, farming, and equestrian use.

Scattered throughout the valley are groves of mature deciduous trees, especially trembling aspen and cottonwood, which create striking contrast against the open fields. In spring and summer, these stands turn lush and green, while in autumn they bring vibrant gold and amber tones that light up the landscape. In the slightly higher and more sheltered areas, you'll find mixed stands of Douglas fir, lodgepole pine, and interior cedar spruce, adding depth, shade, and a more forested character to the terrain.

Understory vegetation is typically natural and low-maintenance, consisting of native shrubs such as Saskatoon, snowberry, wild rose, and juniper, along with seasonal wildflowers that bloom through the warmer months. This blend of open meadow, mixed forest, and native plant life creates a rich ecological setting that supports abundant wildlife and enhances the valley's peaceful, unspoiled rural character.



RECREATION

If you buy this lot in Turtle Valley, you're stepping straight into one of the most naturally active lifestyles in the entire Shuswap region—where recreation isn't something you plan for weekends, it's just part of daily life.

In the warmer months, the nearby Shuswap Lake becomes your playground. Think early morning coffee on the dock, then heading out for a full day of boating through calm coves, sandy beaches, and crystal-clear water that stretches for miles. Wake surfing, paddleboarding, kayaking, fishing, or simply anchoring in a quiet bay for a swim—this is lake life at its best, with endless shoreline to explore and multiple lake arms giving you something new every time you go out.

Back on land, the valley opens up into a massive outdoor recreation network. Right from your doorstep you've got horseback riding trails, ATV routes, hiking paths, and quiet backroads perfect for biking or long scenic walks. In winter, the landscape transforms into a snowy playground for snowmobiling, cross-country skiing, snowshoeing, and cozy evenings tucked into a true rural retreat.

Just minutes away in the community of Chase, recreation continues year-round with a surprisingly active small-town sports scene. The local arena is a hub for hockey—kids' minor hockey, adult leagues, and community tournaments that bring everyone together. There are also ball diamonds, soccer fields, curling, and seasonal sports programs that keep the community engaged and active throughout the year. It's the kind of place where you'll recognize faces in the stands and the whole town feels connected through sport.

And when you want more adventure or amenities, you're within easy reach of Kamloops and Salmon Arm, both offering expanded recreation, events, and facilities—while you still return home to complete peace, space, and nature.

It's the rare combination of lake life, backcountry adventure, and small-town community sport—all wrapped into one lifestyle that feels both active and deeply grounded.

MAP REFERENCE

50°47'18.47"N and 119°38'28.90"W

INVESTMENT FEATURES

- Large 20-acre private holding in a highly desirable and tightly held rural valley with strong long-term land value retention
- Excellent water source with a drilled well producing approx. 55 GPM, a major asset for residential, agricultural, or future development use
- Power at the lot line, reducing initial development costs and making building significantly easier
- Multiple potential building sites, including an elevated plateau with panoramic views—ideal for a custom home, estate, or future expansion
- Usable land with mixed terrain, including open meadow and treed areas, offering flexibility for farming, livestock, or equestrian use
- Timber value potential, providing additional future resource or revenue opportunity
- Strong equestrian and agricultural region, with surrounding properties supporting long-term rural land demand and lifestyle appeal
- Year-round maintained road access, improving usability, access, and long-term resale value
- School bus route service, making the property viable for full-time family living, not just recreational use
- Proximity to key markets and recreation hubs, including Chase, Kamloops, and Salmon Arm, supporting both lifestyle appeal and resale strength
- Access to the Shuswap recreational economy, including boating, tourism, and seasonal activity around Shuswap Lake
- Low-density, nature-protected setting, preserving privacy and reducing overdevelopment risk, which supports long-term scarcity value

