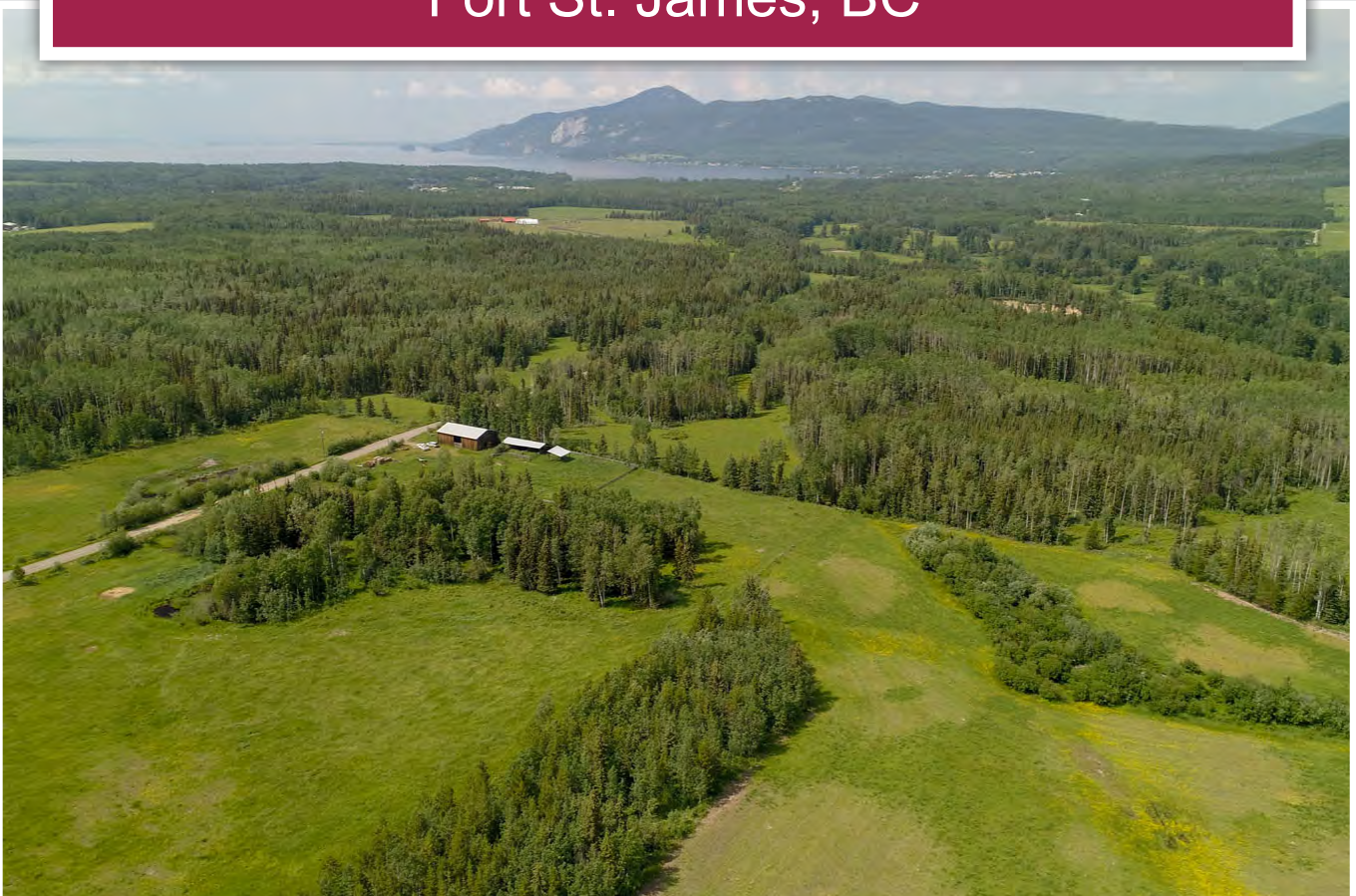




Starter Cattle Farm

Fort St. James, BC



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Fort St. James, BC

PROPERTY DETAILS

Listing Number:	23209
Price:	\$895,000
Taxes (2023):	\$268
Size:	504 acres ~ 3 titles
Zoning:	H2

DESCRIPTION

This three-title 504-acre farm can support up to 60 cow/calf pairs. The farm is cross-fenced with several dugouts supplying livestock access to reliable water. Recently drilled, the well provides residential-grade water. 300 acres of clear and level land provide extensive pasture. 100 acres currently produce alfalfa. With additional clearing, crops can be increased or diversified depending on requirements. The remaining 100 acres offer a grazeable forest. Approximately 70 acres of merchantable aspen within this forest provide further options for income.

