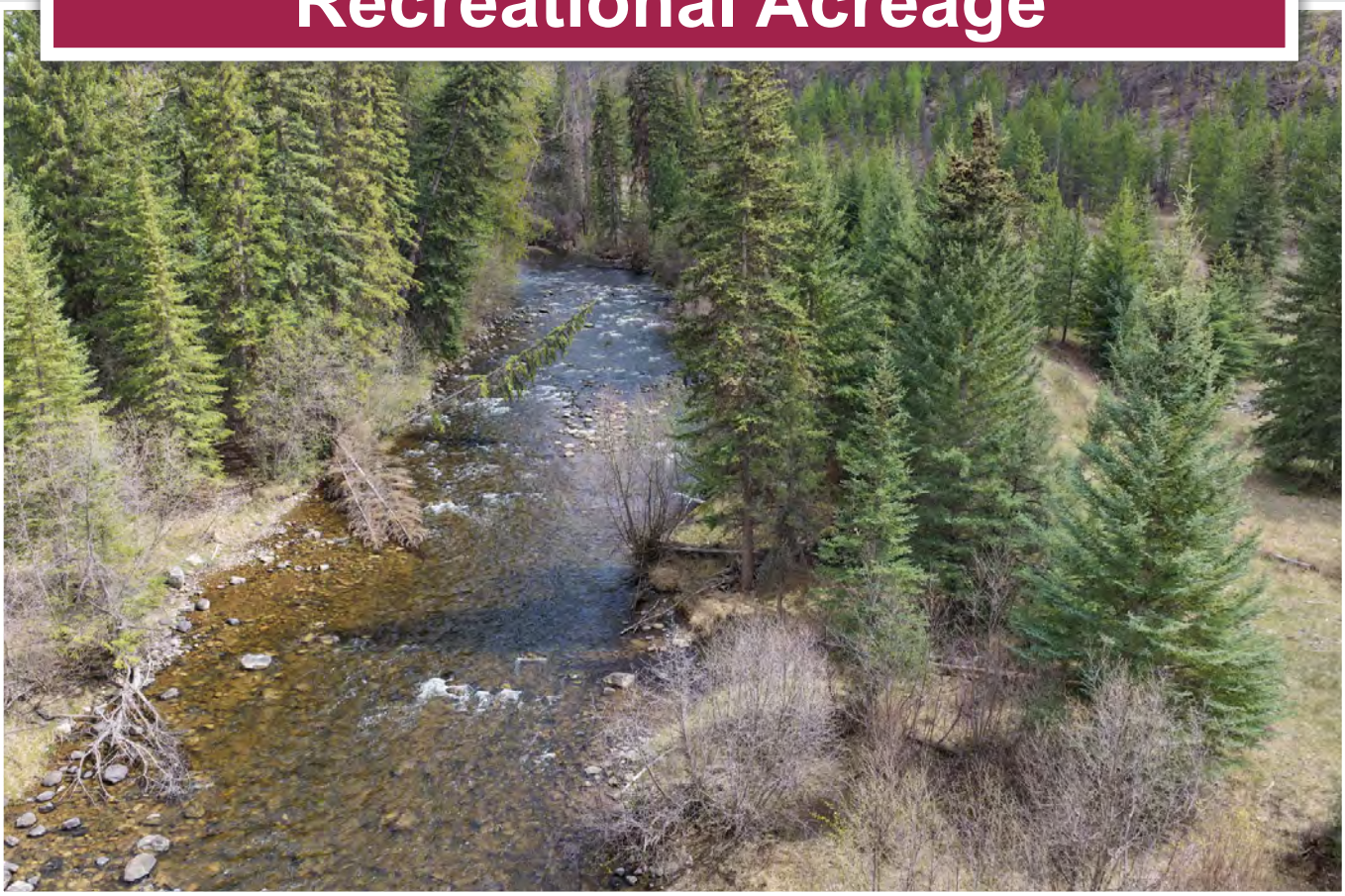
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Affordable Riverfront Recreational Acreage

Rural Clinton, BC

PROPERTY DETAILS

Listing Number:	26068
Price:	$349,000
Taxes (2025):	$1,753.29
Size:	160 acres
Zoning:	RL-1

DESCRIPTION

Located northeast from Clinton, this 160-acre riverfront property is exactly what you have been waiting for. The perfect affordable recreational escape with great fishing, hunting, snowmobiling, ATVing and horseback riding all right on your doorstep. The riverfront area is well treed with the balance of the acreage a mixture of open pasture land and timber pockets. Certain sections of the acreage were affected by the 2017 Elephant Hill Wildfire, but the charm and beauty of the land remains.

Leave behind the hustle and bustle of urban living and uncover your secluded wilderness haven. Situated beside the scenic Bonaparte River, this estate provides a refuge for anyone craving serenity, seclusion, and a deep bond with the outdoors. Picture starting your days along the riverbank, exploring wooded paths on an ATV, casting lines into pristine waters, or just basking in the calm that envelops you. This is the perfect property to build your off-grid cabin and cozy up next to a roaring fireplace, tune into the gentle calming sounds of the river, and gaze at the brilliant stars lighting up the unpolluted night sky.

