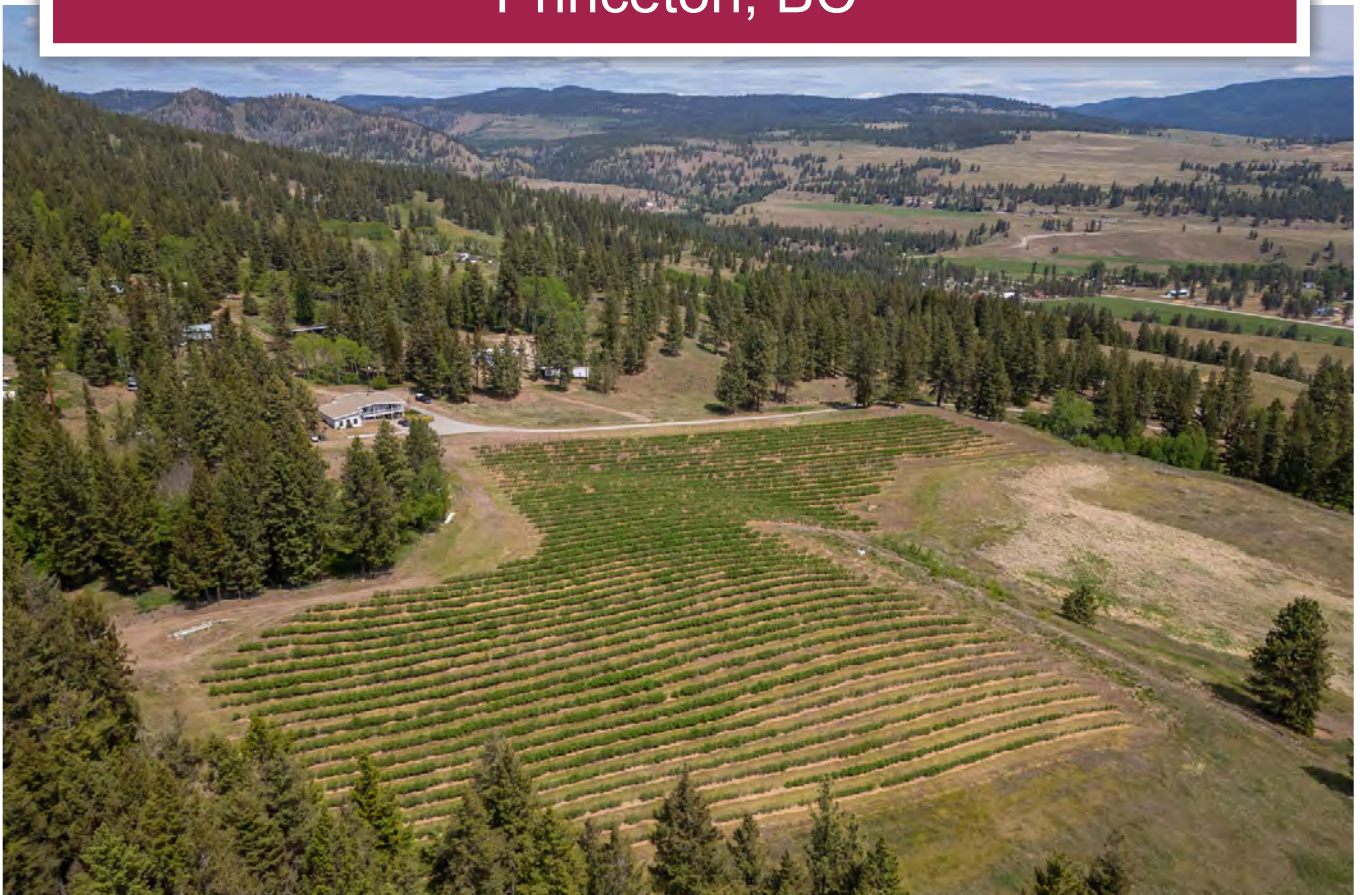




Private Farm Estate with Orchard
Princeton, BC



www.landquest.com

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Private Farm Estate with Orchard

Princeton, BC

PROPERTY DETAILS

Listing Number:	25146
Price:	\$1,590,000
Taxes (2025):	\$2,223.70
Size:	145.07 acres
Zoning:	AG3

DESCRIPTION

Located only 6 km from downtown Princeton on a quiet, paved, no through road sits 145 acres with excellent privacy and sensational views. Properties of this size in close proximity to town are exceptionally rare. The town of Princeton is known for having 40 lakes within 40 minutes, and the KVR trail is only a few minutes away from the property. Well treed, the property has almost a parklike setting with trails throughout for quadding, hiking or horseback riding. You won't go a day without bumping into the deer and other wildlife that call this property home. The property also has two creeks, one is seasonal and the other runs year-round through a beautiful, shaded valley lined by towering cedar trees. Cedar trees are a rarity in this semi-arid climate and are coveted in the area.