Adjacent to Ketch Road, a spacious 42' x 70' hay barn is serviced with electricity. The structure also provides a large entrance for tractors and equipment storage.

For those seeking self-sufficiency, this property lends well to support highly productive garden crops.

Parallel to the Stuart River, a protected wildlife corridor exists between the western property line. The Necosli River crosses the northeast corner of one title.

Mount Pope and Murray Ridge Ski Area are an idyllic backdrop.

LOCATION

3212 Ketch Road - Fort St James, BC

DIRECTIONS

Drive 2 km south on Highway 27 from downtown Fort St James and turn east on Goeten Road. Follow Goeten Road for 1.5 km to a T intersection that meets Necoslie Road (also referred to as Ketch Road). Turn east and follow Necoslie Road for 2.25 km. The property with the barn is on the left.

AREA DATA

Fort St. James

The trading post of Fort St. James is a scenic gateway to an impressive network of lakes, rivers, and mountains on the shores of Stuart Lake and is designated as a National Historic Site with buildings dating to the 1880s. Fort St. James displays the largest group of original wooden buildings representing the fur trade in Canada.

Today, mining, forestry, and a growing tourism industry all play an active role in the economy of this community.

Forestry is one of the oldest industries in Fort St. James. It remains one of the foundations of the community, with two active sawmills. Conifex Timber and Apollo Forest Products. Conifex has an annual allowable cut of 440,000 m³, and Apollo has an annual allowable cut of 216,746 m³.

Rich in wildlife, this Omineca Region is among the last great wilderness and resource industry



frontiers. This spectacular region is sparsely populated yet accessible. Rural and wild, this community is also well-served, a mere 160 km from Prince George.

Stuart Lake, or Nak'albun in the Carrier (Dakelh) language, is one of the largest natural lakes. The Lake is 66 km long, 10 km wide, and relatively shallow, with an average depth of 26 metres. The lake is usually ice-covered from mid-December to mid-April.

The lake chains northeast of Fort St. James provide a rustic and rugged terrain network with over 630 kilometres of shoreline and a few amenities along the waterway.

The town of Fort St James hosts an entertaining and unique annual event—chicken racing. The race has drawn thousands of tourists from near and far. Here hens, roosters, and sometimes ducks race out of their coop and down a wooden track. In the end, the birds claim lunch at their feeder.

Weather is characterized by snowy winters and warm summers.

RECREATION

Year-round outdoor and indoor recreational opportunities surround this ranch—all within close proximity.

- fishing
- hunting
- camping
- rock climbing
- golfing
- hiking and biking
- ballparks
- sailing and boating
- paddle sports
- swimming
- Alpine and cross-country skiing
- snowmobiling
- skating
- hockey
- curling
- dog sledding

Stuart Lake is one of BC's most prominent natural freshwater lakes, providing over 275 kilometres of shoreline to explore. The lake is a popular recreation destination for many locals and visitors. The lake is even more remarkable because it is part of a chain of lakes extending over 300 kilometres, connecting Stuart with the Trembleur and Takla Lakes. Stuart Lake is the main starting point for many. The remote, untouched country is a transportation route explored primarily by boaters and canoe enthusiasts. The lake contains some of the finest rainbow trout fishing available, with rainbows in the 8- to 15-pound range being quite common. Other species include char or lake trout and burbot for the ambitious angler.

Throughout the chain of lakes are many coves, points, and islands to moor a boat. There are a few ideal spots to take out the binoculars to view some of the wildlife in the area. And there is plenty to see, including grizzly bear, wolf, mule and

white-tail deer, lynx, fox, beaver, marten, otter, and wolverine.

Paarens Beach Provincial Park on the southwest shore of Stuart Lake is a small provincial park with an uncrowded campground, a large beach, and a boat launch. It is an ideal base to explore the rich history and enjoy many recreational opportunities around Stuart Lake and Fort St. James.