Access is primarily year-round via a maintained forestry road, with the final stretch offering a quiet, secluded approach that ends right at your property line—no through traffic, just privacy and nature. The seller is in the process of registering an easement on the property to provide access to the neighboring 160 acres, where a sale can complete as soon as the easement is registered. Whether you picture it as a simple hideaway, a family escape, or a launchpad for wilderness explorations, this land embodies the ultimate British Columbia backcountry way of life. Seize the opportunity to claim your slice of heaven—your exclusive nature sanctuary is ready.

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

LOCATION

DL 3848 Hutchison Road - Clinton, BC

DIRECTIONS

Please see mapping section of this listing.

AREA DATA

Clinton's local vibe is quiet and community-focused, with a steady, small-town pace. Residents tend to be long-term, and there is a strong sense of familiarity among neighbours. The area appeals to those looking for a simpler lifestyle with lower overhead, less congestion, and a practical approach to daily living. It is a smaller community in the South Cariboo region, positioned along Highway 97 roughly midway between larger centres such as Kamloops and Williams Lake. With a population of under 700 residents, it functions as a local hub for

the surrounding rural and ranching areas, providing day-to-day services to both residents and travellers moving through the corridor.

Amenities are modest but cover essential needs. The community includes a K-12 school, health centre, ambulance service, and RCMP presence, along with basic retail, fuel, and grocery options. There are also local businesses, small shops, and services that support both residents and nearby rural properties. While most daily necessities are available within the village, more extensive shopping, healthcare, and professional services are typically accessed in nearby Williams Lake or Kamloops.

Clinton offers a straight-forward lifestyle with essential services in place, making it a practical option for those prioritizing space, affordability, and a slower pace.

RECREATION

Folks enjoy fishing, boating, and paddling on nearby lakes such as Kelly Lake and Big Bar Lake, along with camping and day-use areas that are easily accessed from town. Hiking, horseback riding, and exploring backroads are common in the warmer months, while winter brings snowmobiling and cross-country skiing across open terrain and forested areas. The landscape supports a steady, year-round outdoor lifestyle without the need to travel far.

About an hour drive north to Williams Lake the options with a wider network of trails, lakes, and managed recreation sites. Scout Island Nature Centre is a well-known local spot for walking trails and birdwatching close to town, while Bull Mountain Recreation Area offers biking and hiking trails with views over the surrounding landscape. Chimney Lake Provincial Park is another popular destination for camping, boating, and fishing during the warmer seasons.

Driving about 1.5 to 2 hours south to Kamloops, you'll find awesome hiking and biking trails at Lac du Bois Grasslands Protected and Kenna Cartwright Park. If you want to swim, paddle or camp, Paul Lake Provincial Park is a popular spot. These nearby centres add variety for those looking to access more established recreation areas while still enjoying a quieter home base.

HISTORY

In the 1860s, Clinton was known as a key stop along the Cariboo Wagon Road during the Cariboo Gold Rush. Its locale made it an important staging point for miners, freight wagons, and travellers heading north, and it quickly grew into a busy service centre with hotels, supply stores, and transport operations supporting movement through the region.

As gold activity declined, the community shifted toward ranching, agriculture, and serving surrounding rural properties. Its role as a service stop along Highway 97 helped maintain steady activity over time, and many of the original buildings and layout still reflect its early roots as a transportation and supply hub.

MAP REFERENCE

51°15'6.17"N and 121° 7'42.79"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

