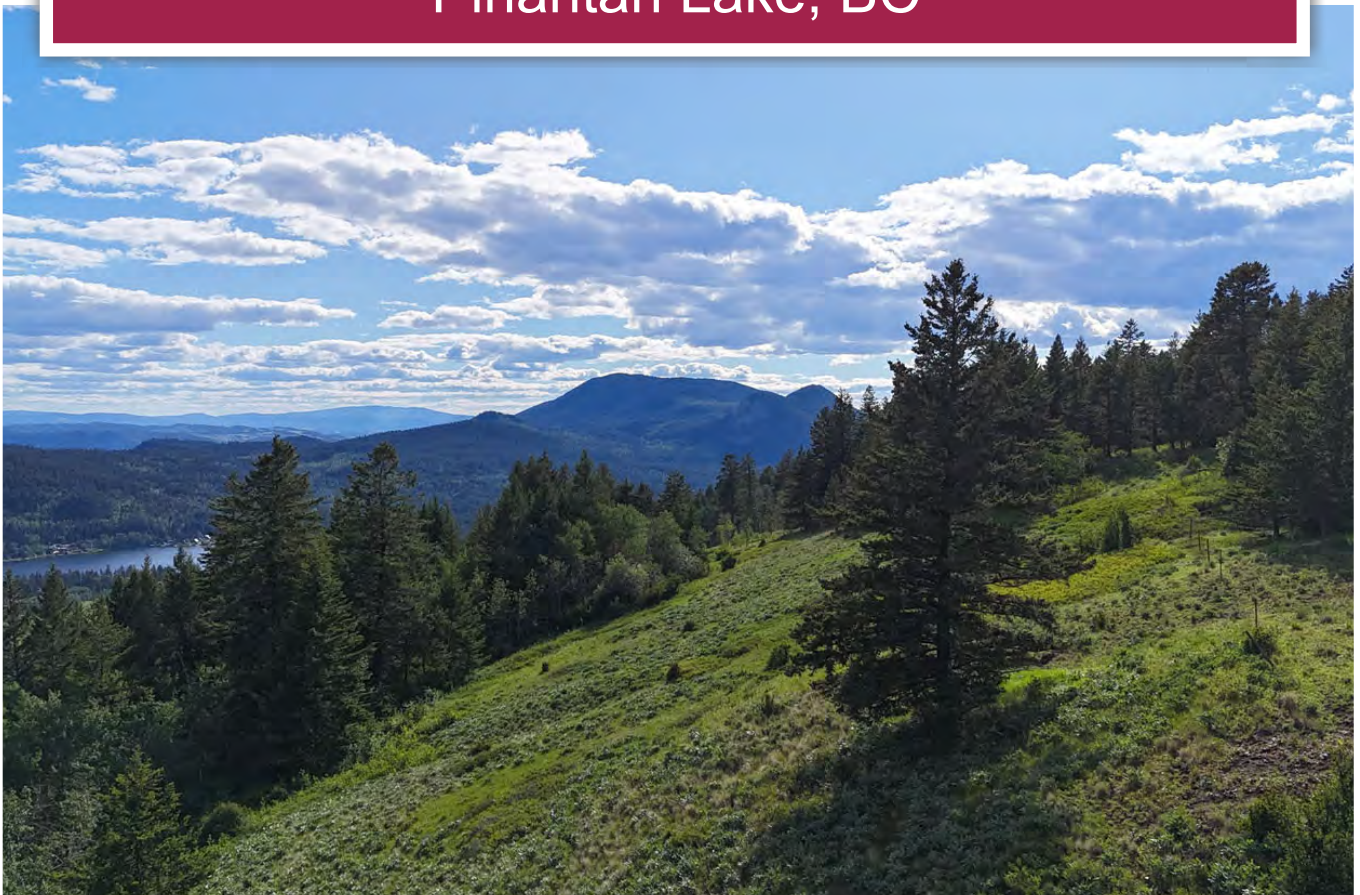




Scenic Off-Grid Acreage
Pinantan Lake, BC



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Pinantan Lake, BC

PROPERTY DETAILS

Listing Number:	26143
Price:	\$615,000
Size:	161.3 acres

DESCRIPTION

Discover the freedom and beauty of this exceptional 161+ acre off-grid acreage overlooking Pinantan Lake, the surrounding valley and mountain landscape. Bordering Crown land, this private and expansive property offers endless recreational opportunities and an incredible setting for a rural retreat, homestead, or future build. The property features multiple outstanding building site options, each perfectly positioned to capture the breathtaking panoramic views.