Sowchea Bay Provincial Park campsite was once a Forest Service recreation site. This park is a busy destination for boaters and anglers, with a single-lane concrete boat launch available.

Mount Pope is a day-use park popular with hikers and rock climbers. A 6.5 km hiking trail to the peak provides a panoramic view of Stuart Lake and the mountains to the north. There are 39 rock climbing routes documented. Natural values of Mount Pope Park include rare plants and animal species associated with limestone rock formations and caves and a valuable winter range for mule deer.

Murray Ridge Ski Area has been operational since 1976 and is managed by the Ski Club. The hill has a day lodge and 22 runs with an average annual snowfall of 300 cm. 20 km of cross-country trails are adjacent to the ski hill.

HISTORY

Fort St. James was initially established by the explorer Simon Fraser for the North West Company in 1806. Goods from eastern Canada and Europe were delivered to the fort for further distribution to outposts in the surrounding area. The fort was the social and economic heart of the fur trade district known as New Caledonia. It was the primary contact point between fur traders and the Carrier Indians, with furs gathered here for shipment to the European markets.



MAP REFERENCE

54°23'31.27"N and 124°13'51.97"W

SERVICES

- Electric power to the barn
- Drilled well

IMPROVEMENTS

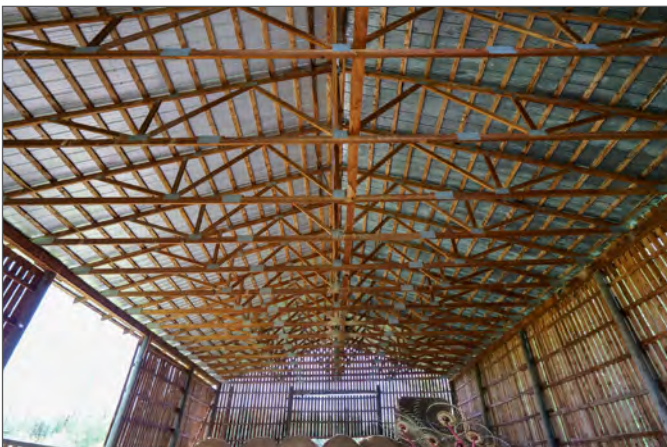
- Hay barn
- Fenced and cross-fenced

LEGAL

BLOCK A DL 1629 RANGE 5 COAST DISTRICT
PID 011-495-197

THE SOUTHEAST 1/4 OF DL 1630 RANGE 5
COAST
PID 011-495-201

THE SOUTHWEST 1/4 OF DL 1628 RANGE 5
COAST DISTRICT
PID 011-495-235



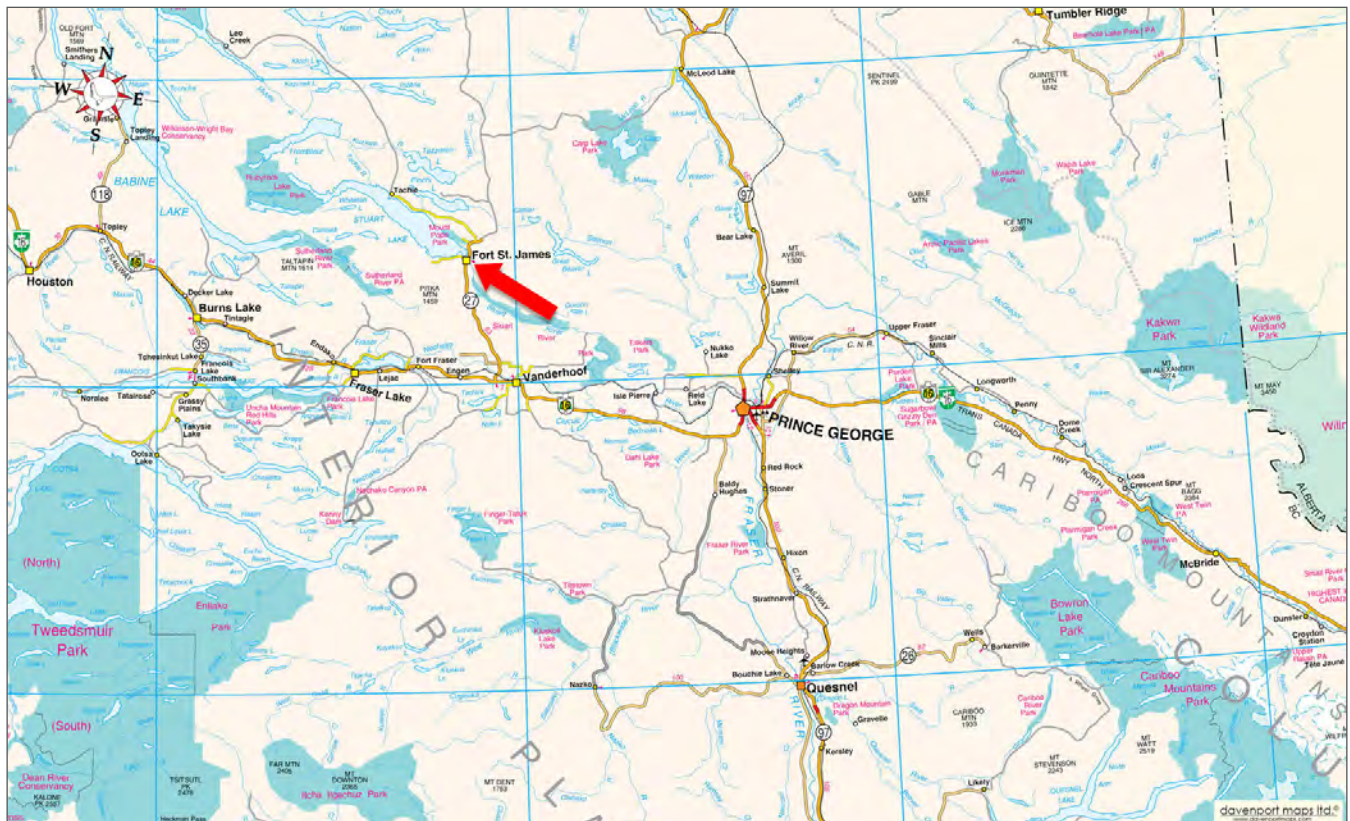


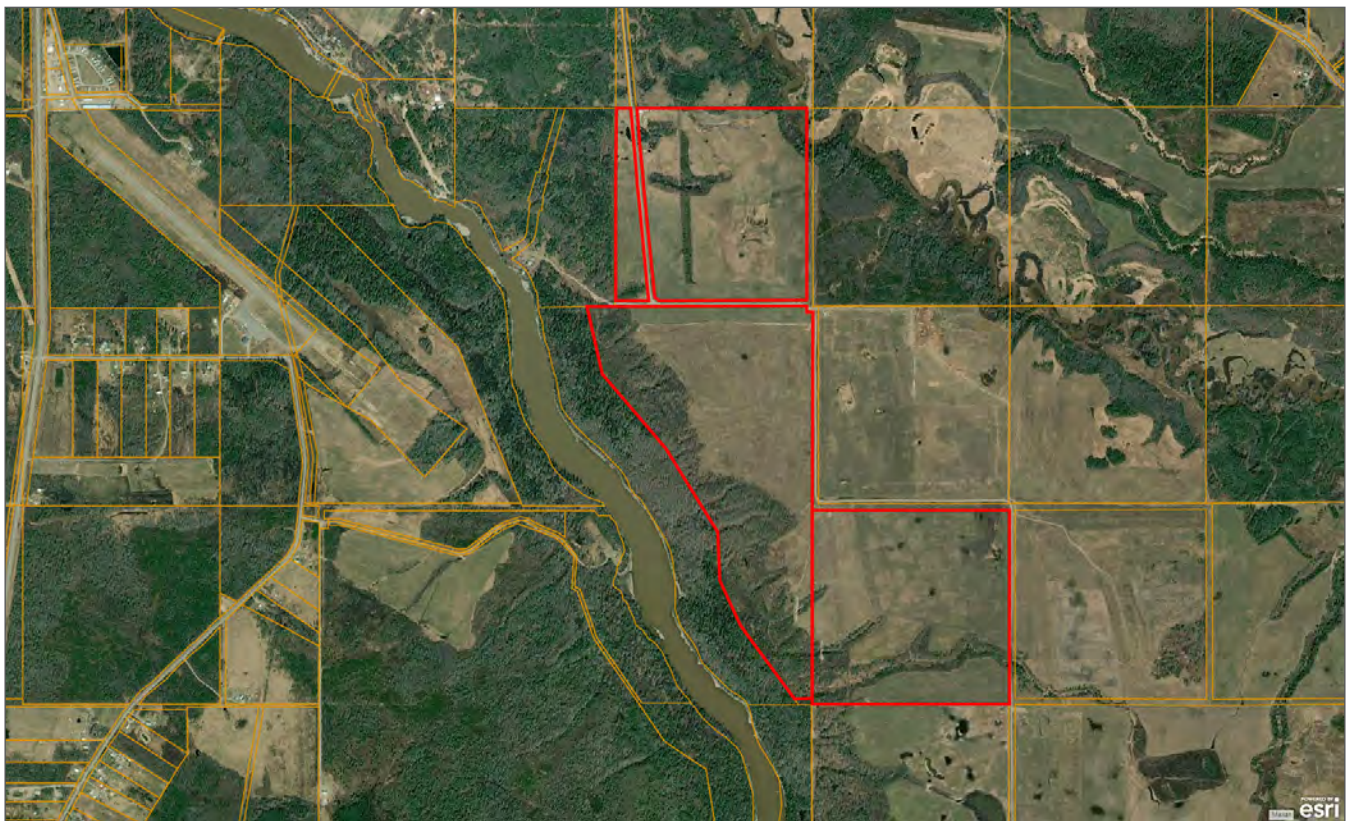
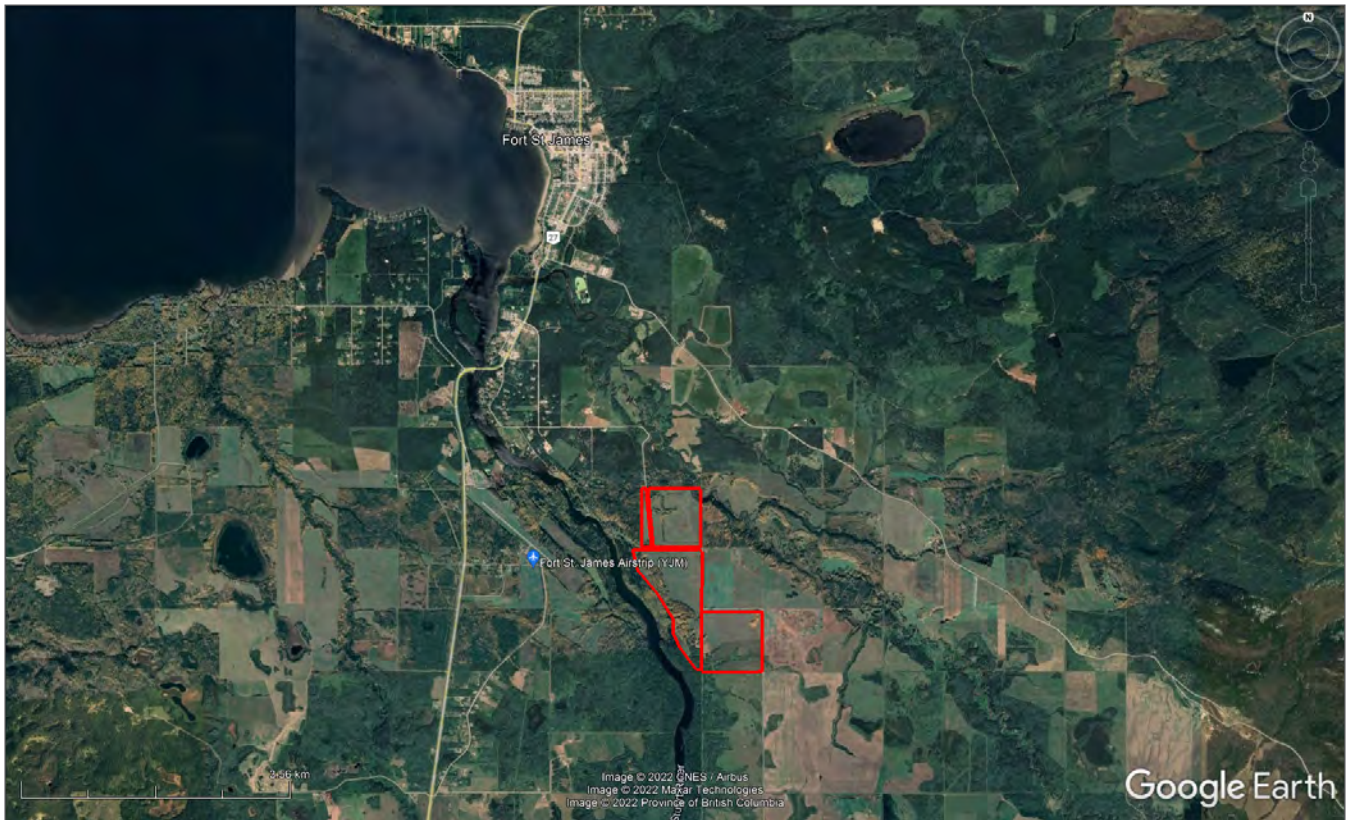


