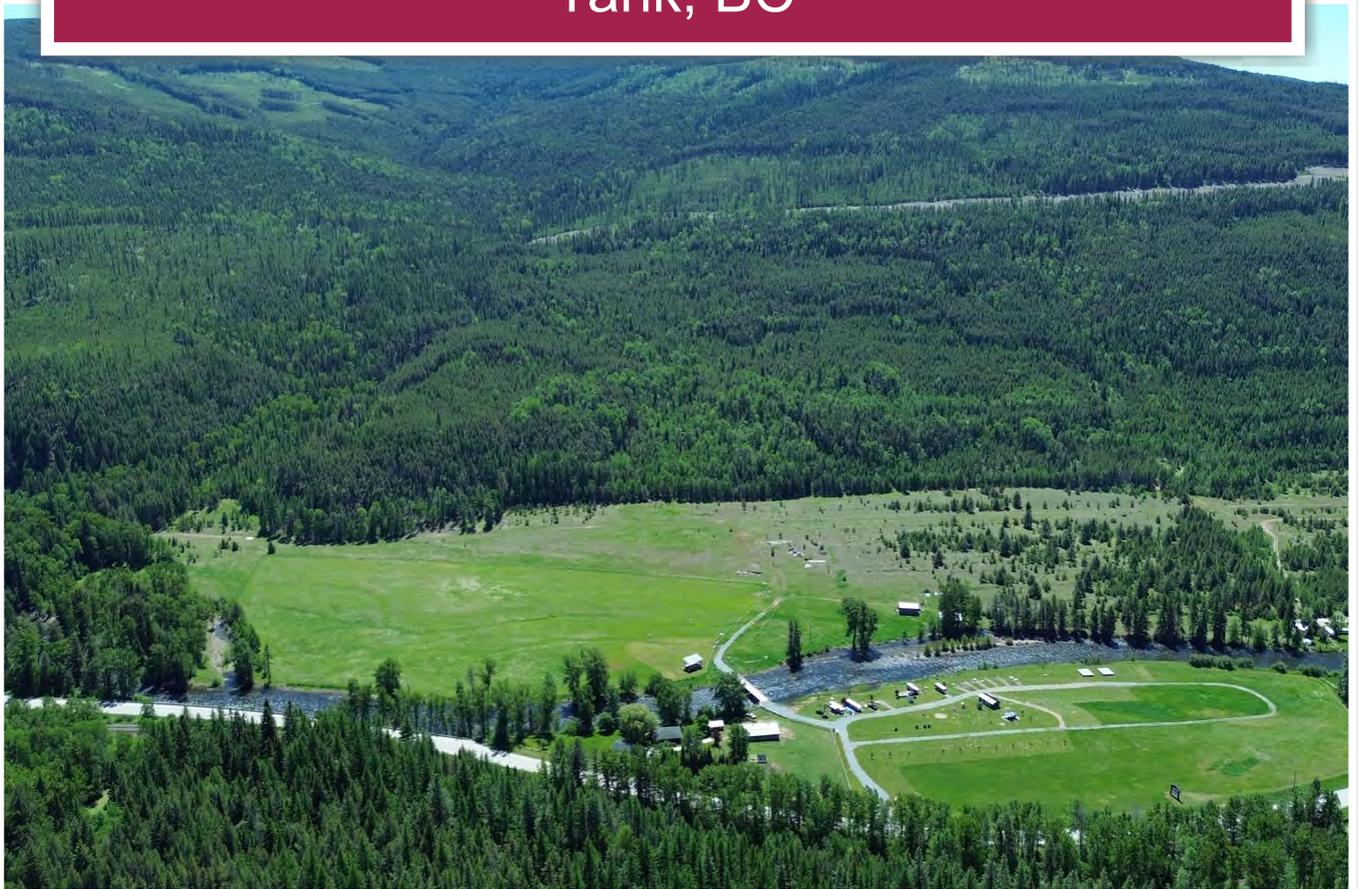




River's Edge Ranch and RV Park
Yahk, BC



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PROPERTY DETAILS

Listing Number:	25143
Price:	\$1,599,000
Taxes (2025):	\$3,064.13 (2 titles)
Size:	156.57 acres
Zoning:	None.