12 acres are fully deer fenced with 6 acres of planted haskap berries. This mature 7-year-old orchard produces 15,000-18,000 pounds a year. The owners have been selling their berries annually to local buyer, although the property presents an incredible opportunity to establish an estate winery. If you haven't tried haskap wine, you should put this on your to-do list. All equipment needed to operate the orchard is available from the seller

separately, in addition to a variety of wine making equipment such as wine vessels etc.

Anybody that owns a farm realizes the importance of water. Water is life and this property has life. The property comes with both a domestic and irrigation water licence. In addition to the water licences, there are three other wells, one high output well for irrigation purposes and two others for household water. The water system for this property has been methodically developed and is one of the best-selling features.

Fully fenced, this property can support horses and a variety of other livestock. The property borders Crown land on the west side and the southern boundary is bordered by Nature's Conservancy lands providing a high level of peace, quiet and privacy. The fact that the Nature's Conservancy felt the land is important enough to protect should tell you something. You also have direct access on to the adjacent Crown land for ATV and, sledding, hunting, horseback riding and any other outdoor pursuits. Are literally hundreds of kilometres of logging and trails roads to explore.

Outbuildings include a barn structure for animals or storage and several other open structures providing ample covered storage for equipment. There's also a large woodshed to hold your fire wood supply. There is a fully serviced, attached shop with cinderblock construction for your hobbies. There's a large fenced garden with raised beds for you to grow your own vegetables and several fruit trees that bare fruit annually. The climate in this area is excellent for growing almost anything and is the perfect property for self-sufficient living. A real gem is the gazebo at the top of the property that gives awesome views across the valley.



The main house is a 2,107 square foot home with main floor and basement. The home has two bedrooms up and two bedrooms down, with 3 bathrooms and a large attached shop. Well serviced, the home can be heated by forced air oil furnace, or by the outside wood fired wood boiler. The house has newly installed larch hardwood floor on the main floor and great covered decks to relax on and take in those warm summer nights.

Another significant bonus is the property also has an additional fully serviced building site with power, sewer and water for a second home. The location of the site is situated so that it is totally private and not seen from the main house. In addition to this second potential homesite there is also approximately 11 acres of flat property with exceptional views on the east side of Cedar Creek Road that holds good potential for a building site or orchard expansion.

Properties such as this do not come up for sale often in the Princeton area. Please contact the listing agent today for more information or to book a time to go by for a look.

LOCATION

615 Cedar Creek Road - Princeton, BC

DIRECTIONS

Head north from Princeton up Highway 5A for just over 6 km. Turn left up Cedar Creek Road and follow to 615 Cedar Creek Road.

AREA DATA

What's most loved and appreciated by those who live in Princeton is the sense of space and freedom it offers. The wide-open surroundings, fresh air, and quiet evenings contribute to a lifestyle that feels far removed from the rush of urban life. Residents often speak highly of the town's safety, its unpretentious atmosphere, and the friendliness of the people who call it home. Whether gathering at local diners, attending small-town events, or just chatting at the post office, there's a noticeable warmth in the everyday social fabric. The connection to local history and tradition also runs deep; people care about preserving what makes the town unique and have a sense of stewardship over their community and environment.

Princeton offers a lifestyle rooted in simplicity, natural beauty, and strong community values. With a population that sits just over 2,800 residents, it's often described as a town where people know their neighbours, and where a slower, more grounded pace of life is appreciated. Locals take pride in the town's history and its connection to the land, with generations of families having lived there, many tied to forestry, mining, and ranching. There's a shared sense of resilience and independence among the people, shaped by the rural landscape and the necessity of self-reliance in a smaller community.

Nearby Merritt is about 90 kilometres to the north and takes just over an hour to reach via Highway 5A. Though smaller than Kelowna or Penticton, Merritt offers additional services and access to the Coquihalla Highway.

Kelowna is about 140 kilometres northeast of Princeton, with a drive time of around 1 hour and 45 minutes via Highway 97C. This is one of the closest major centres and is a common destination for shopping, medical appointments, or air travel.

VEGETATION

Princeton features a mix of dry interior forest and grassland vegetation, with stands of ponderosa pine, Douglas fir, and lodgepole pine common in the surrounding hills. Sagebrush, bunchgrass, and wildflowers occupy the drier, open areas, reflecting the region's semi-arid climate.

RECREATION

The town is a gateway to outdoor activities year-round, with locals and visitors taking full advantage of its rivers, lakes, forests, and mountains.

The Similkameen and Tulameen Rivers are central to the town's recreation scene, drawing kayakers, canoeists, and gold panners. During the warmer months, tubing down the river is a beloved pastime,



particularly for families and locals looking to cool off in a scenic setting.