The gently sloping, south-facing terrain and rich soils across the lower portion of the property provide excellent growing conditions along with ideal solar exposure for off-grid power development. A beautiful mix of softwood and hardwood forest is complemented by open pasture areas and an abundance of seasonal wildflowers, creating a diverse and picturesque landscape throughout the acreage. There are also strong indicators of underground water/aquifer access including a neighboring well producing 50+ GPM.

Access is via approximately 1.7 km of gravel/dirt road branching off Pinantan-Pritchard Road. All this is conveniently located only 30 minutes from Kamloops and within walking distance to the general store at Pinantan Lake; this property offers

both privacy and accessibility. The access road continues through the property itself, providing excellent internal access throughout the acreage. One neighboring property owner resides above the parcel and currently maintains the road year-round, ensuring reliable all-season access.

The perimeter is mostly fenced, with only one small section remaining to complete.

Whether you're seeking complete privacy, self-sufficiency, or the perfect backdrop for your dream rural escape, this remarkable property offers a rare opportunity to own a truly special piece of British Columbia wilderness with unlimited potential.

LOCATION

2945 Botta Road - Pinantan Lake, BC

Notable Driving Times

- Harper Mountain ski and bike area: 26 minutes
- Kamloops: 30 to 35 minutes
- Sun Peaks: 1 hour
- Salmon Arm: 1 hour 19 minutes
- Vernon: 1 hour 40 minutes

DIRECTIONS

From Pinantan-Pritchard Road, you need to turn north up Botta Road. You'll come to a fork in the road—TURN LEFT up the steep dirt/rocky road. After the steep part you'll come to another fork in the road. To the right there will be a closed gate that says "Martin and Rose". GO THROUGH THAT GATE. You'll keep heading uphill, across a big field with another closed gate, and then into a



forest. (By this point you should have phone signal again.) Eventually you'll come to a wooden fence with no gate and faded yellow "private property" signs, which marks the beginning of our property. It's the right spot if there's a fork off and down to the right that is all grass, immediately after. (The owners have kept a camper down that grass road)

AREA DATA

Pinantan Lake is a peaceful lakeside community located approximately 30 minutes northeast of Kamloops in British Columbia's Thompson-Nicola region. Surrounded by rolling hills, forests, ranchland, and numerous smaller lakes, the area is known for its quiet rural atmosphere, four-season recreation, and strong appeal for both recreational and full-time living. The community itself is centered around Big and Little Pinantan Lake, offering a relaxed lifestyle that attracts outdoor enthusiasts, anglers, and property owners looking for privacy and natural beauty. Unlike many Interior BC lakes, Pinantan Lake is restricted to electric-powered boats only, creating a calm and quiet environment ideal for kayaking, canoeing, paddleboarding,

swimming, and fishing. Fishing is one of the area's biggest attractions. Pinantan Lake has been stocked with trout since the early 1900s and is especially well known for rainbow trout fishing throughout both the summer and winter seasons. Ice fishing is popular during the colder months, while warmer seasons bring excellent fly fishing, trolling, and small-boat angling opportunities.

The local community is serviced by the popular Pinantan General Store. The store provides groceries, fuel, snacks, and day-to-day essentials for residents. The community also includes an elementary school, volunteer fire department, public beach access, and nearby recreational amenities.

Pinantan Lake is also becoming increasingly attractive to buyers seeking rural and agricultural properties. The surrounding area features a mix of lakefront homes, hobby farms, ranch-style acreages, equestrian properties, and larger agricultural parcels. Many properties along Pinantan-Pritchard Road and surrounding rural roads offer open pastureland, treed acreage, and

excellent opportunities for small-scale farming, livestock, horses, and recreational ranch living. The combination of usable land, privacy, and close proximity to Kamloops makes the area appealing for those looking to balance rural living with convenient city access. Real estate in the area ranges from cozy cabins and recreational lake properties to larger estate-style homes and acreage developments. Buyers are often drawn to the region for its affordability compared to larger BC recreational markets, as well as the strong lifestyle value offered by the lake and surrounding countryside.