None - vacant land

LEGAL

DISTRICT LOT 3848, LILLOOET LAND DISTRICT

PID 013-360-035



















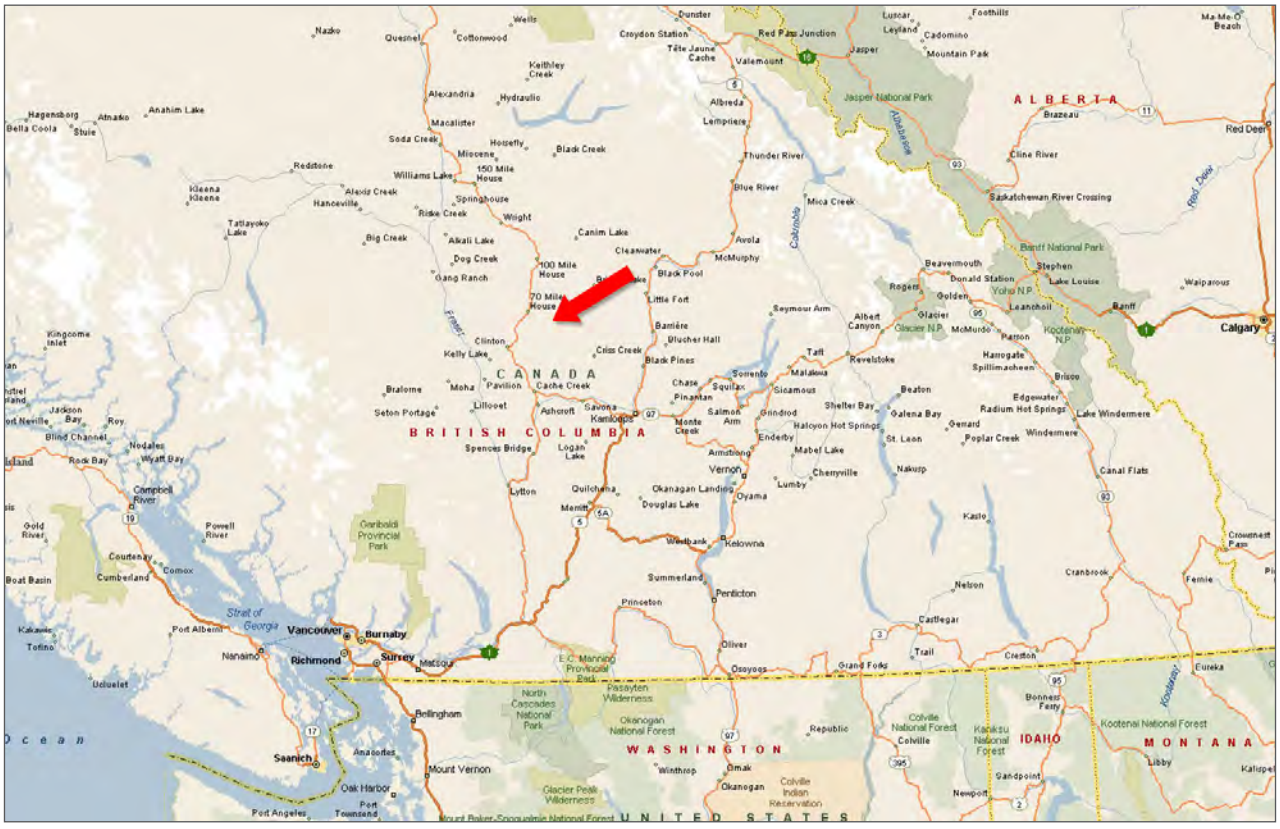


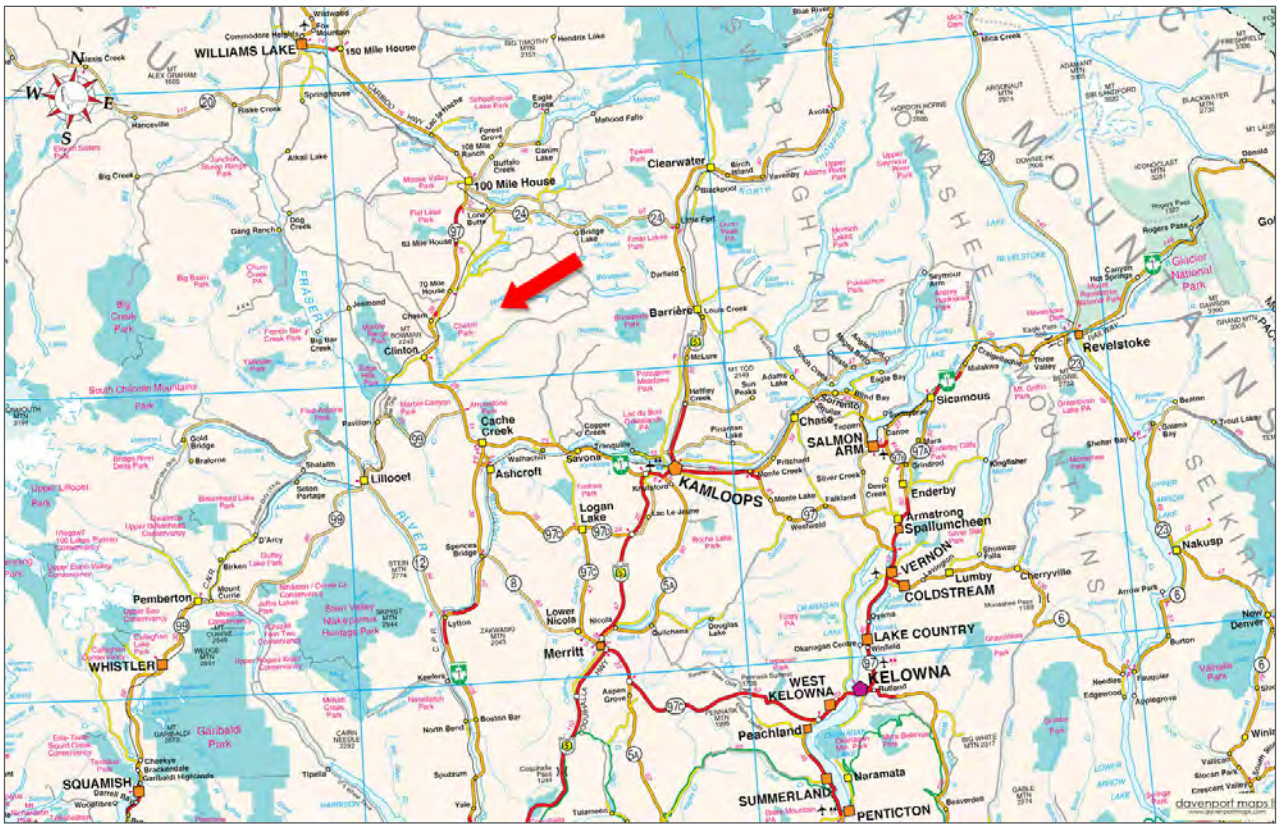


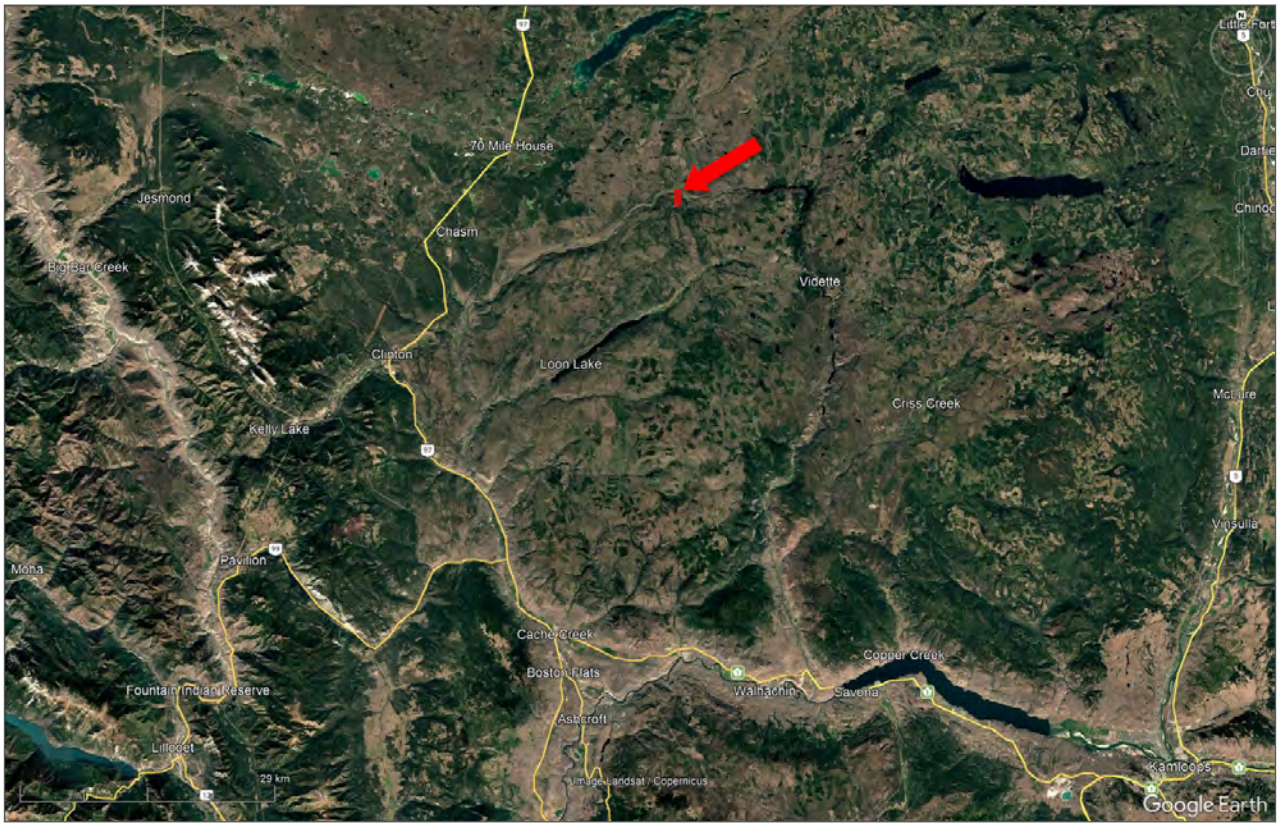