For hiking and trail exploration, the Kettle Valley Rail Trail is one of the crown jewels in the area. This former railway line, now part of the Trans Canada Trail network, passes directly through Princeton and continues west through Tulameen and east toward Summerland. It's used for hiking, biking, horseback riding, and in winter, snowshoeing and snowmobiling. The section through the Tulameen River valley is accessible for a range of skill levels and offers particularly striking views!

China Ridge Trails, located just a short drive outside town, provides an expansive network of multi-use trails that are very popular with cross-country skiers and snowshoers in the spring. Manning Park Resort is the nearest full-service ski resort to Princeton, offering a solid variety of winter activities. Apex Mountain Resort provides a more expansive skiing experience for those willing to travel a bit further, while the China Ridge Trails offer excellent cross-country skiing opportunities right near Princeton.

Fishing is one of the most cherished activities in the Princeton area. The region is dotted with well-known lakes such as Allison Lake, which is located just north of the town and is a favorite for both fishing and camping. Chain Lake, situated

northeast of Princeton, is another popular trout fishing destination. Otter Lake, located in nearby Tulameen, is both a recreational hotspot and a peaceful place for boating, swimming, and family picnics.

HISTORY

Historically, Princeton has been known for its roots in mining and forestry. Copper and coal were both significant to its development in the late 19th and early 20th centuries, with copper being the more dominant resource. The name "Princeton" was officially adopted in 1860 in honour of Prince Edward, the Prince of Wales at the time.

The town also holds a notable position as one of the earliest established communities in the British Columbia interior, with colonial trails and wagon roads linking it to the Lower Mainland and the Okanagan. The Kettle Valley Railway, constructed in the early 1900s, also passed through Princeton and played a crucial role in its economic development. Though the railway is no longer in operation, remnants such as bridges and routes remain visible today. Architecturally, Princeton retains some historic structures, and its downtown core reflects the layout of a frontier town that grew steadily with mining booms. The Princeton Museum holds a large collection of artifacts that chronicle the town's mining past and settlement history. The area is well-known among collectors and geologists for its fossil beds, including the Princeton Chert, which contains Eocene-era plant and insect fossils of significant scientific interest. This geological richness has made Princeton a point of interest for paleontologists and researchers over the years.

MAP REFERENCE

49°30'57.34"N and 120°31'46.57"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Cell service
- Septic
- Drilled well
- Domestic water licence
- Irrigation water licence

IMPROVEMENTS

The main house is a 2,107 square foot home with main floor and basement. The home has two bedrooms up and two bedrooms down, with 3 bathrooms and a large attached shop.

Fully serviced building site with power, sewer and water for a second home. The location of the site is situated so that it is totally private and not seen from the main house.

Outbuildings include a barn structure for animals or storage and several other open structures providing ample covered storage for equipment. There's also a large woodshed to hold your fire wood supply. There is a fully serviced, attached shop with cinderblock construction for your hobbies.