SERVICES

- BC Hydro at the lot line
- Drilled well

LEGAL

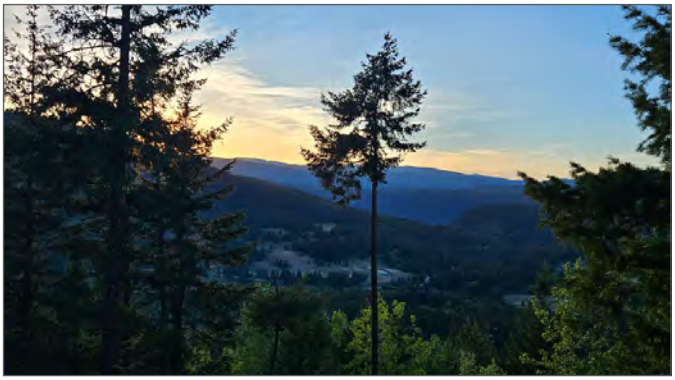
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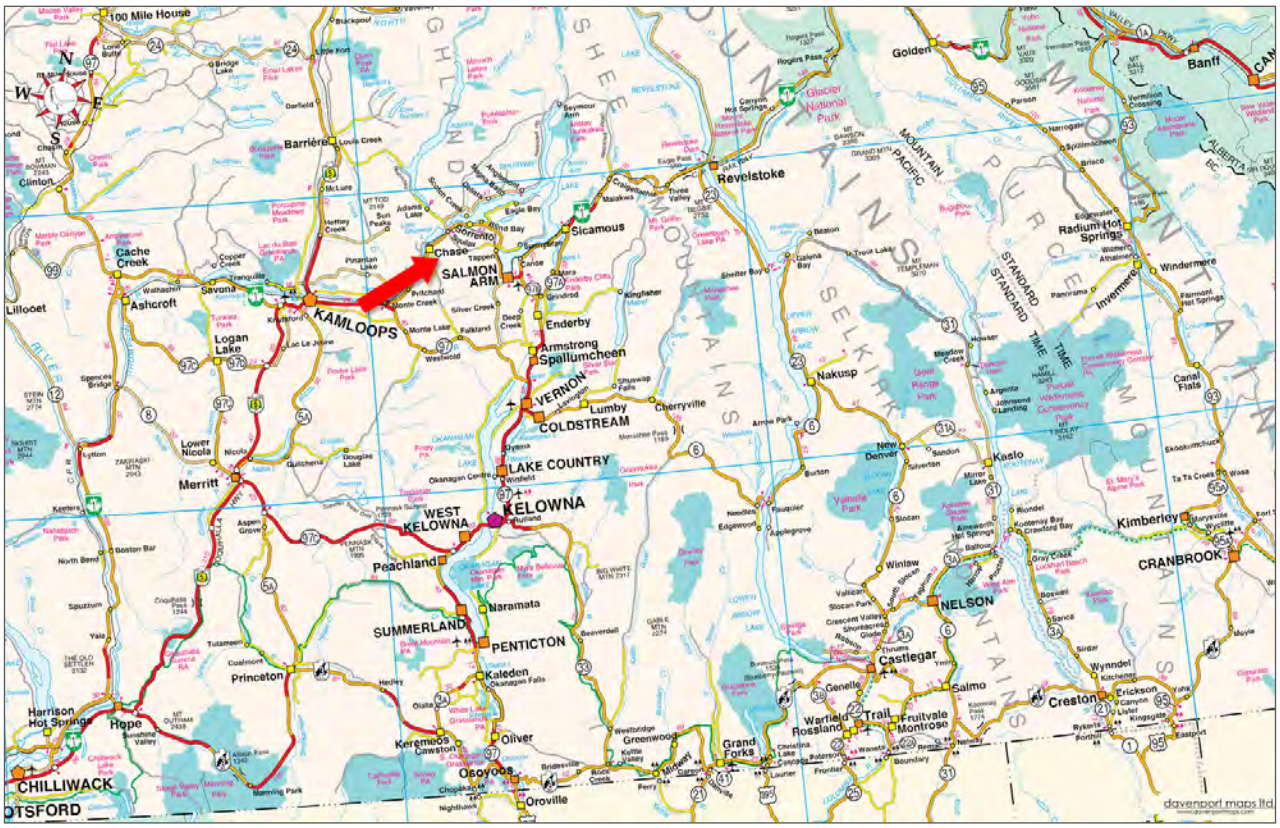