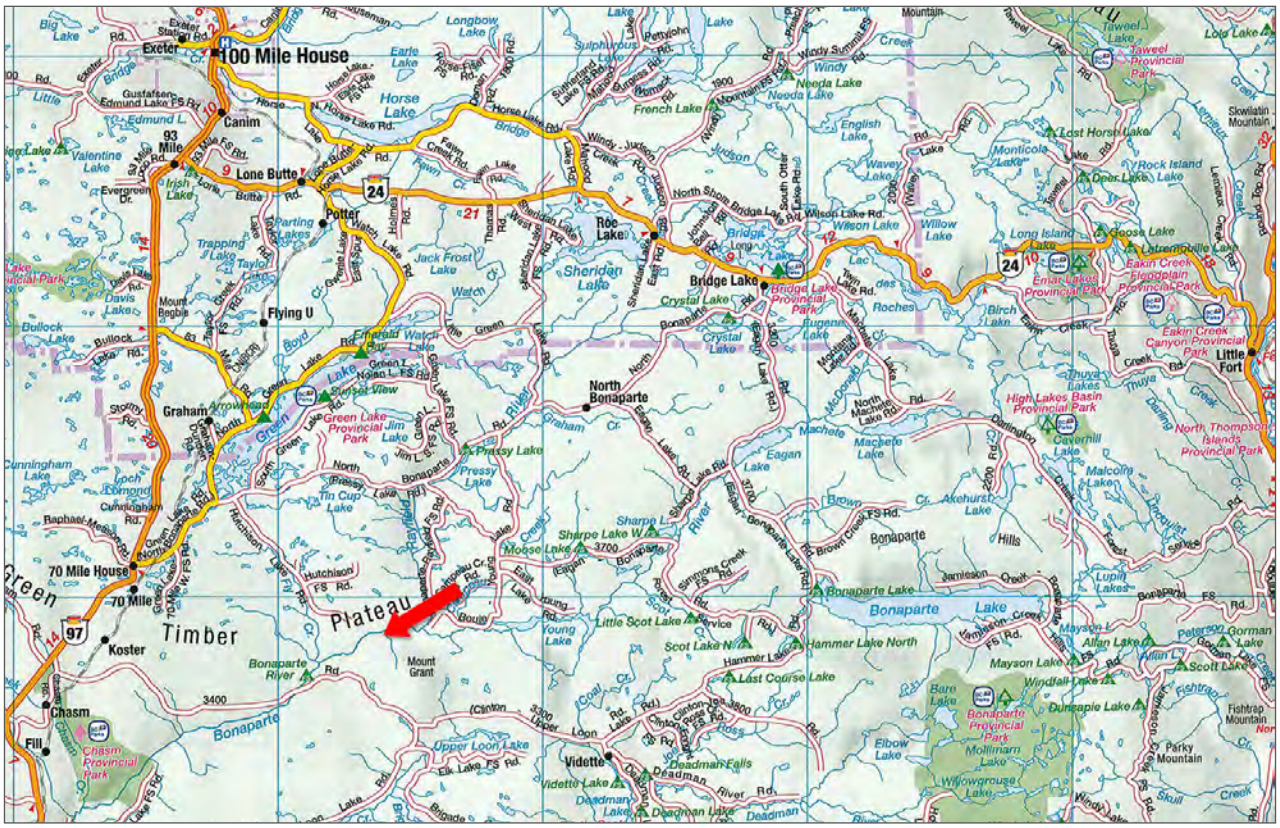


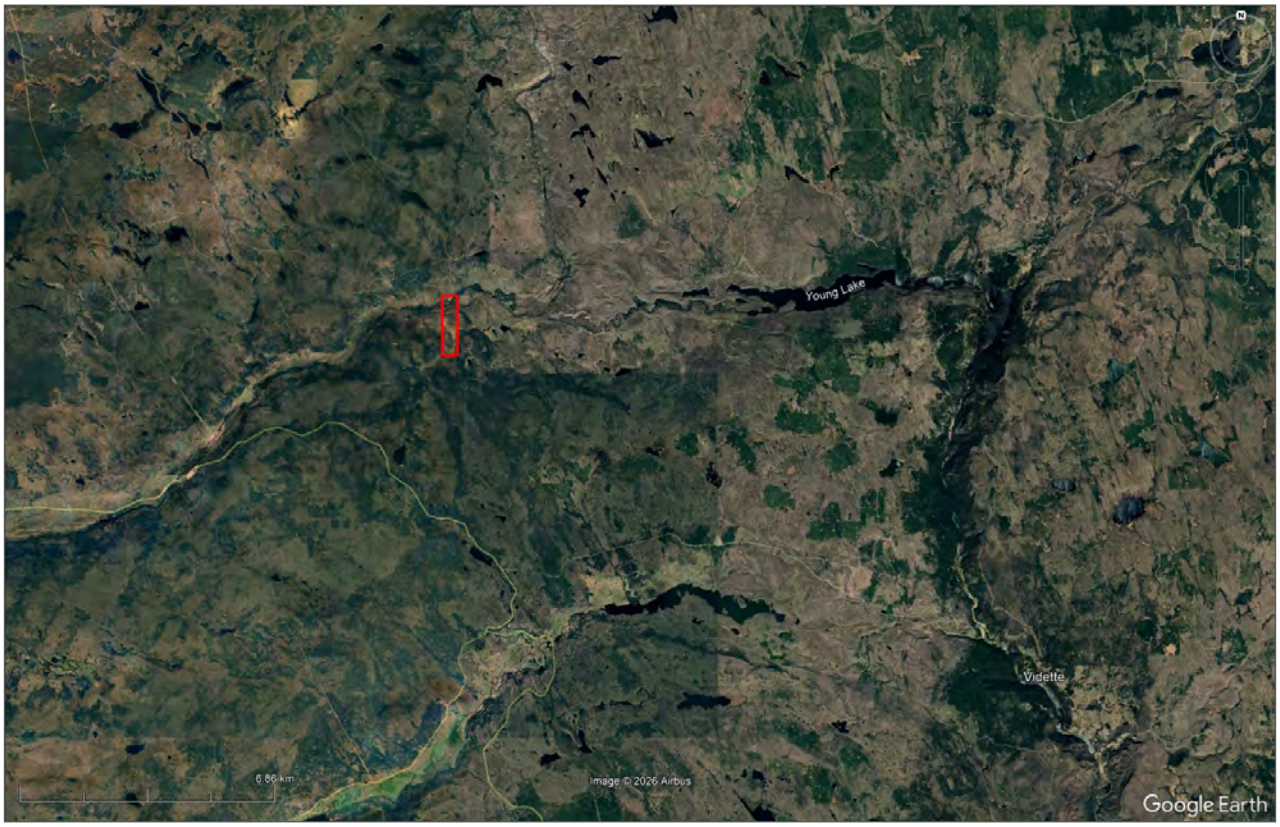


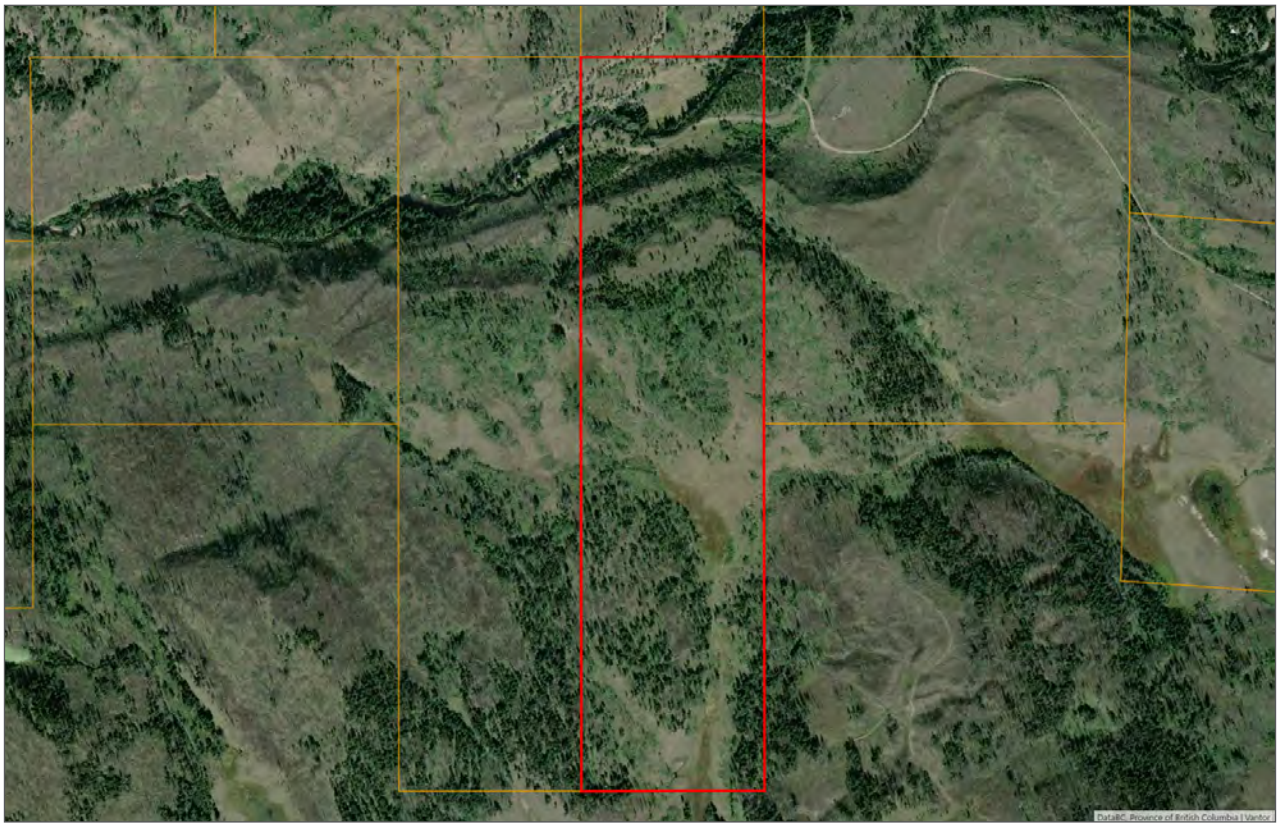

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WASHINGTON
IDAHO
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UNITED STATES
Vancouver
Burnaby
Richmond
Surrey
Victoria
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Bellingham
Kelowna
Vernon
Kamloops
Penticton
Calgary
Banff
Jasper National Park
Banff National Park
Yoho N.P.
Kootenay N.P.
Glacier N.P.
Okanagan National Forest
Kootenai National Forest
Colville National Forest
Kaniksu National Forest
Colville Indian Reservation
Glacier Peak Wilderness
Pasayten Wilderness
North Cascades National Park
E.C. Manning Provincial Park
Garibaldi Provincial Park
Strait of Georgia
Ocean