LEGAL

DISTRICT LOT 3782 KAMLOOPS DIVISION YALE
DISTRICT EXCEPT PLANS 41519 AND H9024

PID 013-191-829

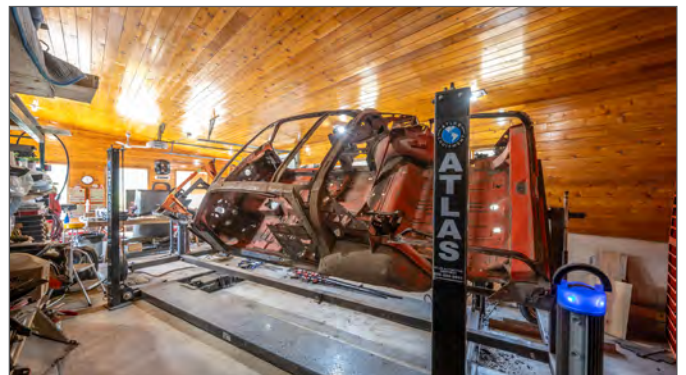


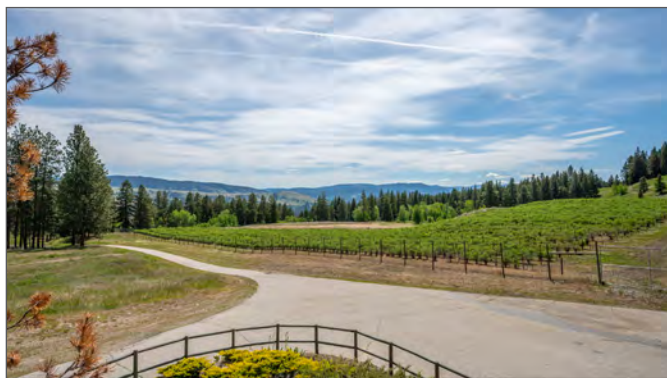




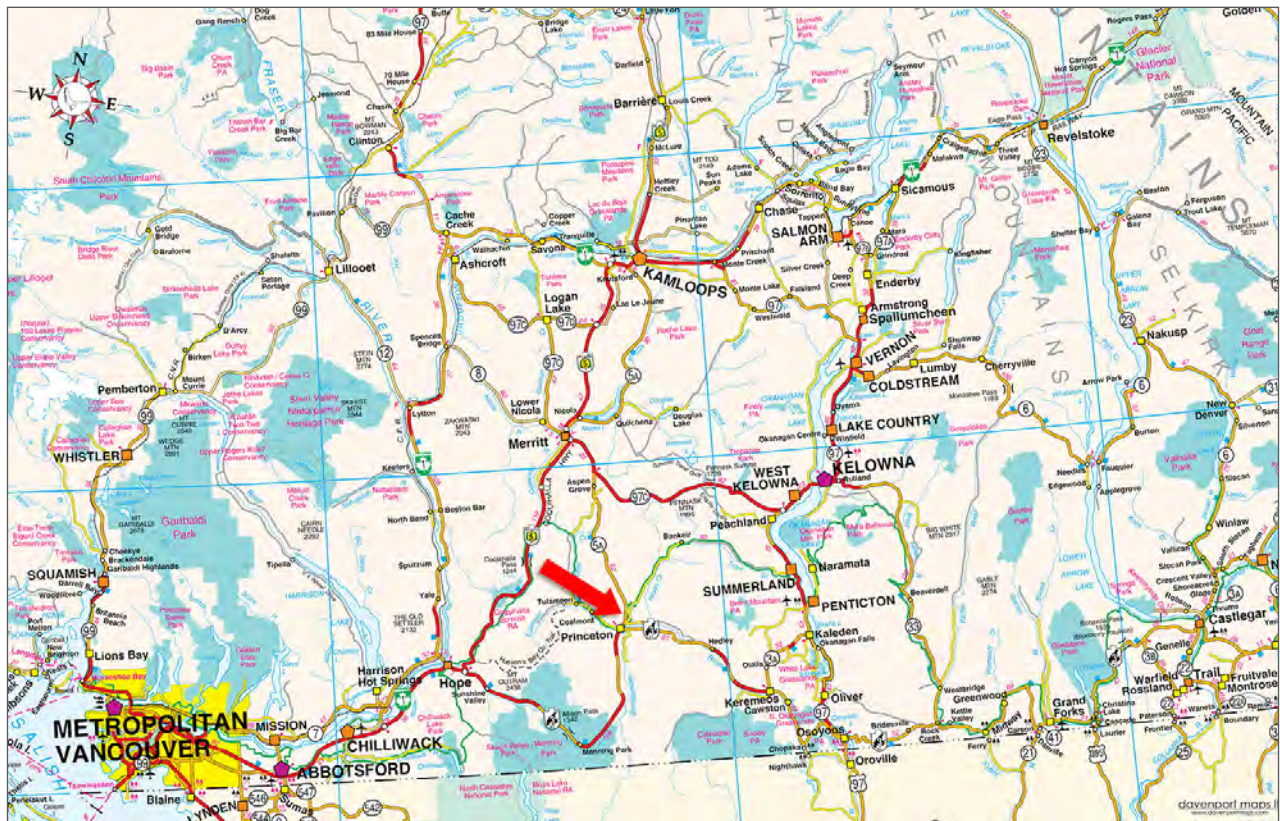