The region experiences a classic BC Interior climate with warm, dry summers and snowy winters. Summer temperatures commonly range from the mid-20s to low-30s Celsius, while winter brings reliable snowfall and colder temperatures ideal for snowmobiling, ice fishing, and winter recreation. Due to its slightly higher elevation than Kamloops, the area generally receives more snow and enjoys a cooler climate year-round.

Pinantan Lake is home to an estimated population of approximately 500 residents, with a blend of permanent homeowners, seasonal visitors, and recreational property owners. Despite its peaceful rural setting, the community remains within easy driving distance of Kamloops, Harper Mountain Ski Hill, and Sun Peaks Resort.

Other nearby lakes that contribute to the area's recreational appeal include Paul Lake, Heffley Lake, Edith Lake, Harmon Lake, and Monte Lake. Together, these lakes create a highly desirable recreational corridor known for fishing, boating, hiking, horseback riding, ATViing, and year-round outdoor adventure.

MAP REFERENCE

50°44'21.90"N and 119°59'39.38"W

BOUNDARIES

Please see Maps and aerial photos—lines sketched in on aerial images are approximations only.

SERVICES

- Off-grid
- Cell service

IMPROVEMENTS

Mostly fenced.

ZONING

AF1

Permitted Uses

Single Family Dwelling with or without a secondary suite, duplex or Manufactured home, agriculture, forestry.

Accessory Uses

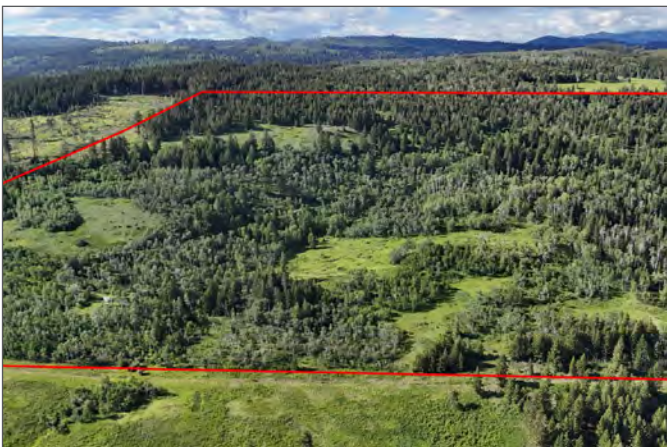
The full zoning bylaws available with the regional district - Thompson-Nicola Regional District

The majority of the Property is also in the ALR, but approx. 13 acres in the north west corner are not in the ALR—Please see maps