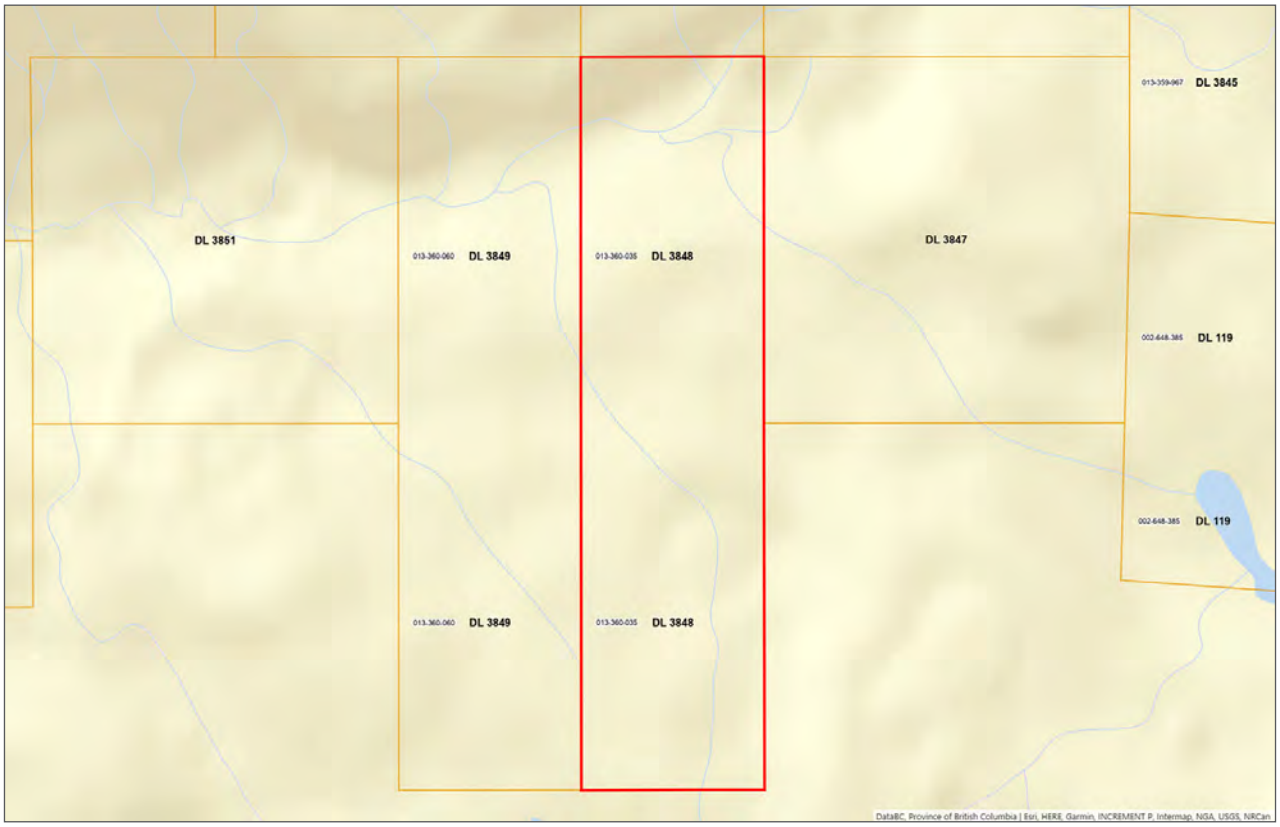

WILLIAMS LAKE
100 Mile House
Clearwater
Barrière
KAMLOOPS
Cache Creek
Ashcroft
Lillooet
Clinton
Chase
Sicamous
SALMON ARM
Revelstoke
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Merritt
Lower Nicola
Logan Lake
Savona
Pemberton
WHISTLER
SQUAMISH
Nakusp
Cherryville
Glacier National Park
Monashee Mountains
Selkirk Mountains
Fraser River
davenport maps