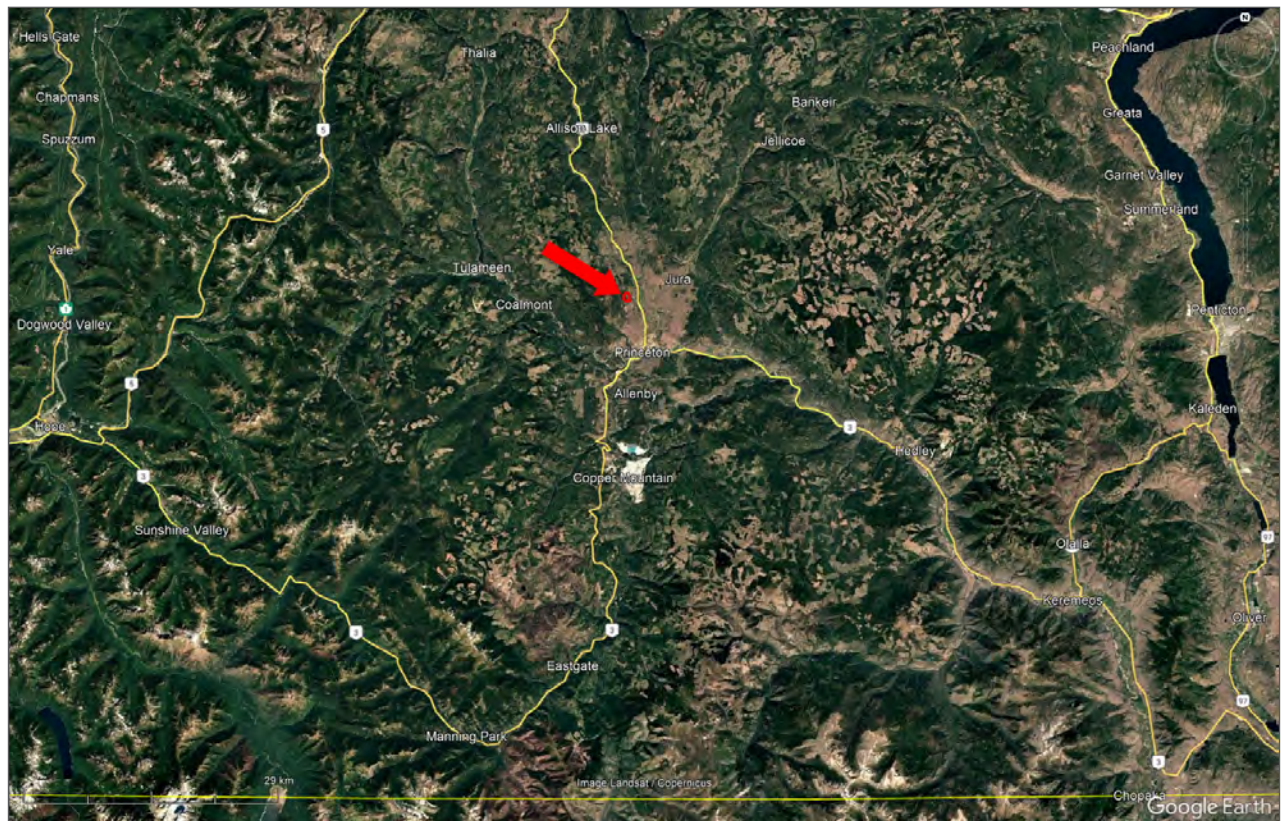
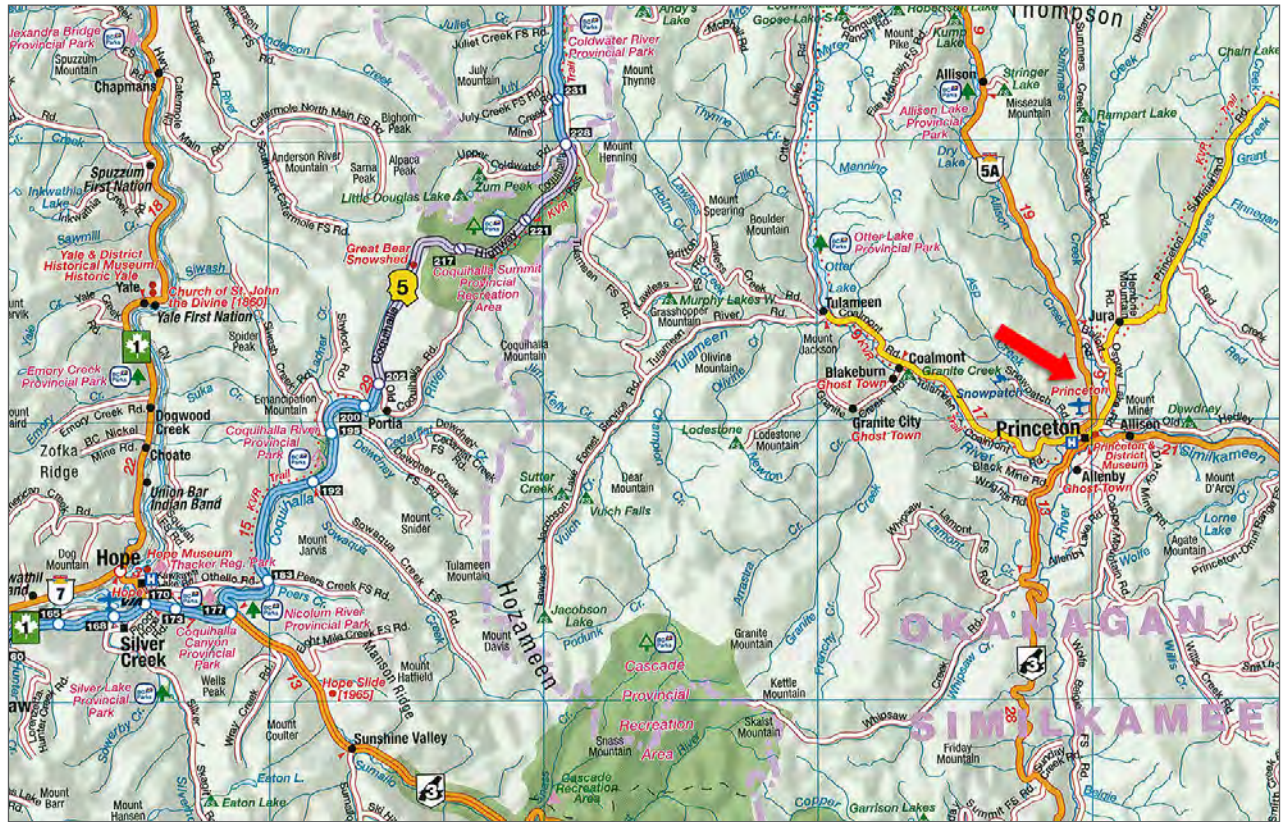