DESCRIPTION

Set in the heart of the Kootenays just outside Yahk, the River's Edge Ranch spans 156 acres along a beautiful stretch of the Moyie River. The land is highly usable, making it easy to work with from day one. With two separately titled parcels, no zoning, two water licences (King Creek and Moyie River), and easy access from Highway 3/95, this is the kind of place that's getting harder to find. Expansive land, big freedom, and real potential.

The northern parcel is set up and running as a family-friendly RV campground, complete with 7 full hook-up sites, 21 additional power/water sites, a sani dump, modern washroom and laundry building, playground and an outdoor kitchen area. You've got great visibility from the highway, and the layout is simple, functional, and welcoming.

Cross the Moyie River on a serious highway-grade private bridge and you're into the southern 147 acres, open pasture, historic outbuildings, and approximately 60 acres of merchantable timber at the back of the parcel. There is also a timber-frame stage that's hosted seasonal events like "Rockin' on the River." A robust 600-amp power service is

run across the river, giving you a strong head start if you're planning further development or commercial use.

Whether you want to operate a campground, build out an event venue, develop something new, or just hold a solid piece of Kootenay riverfront, River's Edge Ranch gives you the scale, setup, and location to do it right.

AREA DATA

Yahk is a laid-back rural community nestled along the Moyie River near the southern tip of the Kootenays, just minutes from the Idaho border. It's the kind of place people pass through on summer road trips and end up coming back to stay. The area enjoys a mild interior mountain climate with long, warm summers and relatively low snowfall in the winter compared to other parts of the region.

While Yahk offers classic small-town necessities, you're still within striking distance of full services. Creston is 30 minutes west with groceries, hardware, and restaurants, while Cranbrook just 45 minutes northeast has big box stores, a hospital, and an international airport.

RECREATION

The Yahk area is built for real outdoor living. Fish the Moyie River right on the property, hit up swimming holes, or head out on backroads for hiking, hunting, or off-roading. Nearby lakes like Moyie and Kootenay offer boating, paddling, and summer camping. In winter, the region opens up to sledding and backcountry routes, with downhill skiing at Kimberley just over an hour away. Fernie and Whitewater are also within striking distance,

giving you access to deep snow and solid terrain all season long. And with the US border just 10 minutes south, it's easy to pop across for a quick day trip or change of scenery.

HISTORY

Yahk's story starts with timber. In the late 1800s, it became a key supply point for the Canadian Pacific Railway, producing over a million rail ties in a single winter. Logging and sawmilling drove the economy, with trainloads of timber shipping out just 10 miles from the US border. The area also saw its share of mining action. Prospectors poked around the hills for gold and other minerals, especially in the early 1900s. During Prohibition, Yahk's border-town location made it a natural route for bootleggers. From 1917 to 1921, the area buzzed with stills and secret liquor stashes, some say there are still hidden caches out in the woods.

Today, Yahk is a quiet spot on the map with a loud past, and it still holds the kind of stories and land you don't find just anywhere.

INVESTMENT FEATURES

- No zoning across both titles—open slate for business, development, or long-term hold
- Existing RV park with infrastructure and revenue potential
- Approx. 60 acres of merchantable timber on the southern parcel
- 600-amp commercial power service already in place
- Highway exposure for signage and seasonal traffic
- Private highway-grade bridge for secure access
- Two separate titles for flexible use or resale options
- Strong land banking play in a growing Kootenay recreation corridor
- 10 minutes from the US border, ideal for cross-border traffic