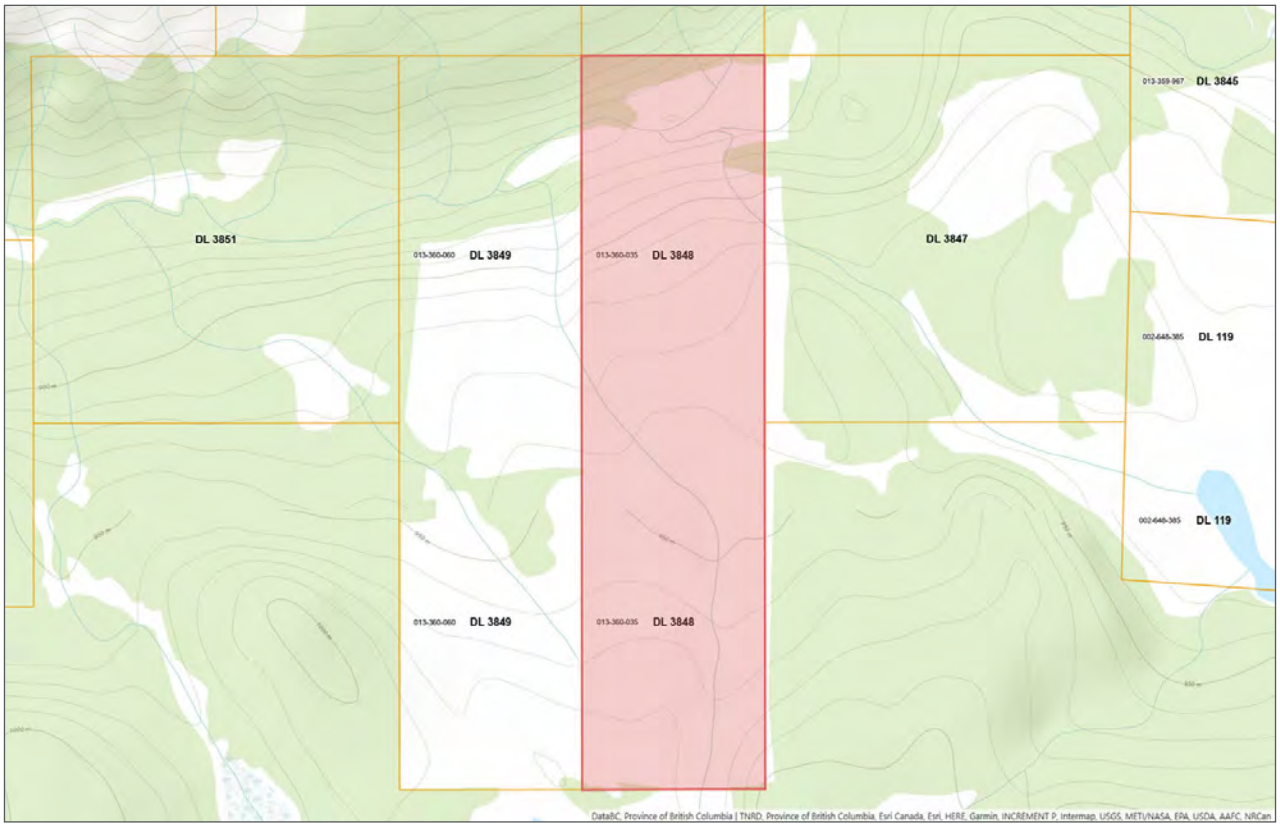

70 Mile House
Jesmond
Chasm
Big Bar Creek
Vidette
Clinton
Loon Lake
Criss Creek
Kelly Lake
Mona
Pavilion
Cache Creek
Boston Flats
Copper Creek
Walhachin
Savona
Fountain Indian Reserve
Ashcroft
Lillooet
Kamloops
29 km
Image Landsat / Copernicus
Google Earth


100 Mile House
Exeter
Canim
93 Mile
Lone Butte
Horse Lake
Potter
Flying U
Graham
Green Lake Provincial Park
Roe Lake
Bridge Lake
Sheridan Lake
North Bonaparte
70 Mile House
70 Mile
Koster
Timber
Plateau
Chasm
Fill
Chasm Provincial Park
Bonaparte River
Mount Grant
Upper Loon Lake
Vidette
Deadman Falls
Bonaparte Lake
Bonaparte Provincial Park
Little Fort
Clearwater
Wells Gray Provincial Park
Taweel Provincial Park
Emar Lakes Provincial Park
Eakin Creek Canyon Provincial Park
North Thompson Islands Provincial Park
Jim Pressy Lake
Sharpe Lake W.
Hammer Lake North
Last Course Lake
Scot Lake N.
Little Scot Lake
Mayson Lake
Windfall Lake
Duncapie Lake
Allan Lake
Scott Lake
Peter Gorman Lake
Fishtrap Mountain
Parky Mountain
Elbow Lake
Willowgrouse Lake
Mollimarn Lake
Deadman Lake
Deadman River
Bonaparte
Hills
Akehurst Lake
Machete Lake
Cavernhill Lake
Malcolm Lake
Lupin Lakes
Thuya Lakes
High Lakes Basin Provincial Park
Monticola Lake
Rock Island Lake
Deer Lake
Long Island Lake
Goose Lake
Latremouille Lake
Willow Lake
Wavey Lake
Judson
Windy Lake
Needa Lake
English Lake
French Lake
Sulphurous Lake
Horse Lake
Earle Lake
Longbow Lake
Valentine Lake
Irish Lake
Evergreen Dr.
Trapping Lakes
Parting Lakes
Taylor Lake
Jack Frost Lake
Watch Lake
Sheridan Lake
Crystal Lake
Eugenia Lake
Roches
Birch Lake
Emerald Watch Lake
Green Lake
Pressy Lake
Tin Cup Lake
Eagan Lake
Brown Lake
Simmons Creek
Moose Lake
Young Lake
Cunningham Lake
Bullock Lake
Davis Lakes
Mount Begbie
Lac des Roches
Wilson Lake
Lost Horse Lake
Skwellatin Mountain
Lois Lake


Young Lake
Vidette
6.86 km
Image © 2026 Airbus
Google Earth




DL 3851
013-360-060 DL 3849
013-360-035 DL 3848
DL 3847
013-359-967 DL 3845
002-648-385 DL 119
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