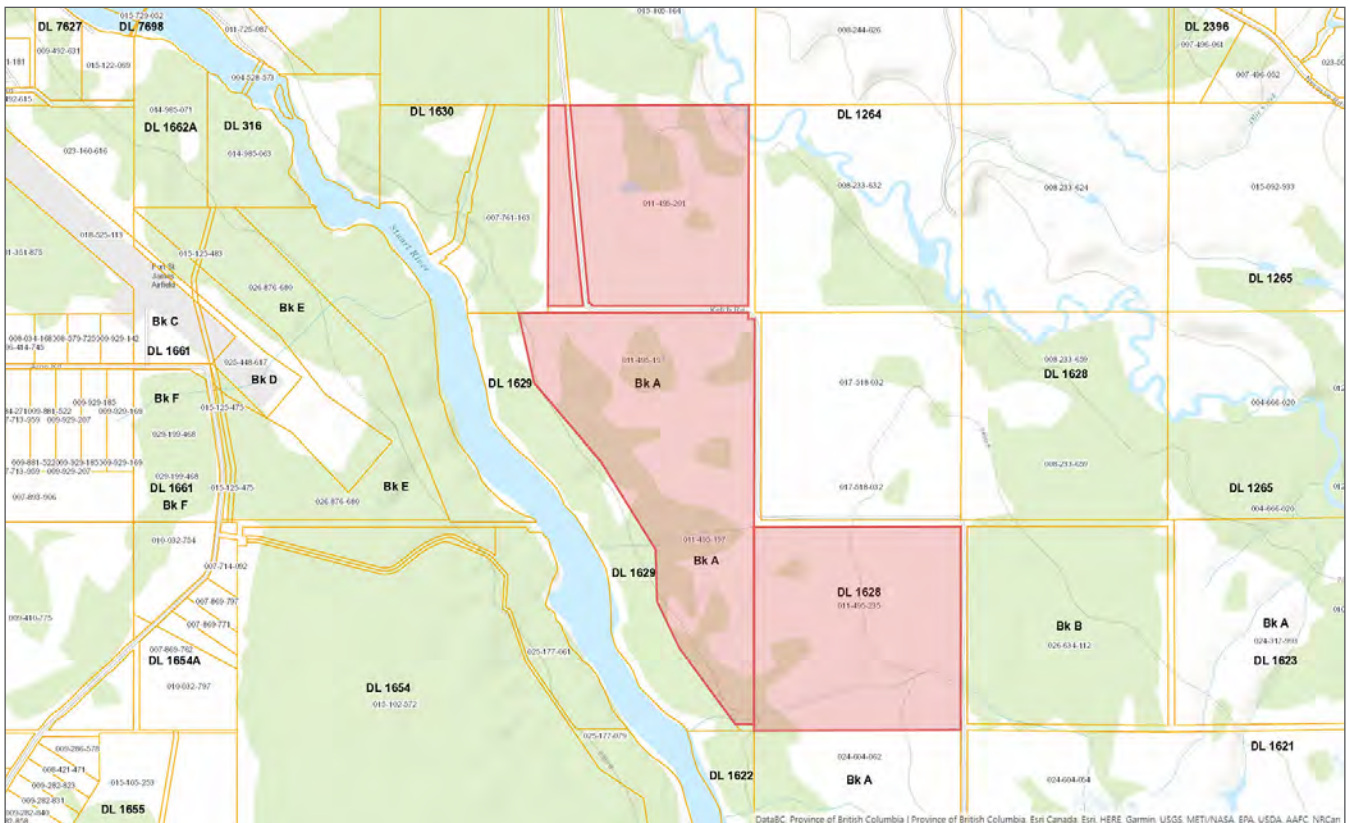
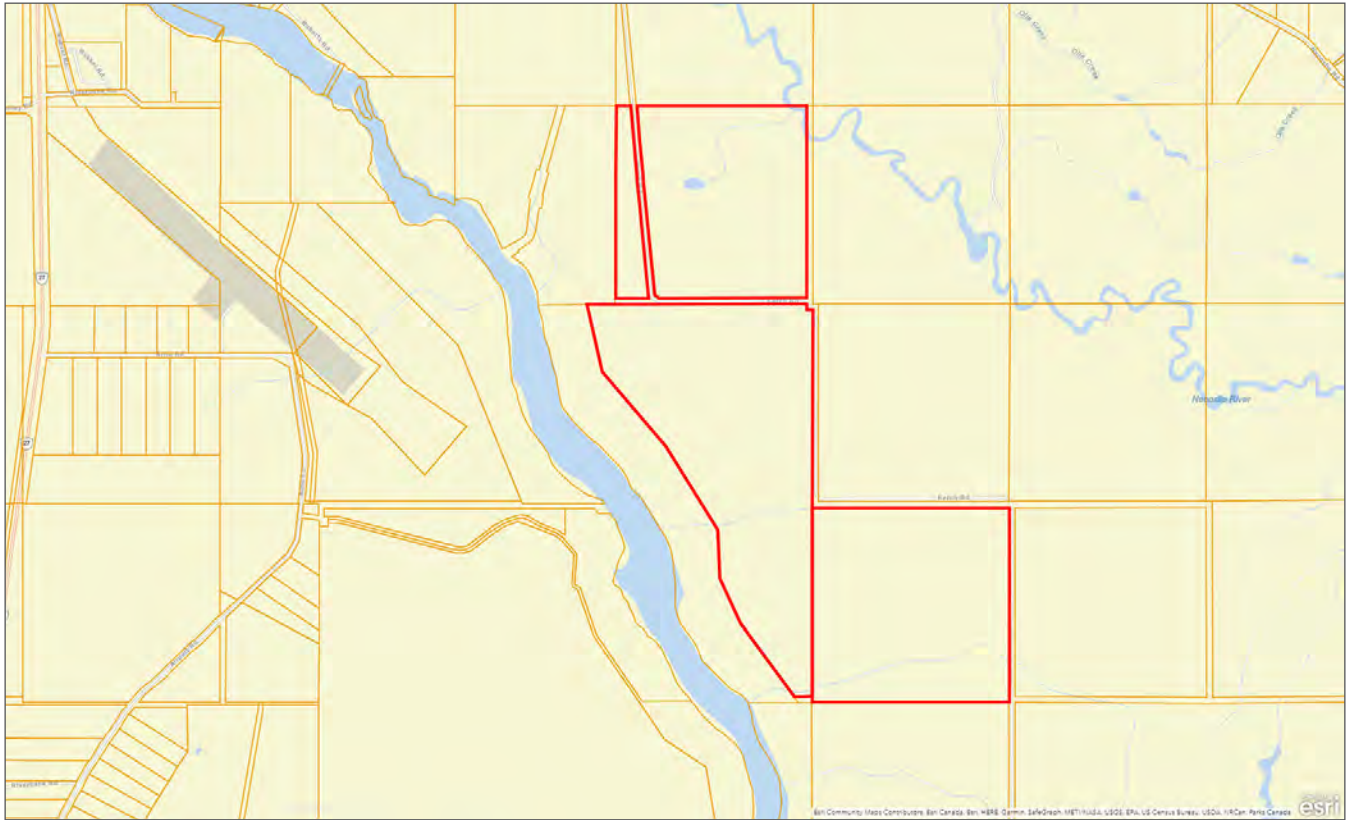














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