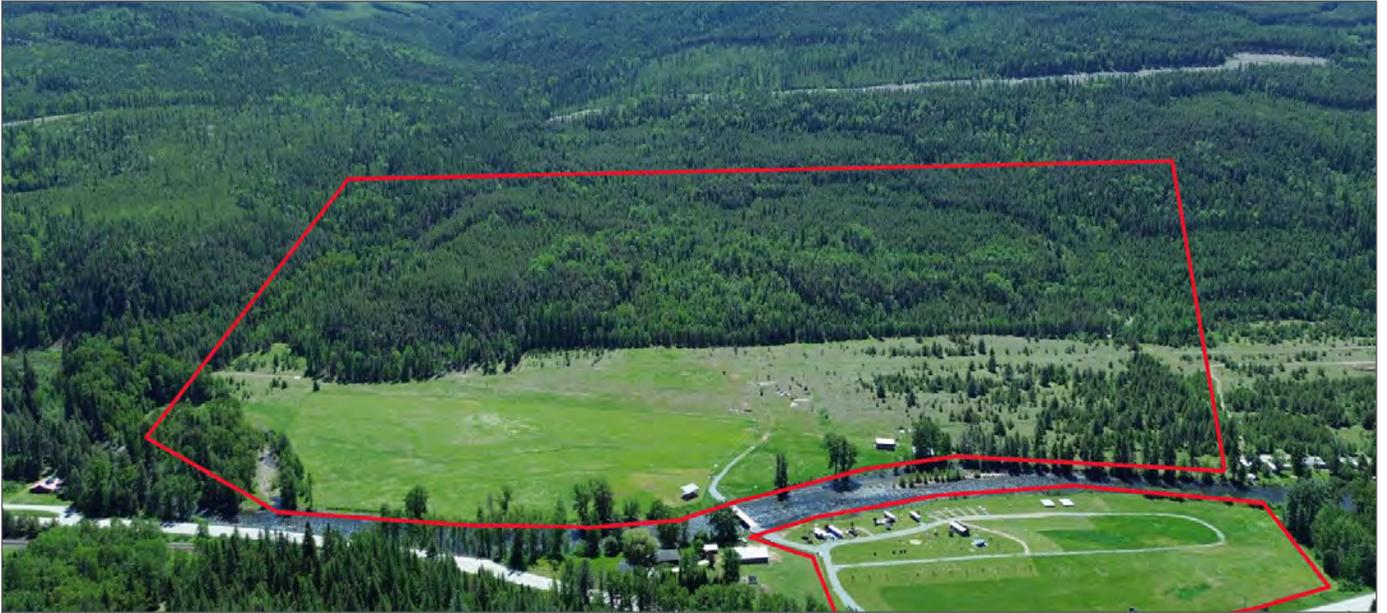
LEGAL

LOT 2 DISTRICT LOT 6675 KOOTENAY DISTRICT
PLAN 14573 EXCEPT PLAN EPP18068