LEGAL

THE SOUTHEAST 1/4 OF SECTION 34
TOWNSHIP 20 RANGE 15 WEST OF THE
6TH MERIDIAN KAMLOOPS DIVISION YALE
DISTRICT

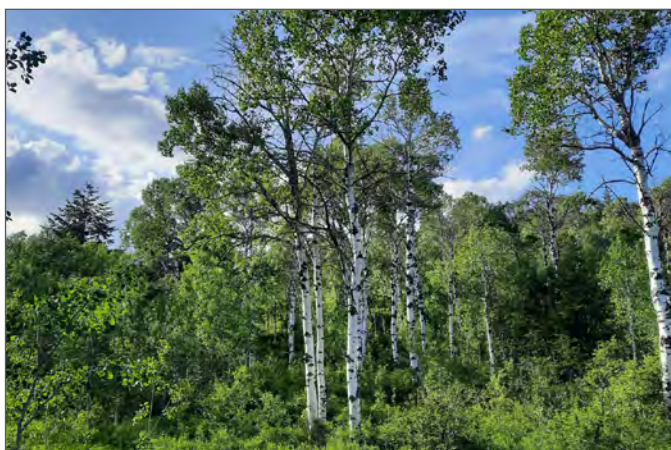
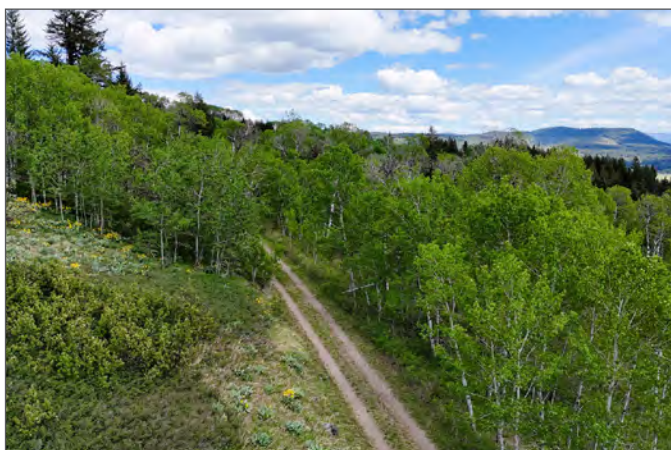
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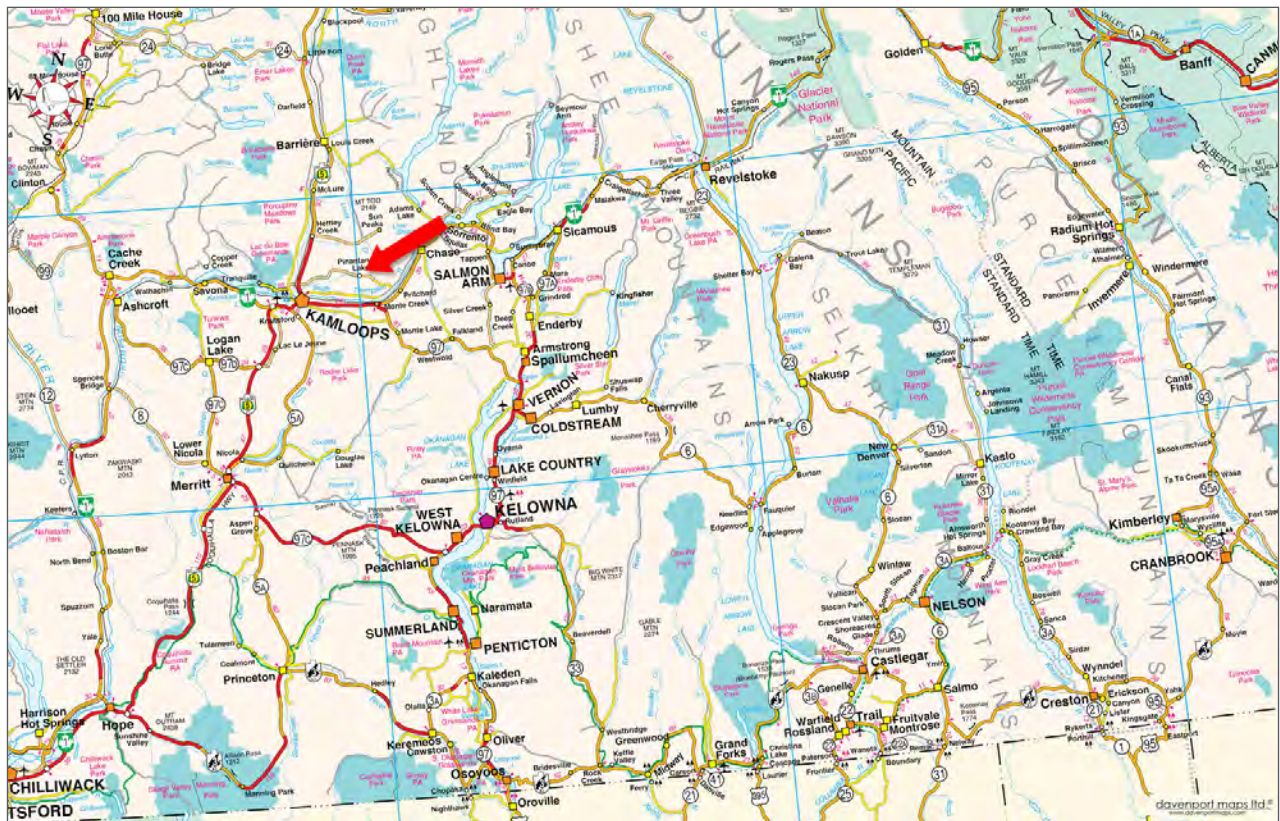