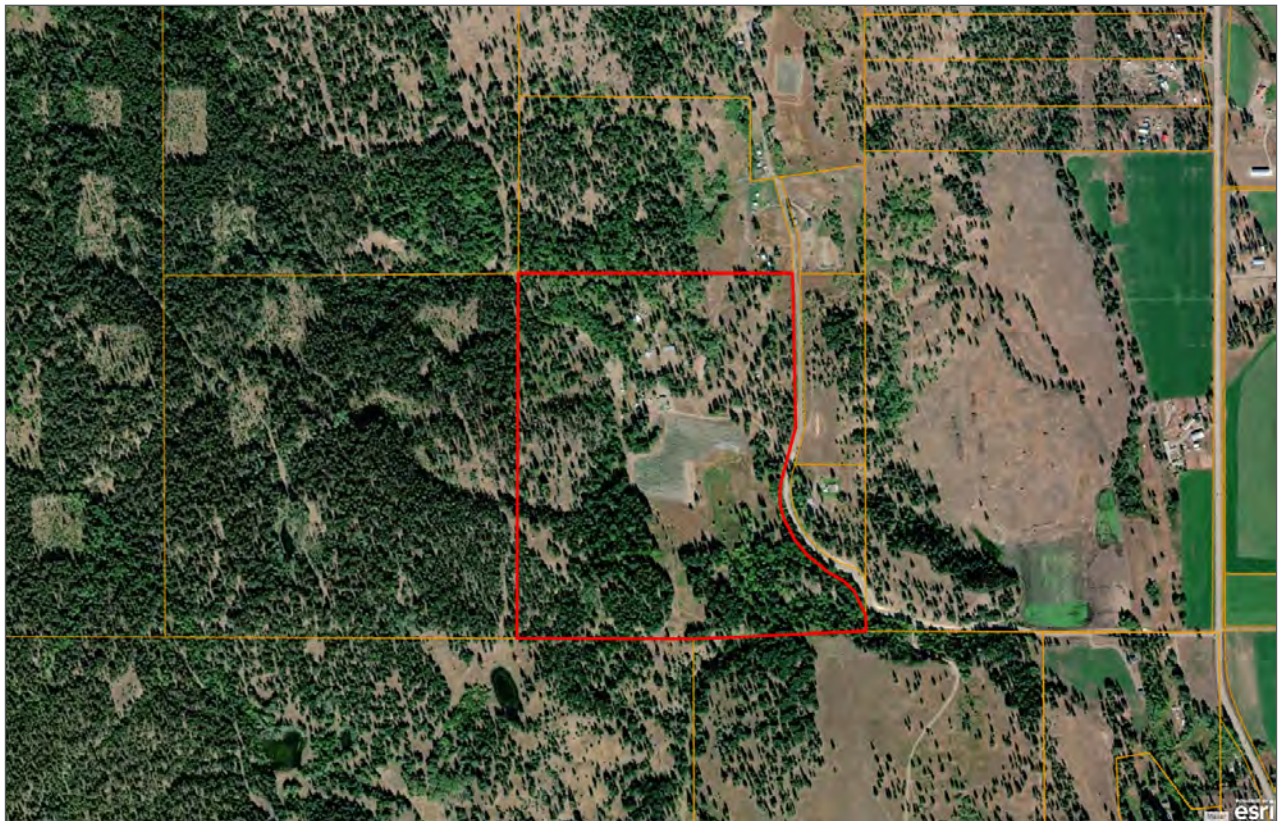
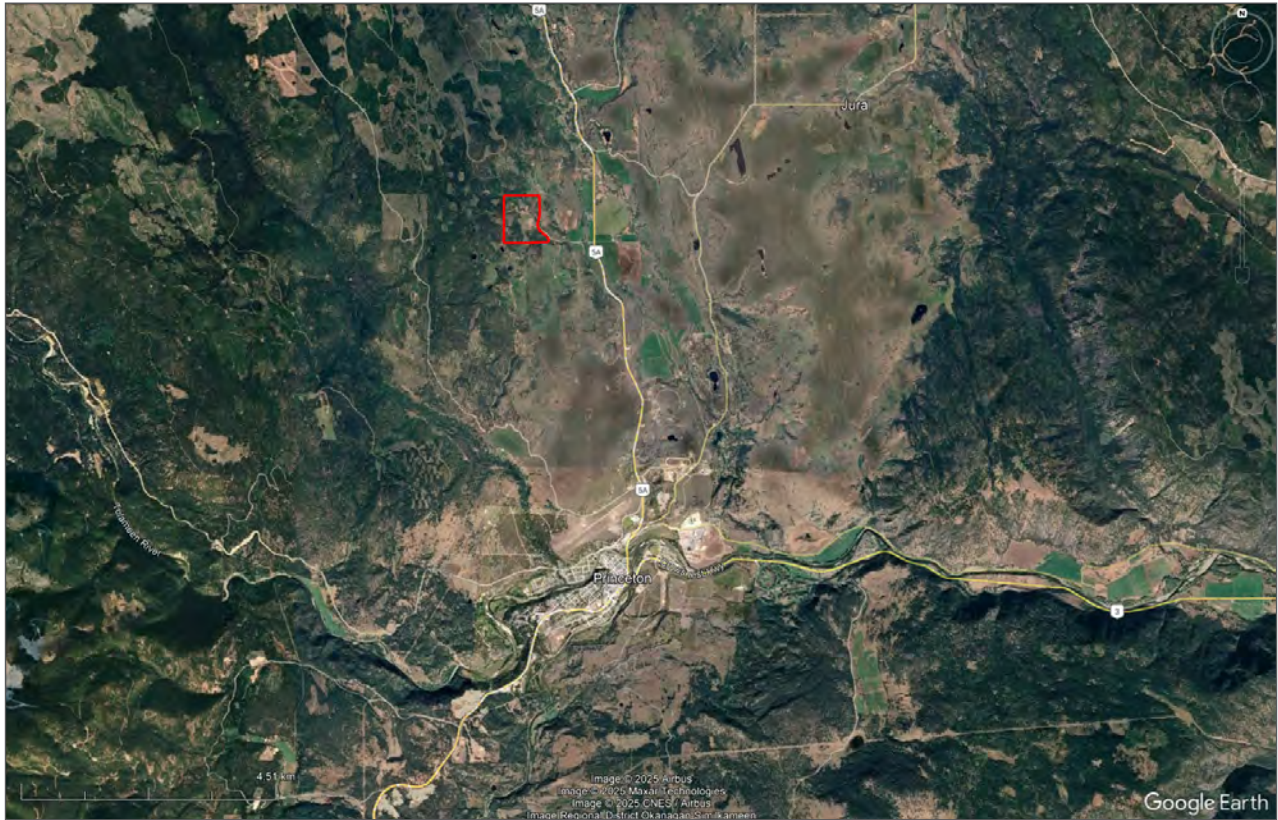