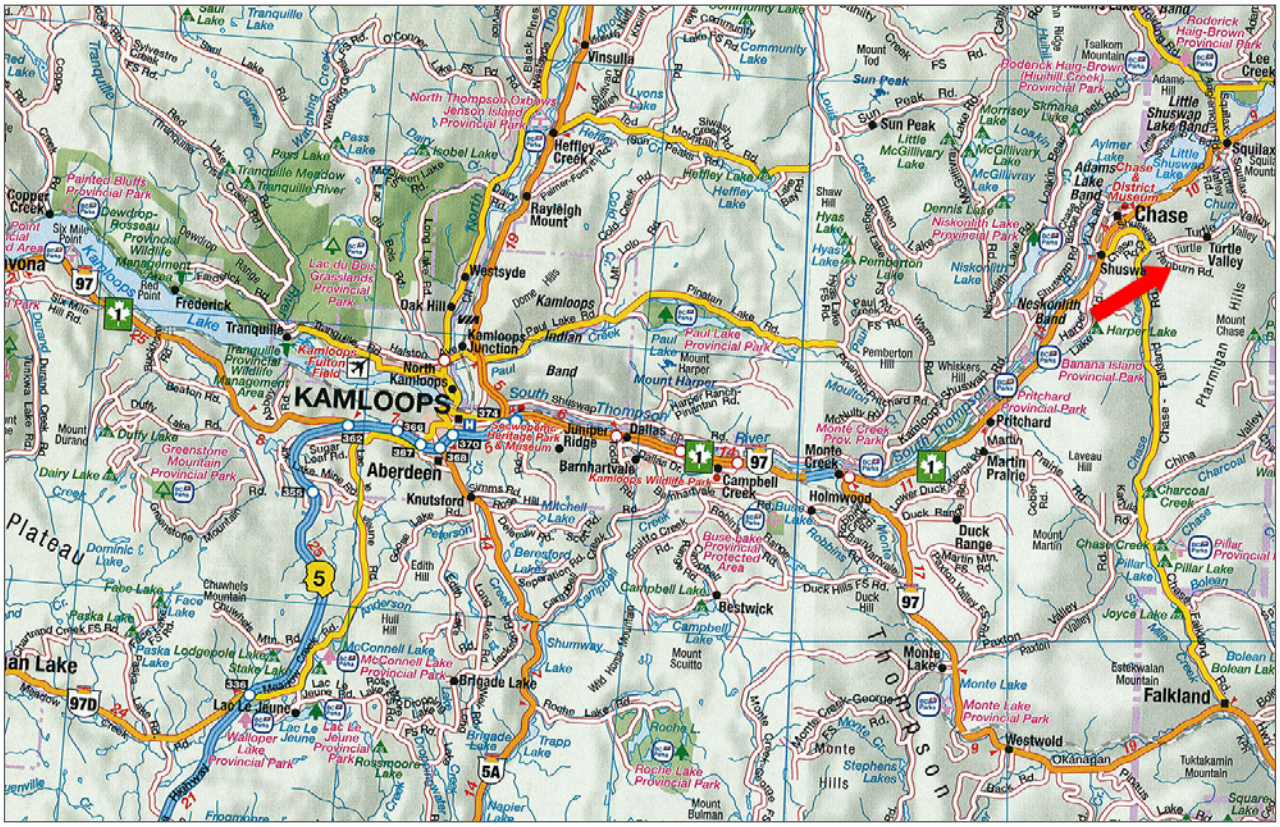






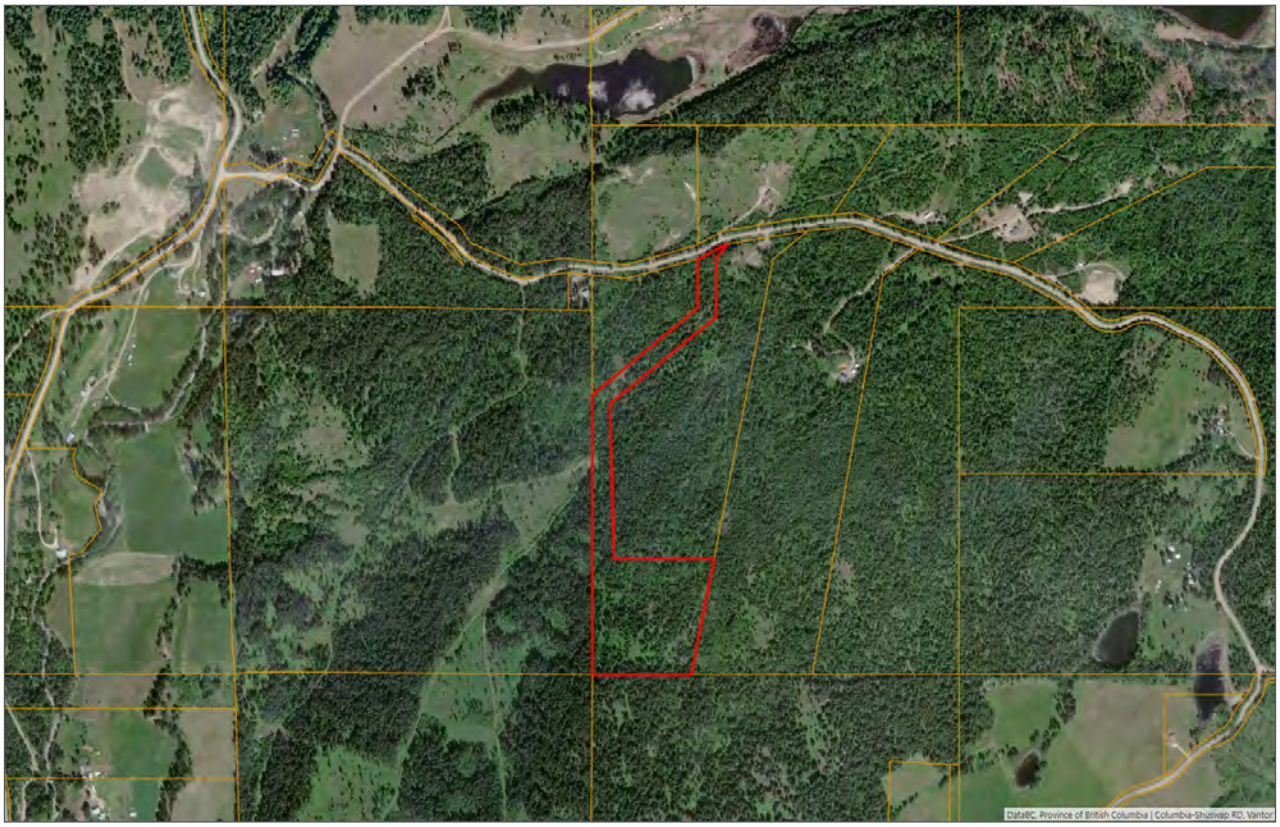

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Richmond
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Nanaimo
Kamloops
Kelowna
Vernon
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Princeton
Chase
Sicamous
Revelstoke
Golden
Calgary
Banff
Jasper National Park
Strait of Georgia
Ocean