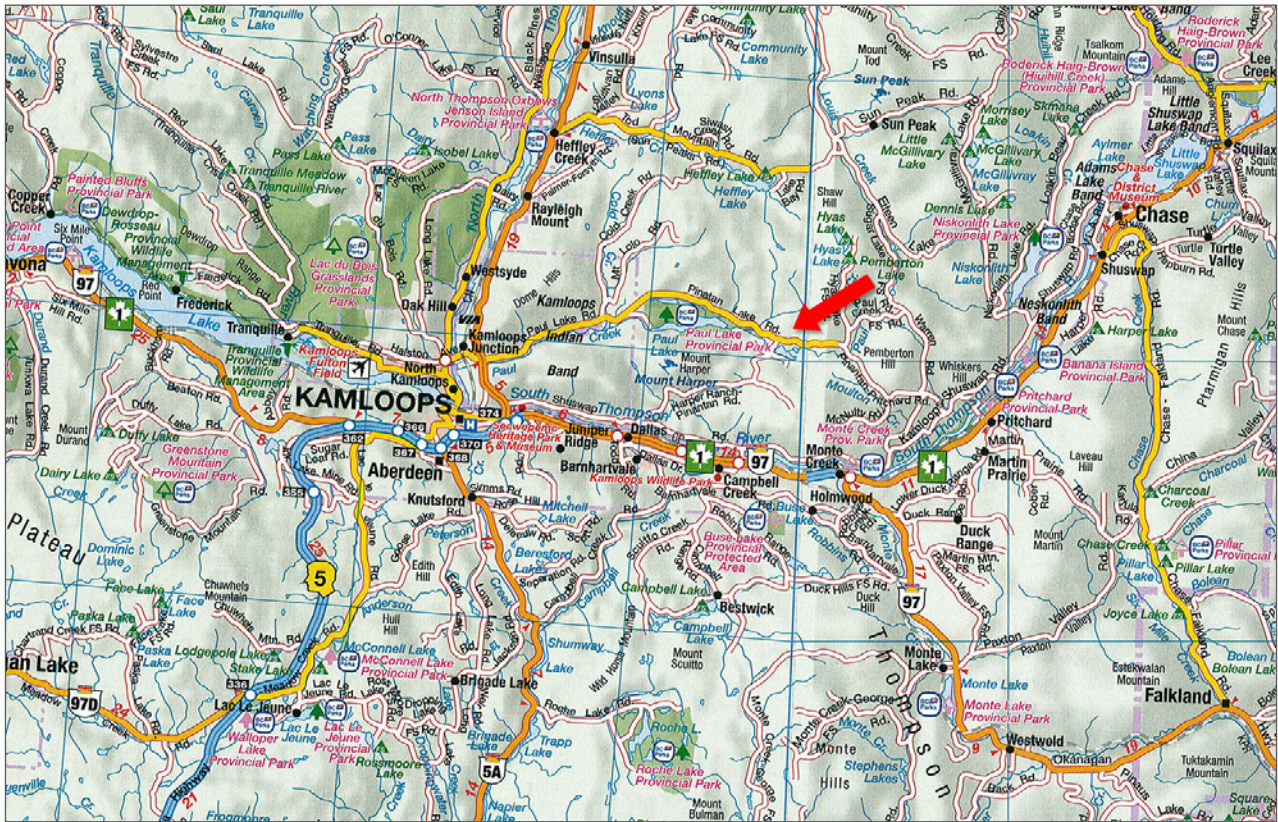


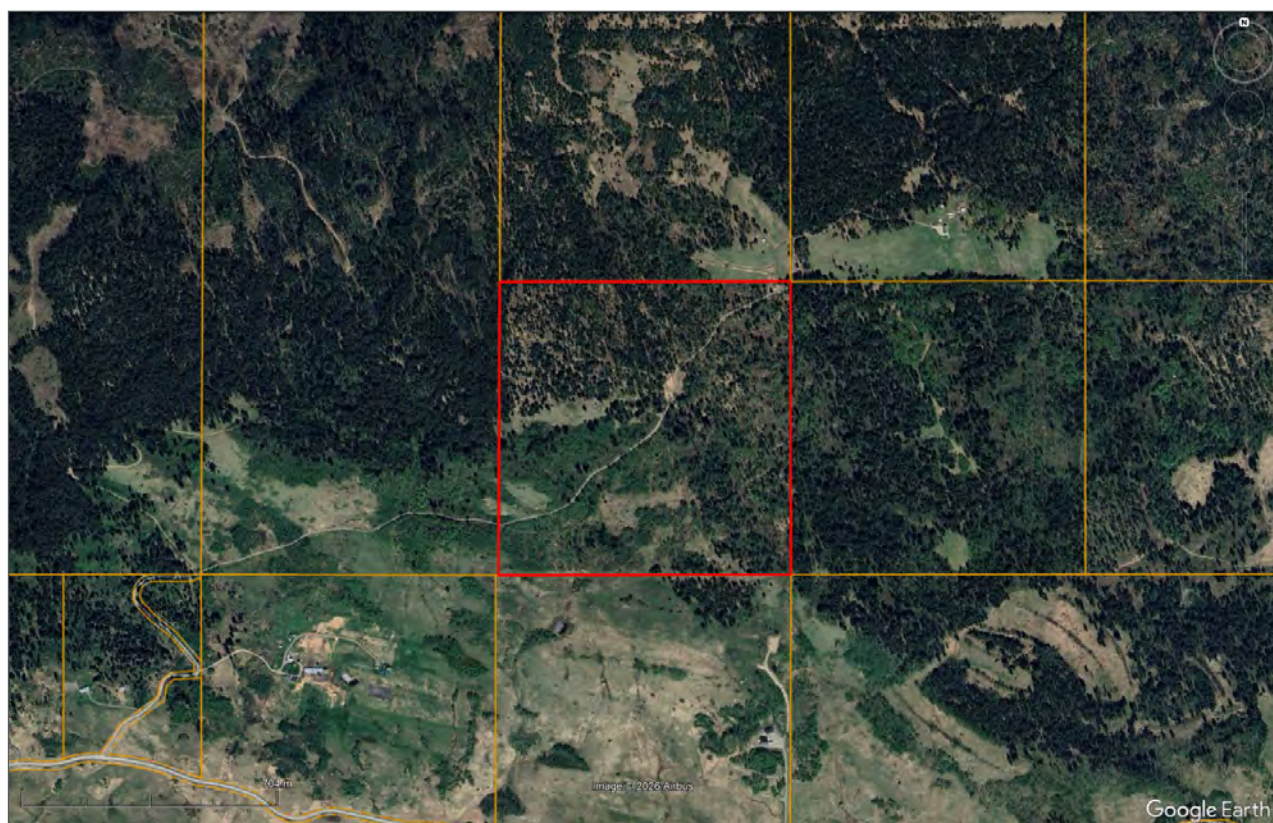