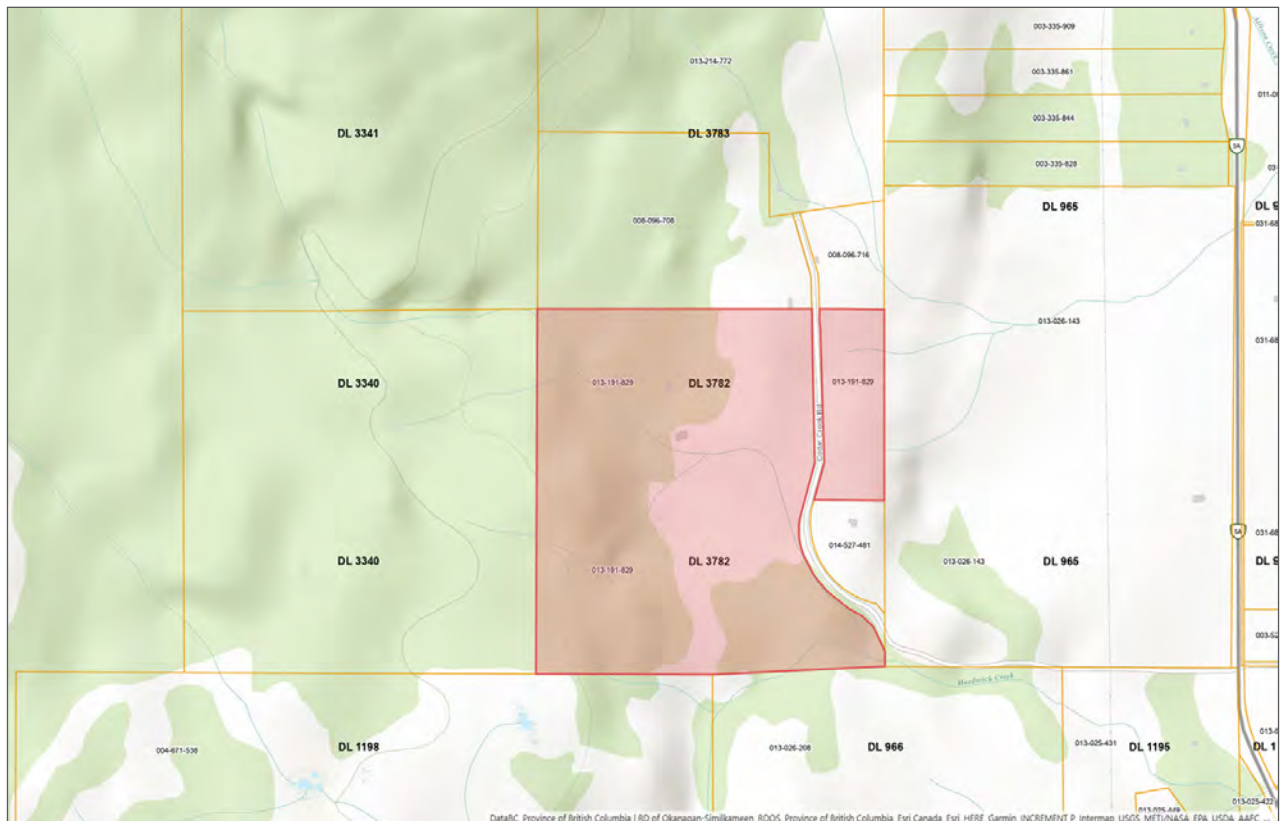
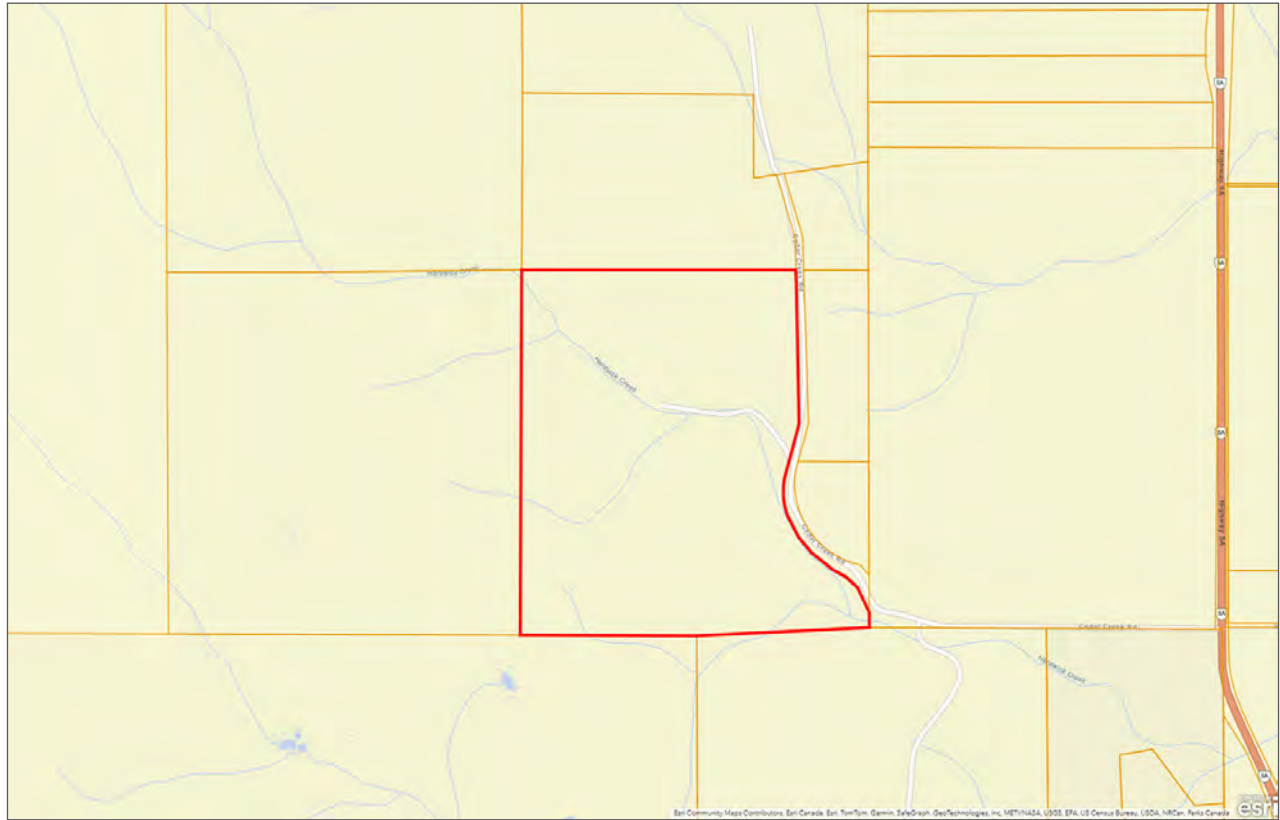












[illegible]



Marketing British Columbia to the World®



www.landquest.com



Sam Hodson

Personal Real Estate Corporation

President

sam@landquest.com

(604) 809-2616

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.