PID 007-830-050

DISTRICT LOT 6675 KOOTENAY DISTRICT
EXCEPT PARCEL A PLAN 101674I, PLAN 14573
AND PLAN R219

PID 007-829-981











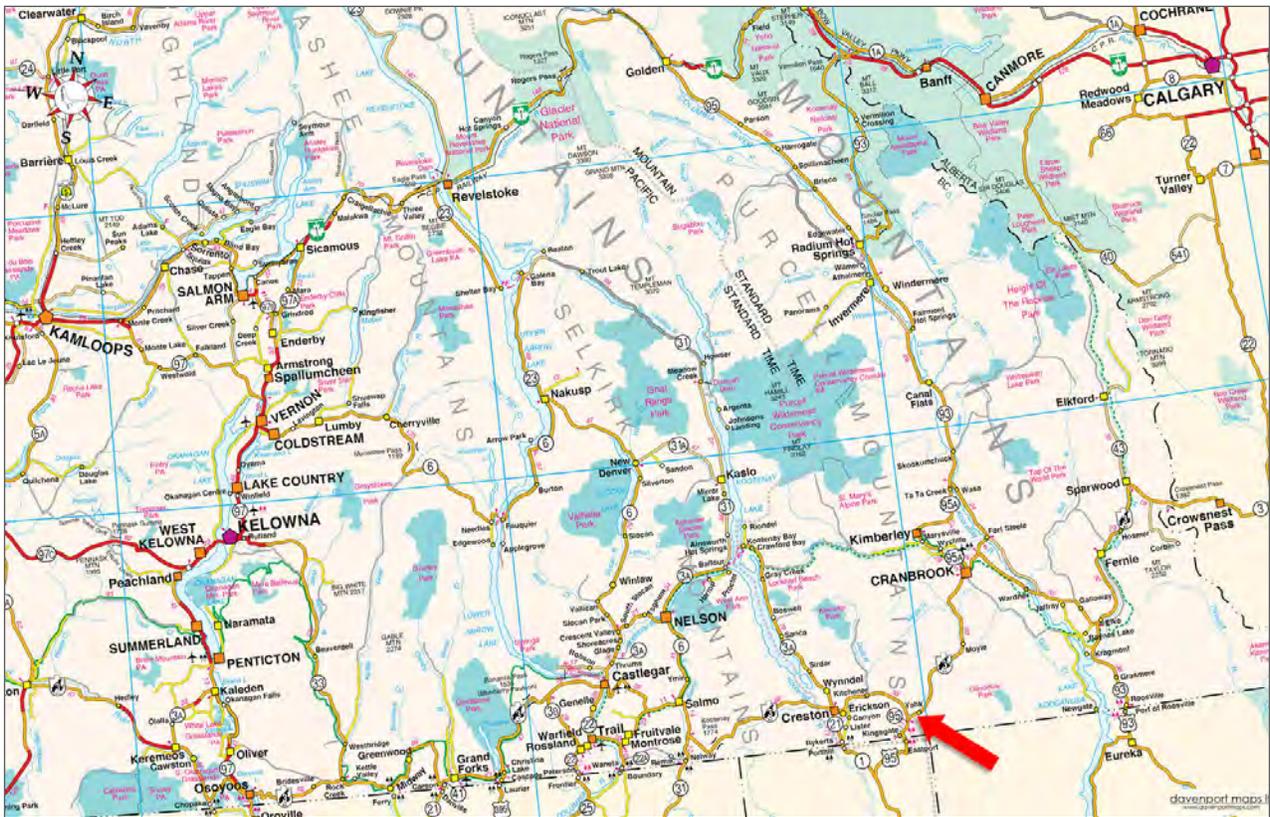


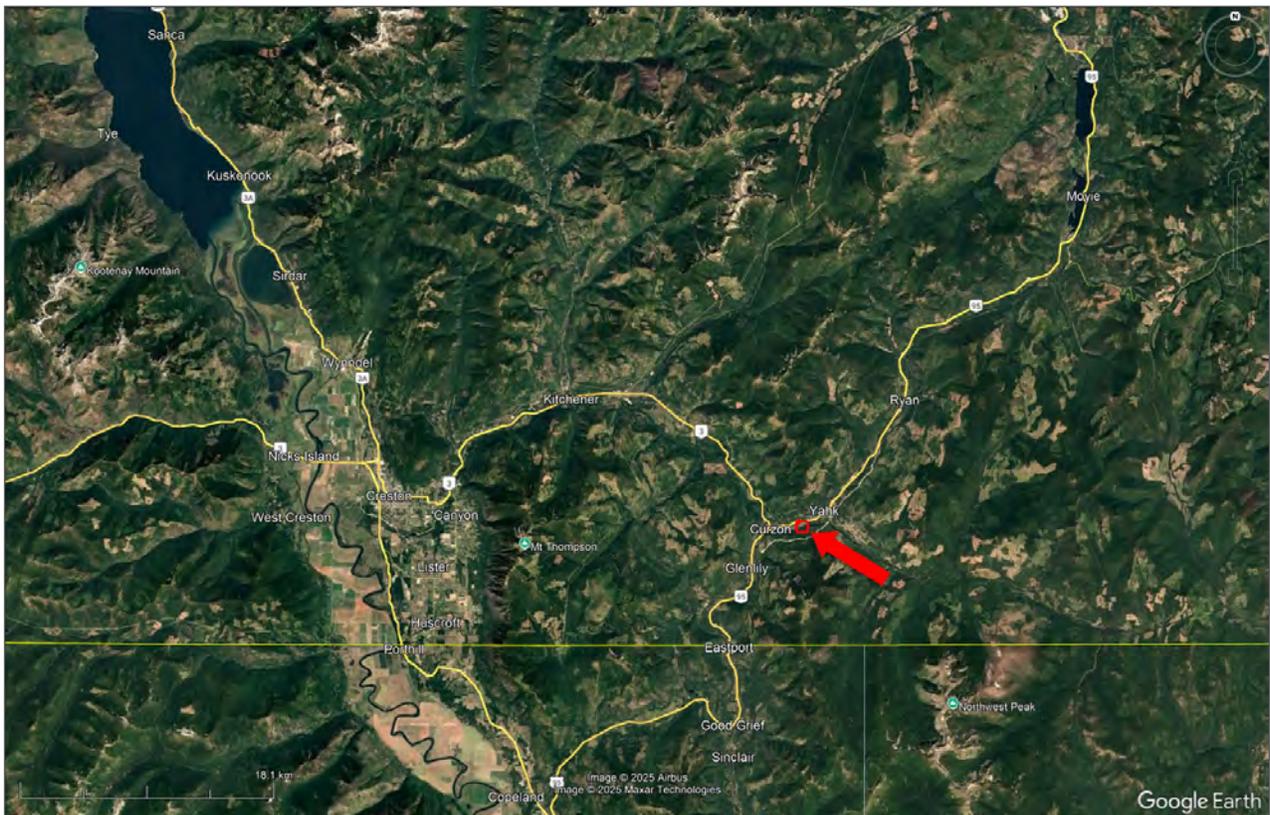
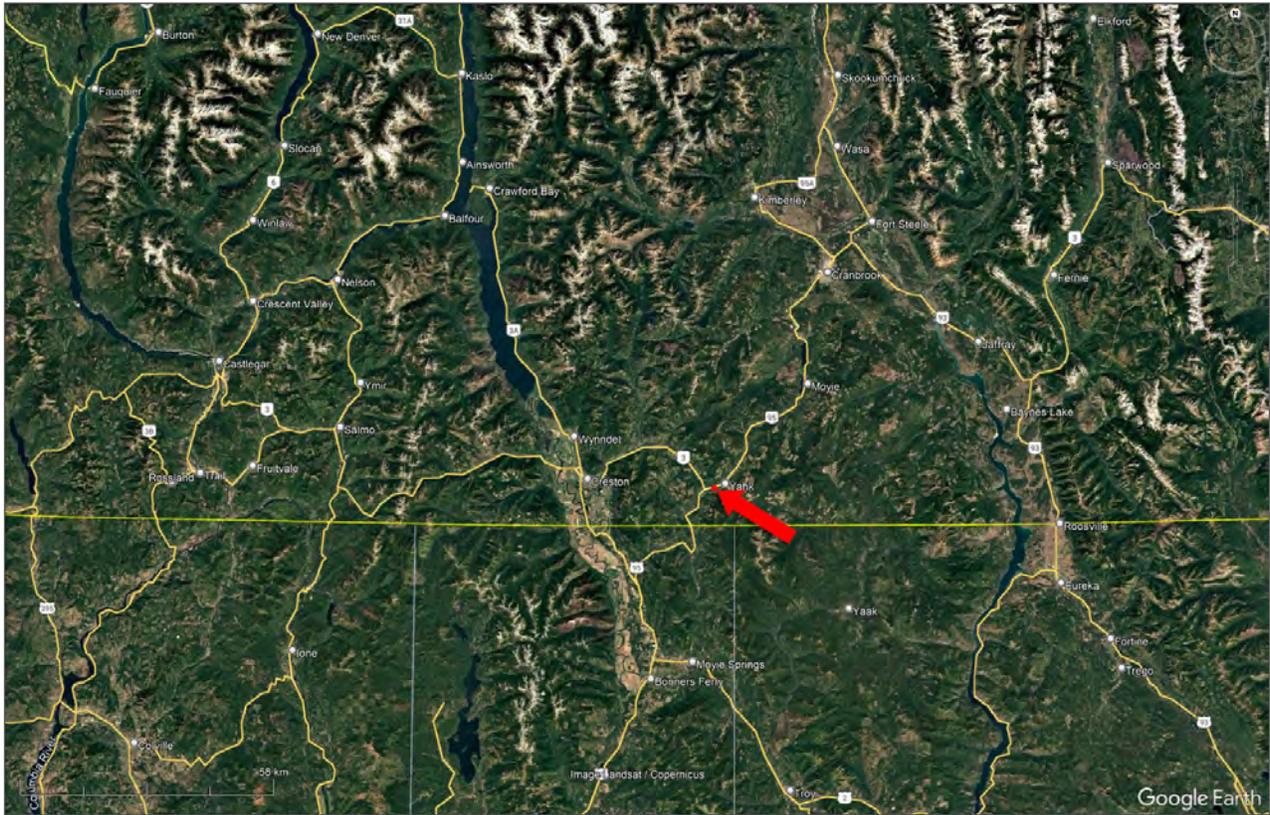