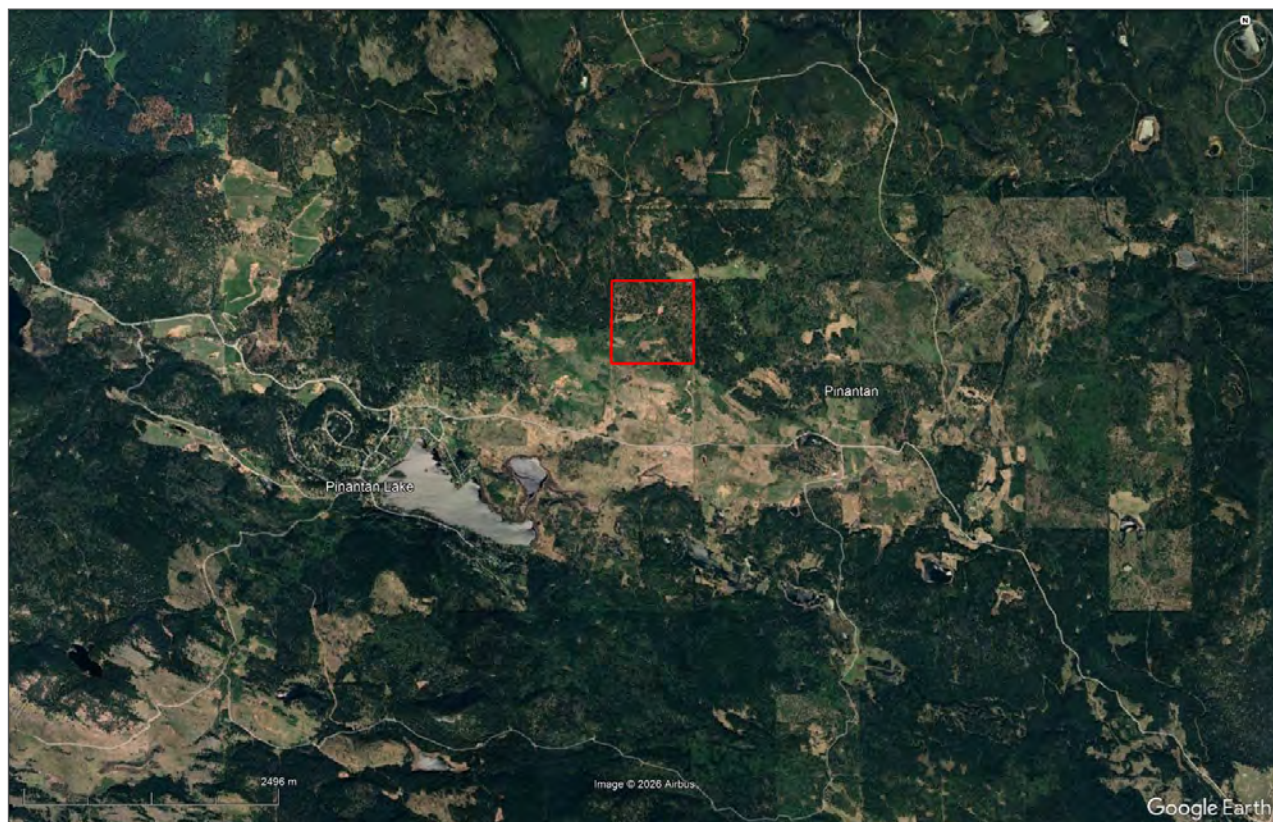