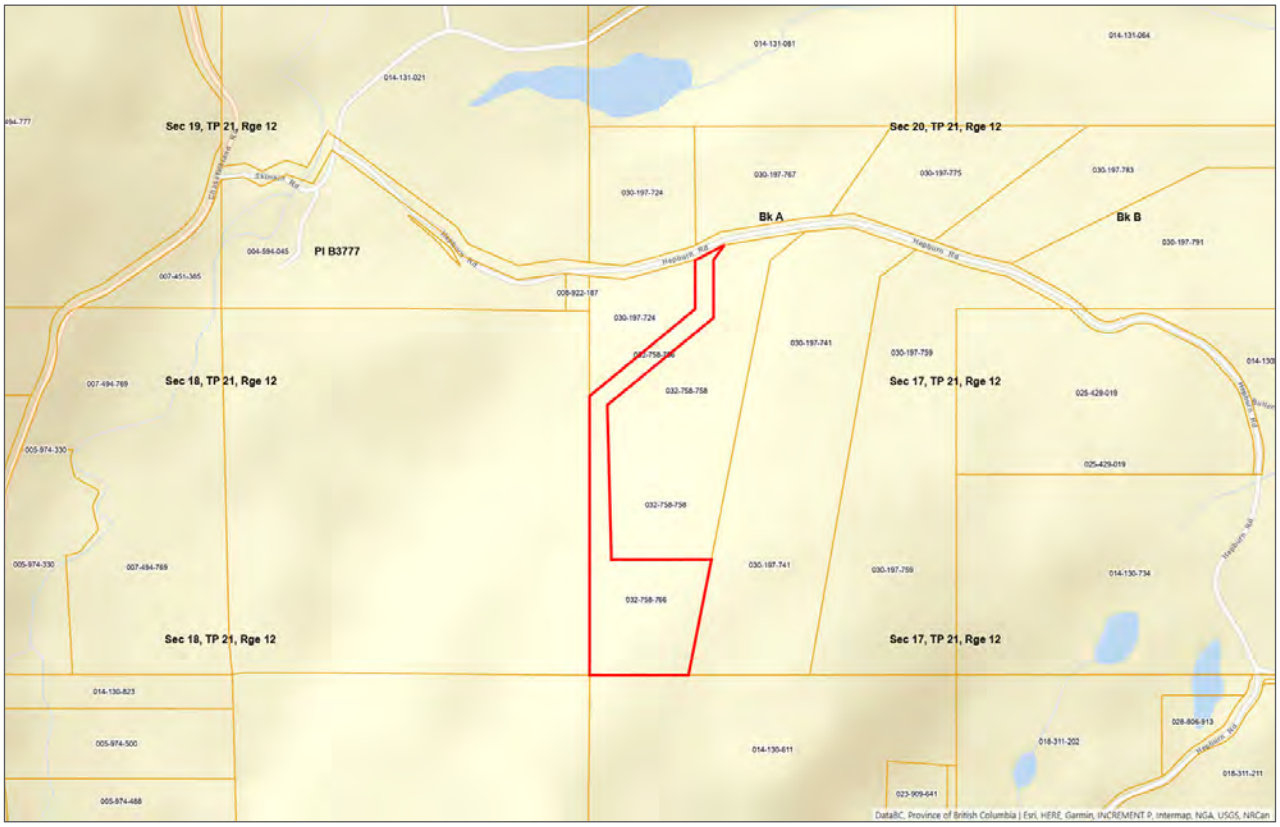

KAMLOOPS
SALMON ARM
Chase
Sicamous
Revelstoke
Golden
Banff
VERNON
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
SUMMERLAND
PENTICTON
Naramata
Princeton
Merritt
Lillooet
Ashcroft
Cache Creek
Clinton
100 Mile House
Barrière
Enderby
Armstrong
Spallumcheen
Lumby
Nakusp
Kaslo
NELSON
Castlegar
Trail
Rossland
Fruitvale
Montrose
Creston
Kimberley
CRANBROOK
Invermere
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Windermere
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Osoyoos
Keremeos
Grand Forks
Greenwood
Midway
Hope
Harrison Hot Springs
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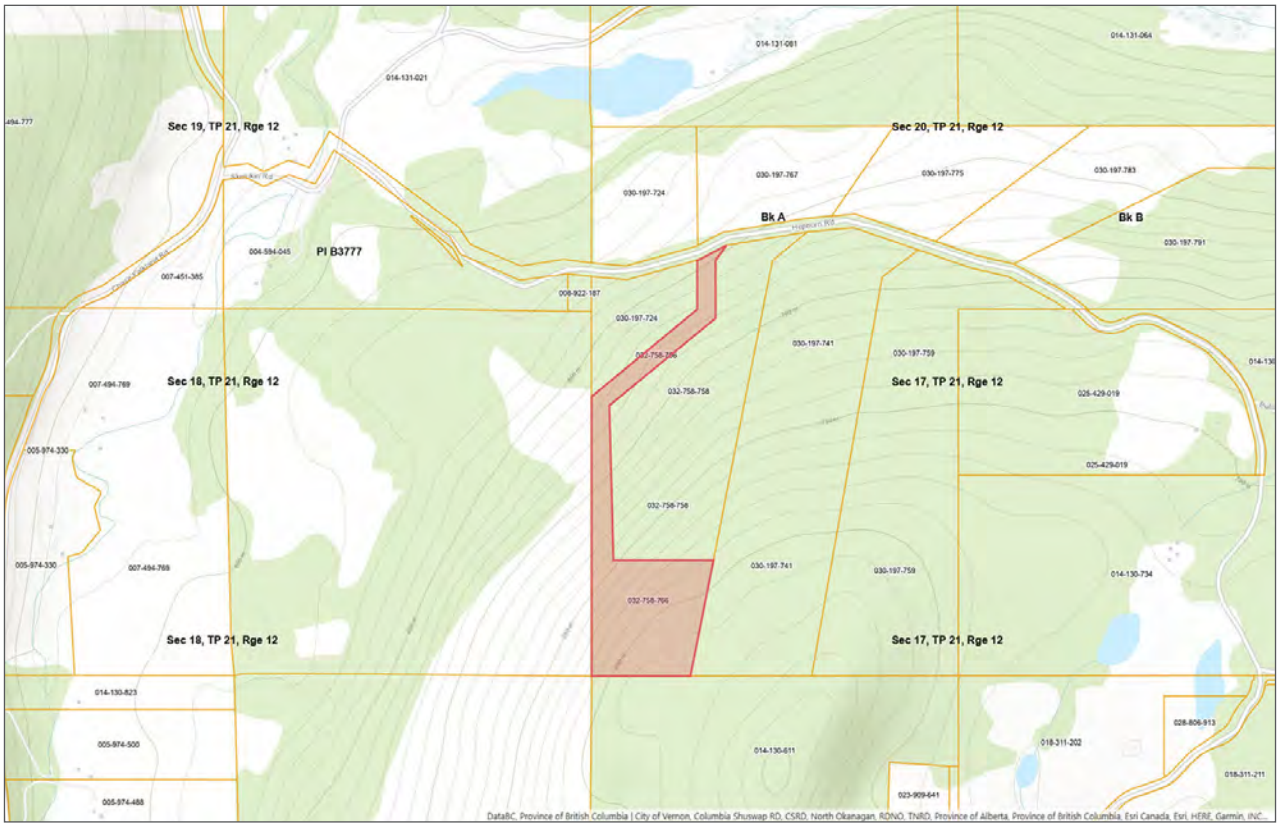

KAMLOOPS
Aberdeen
Westsyde
Dallas
Juniper Ridge
Barnhartvale
Campbell Creek
Bestwick
Knutsford
Tranquille
Frederick
Dufferin
Vinsulla
Heffley Creek
Rayleigh
Sun Peak
Chase
Shuswap
Turtle Valley
Pritchard
Monte Creek
Holmwood
Duck Range
Martin Prairie
Falkland
Westwold
Monte Lake
Brigade Lake
Lac Le Jeune
Plateau
Thompson


Celista
Eagle Bay
Lee Creek
Scotch Creek
Blind Bay
White Lake
Sun Peaks
Whitecroft
Squilax
Sorrento
Notch Hill
Balmoral
Carlin
Chase
Turtle Valley
Shuswap
Tappen
Canoe
Pinantan Lake
Salmon Arm
Pritchard
Martin Prairie
Ranchero
Monte Creek
Holmwood
Duck Range
Deep Creek
Silver Creek
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Chase
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