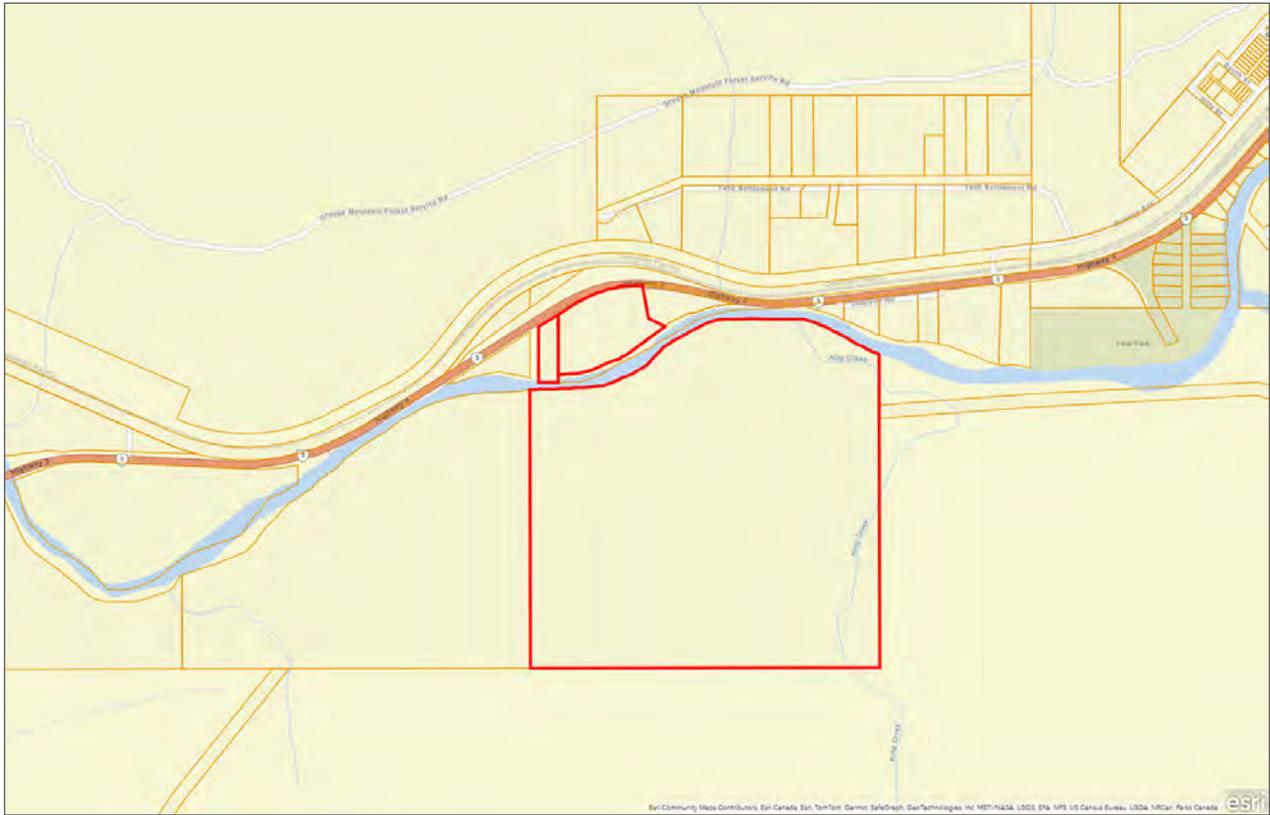




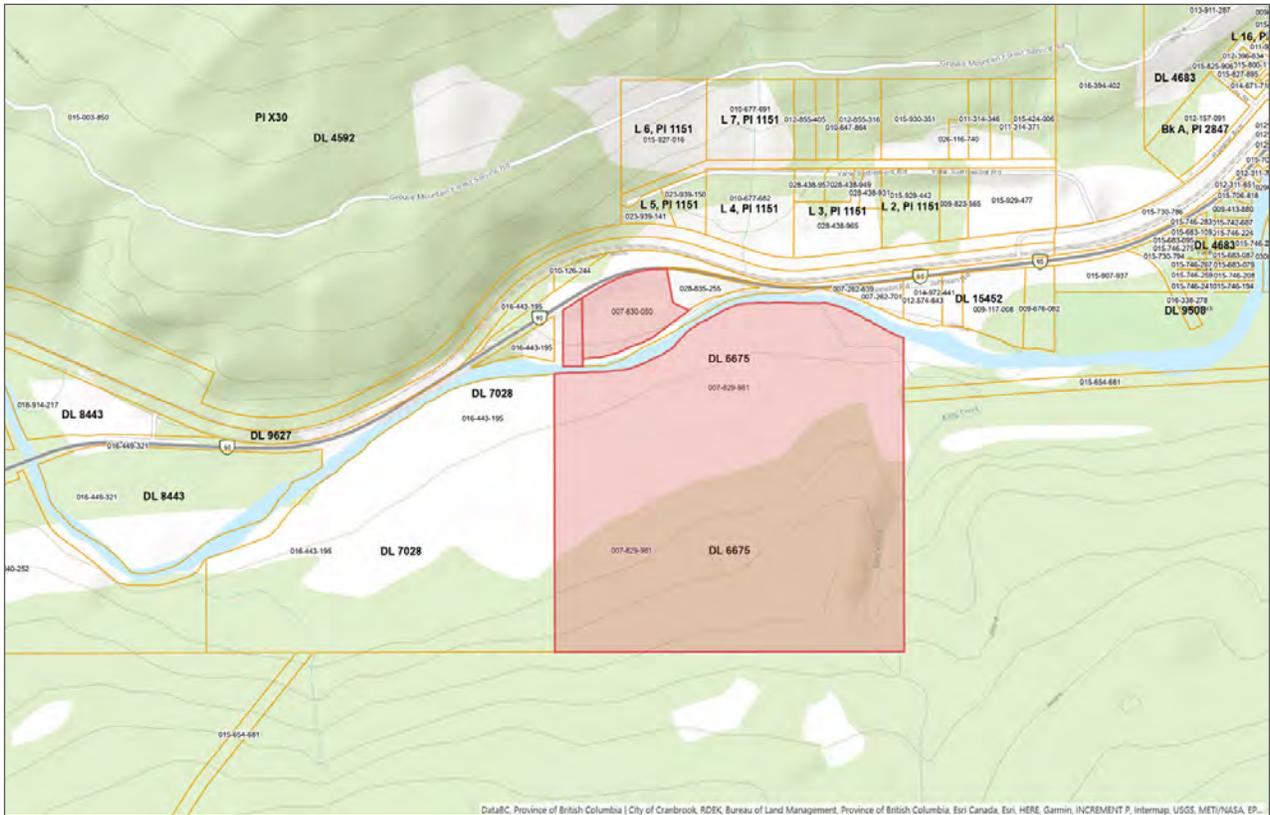








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