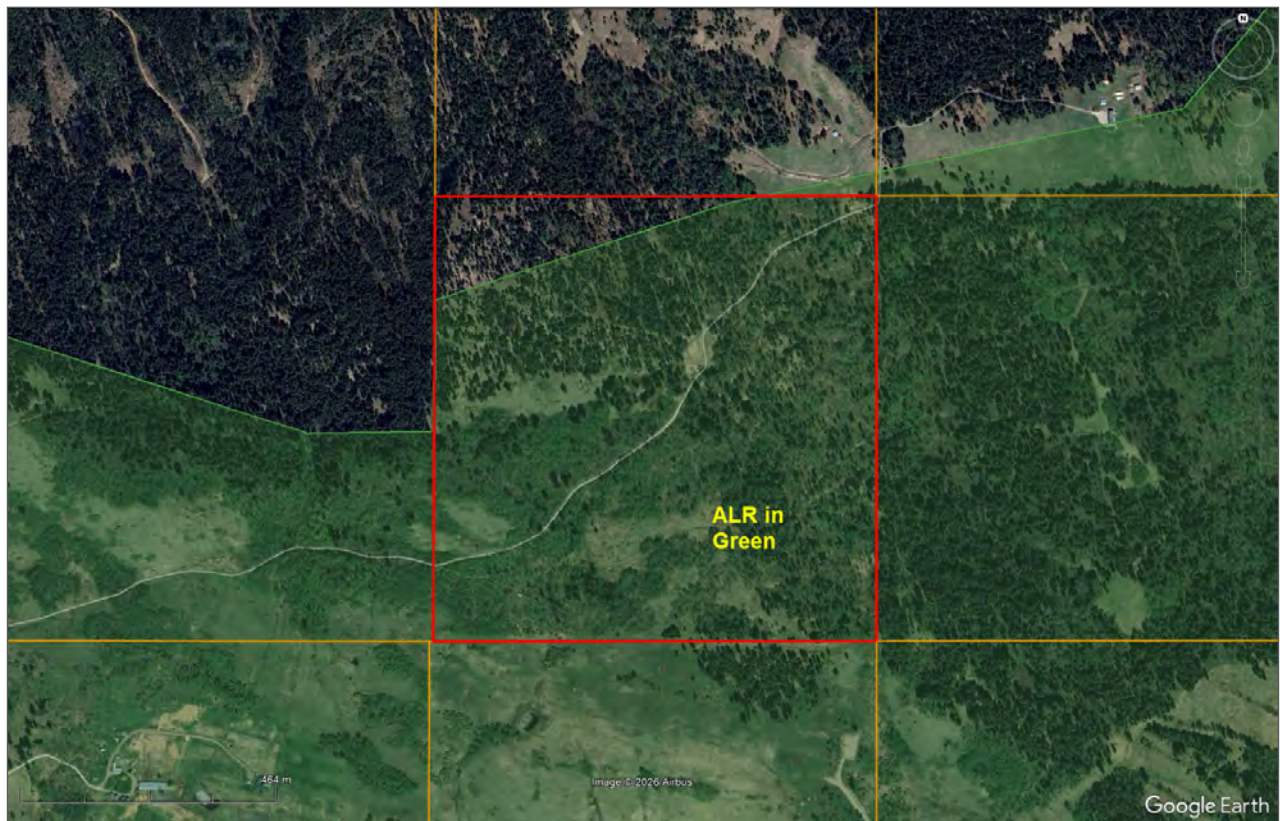
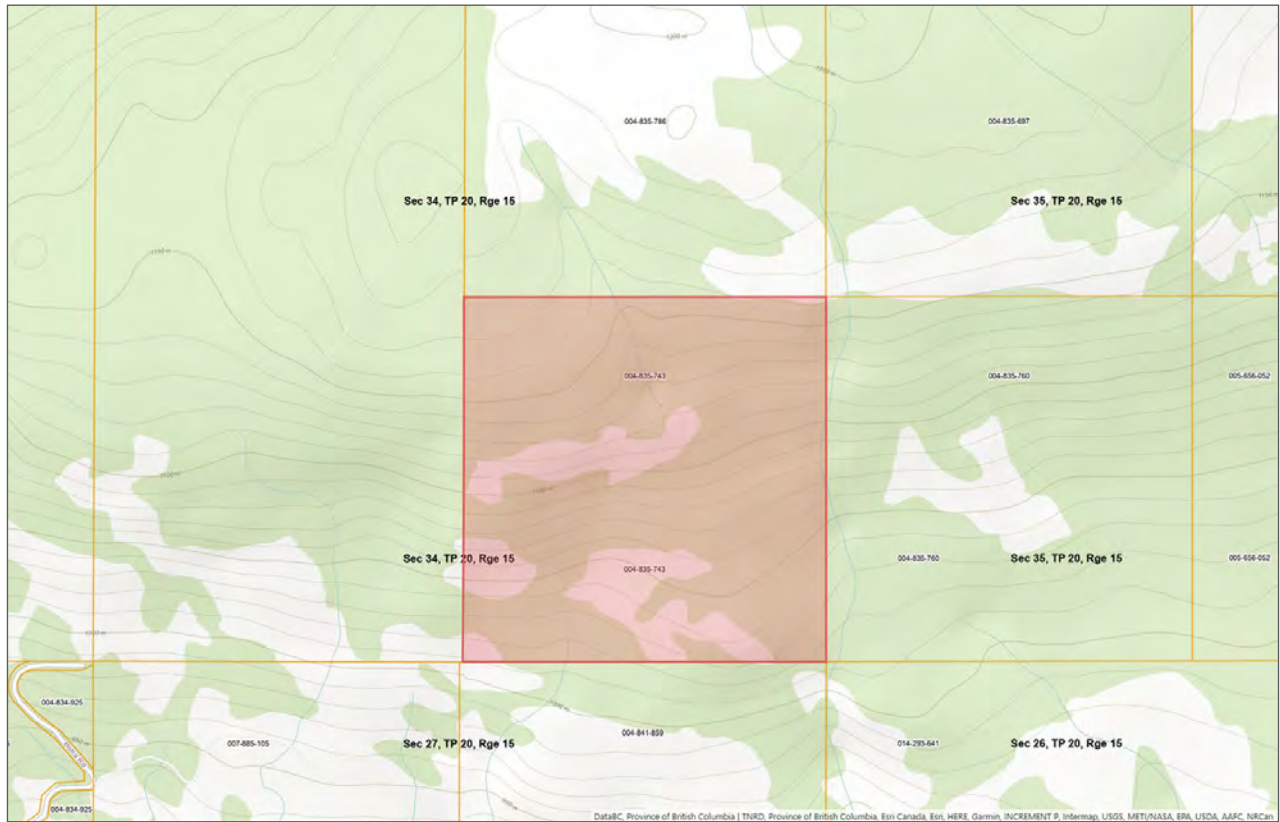














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