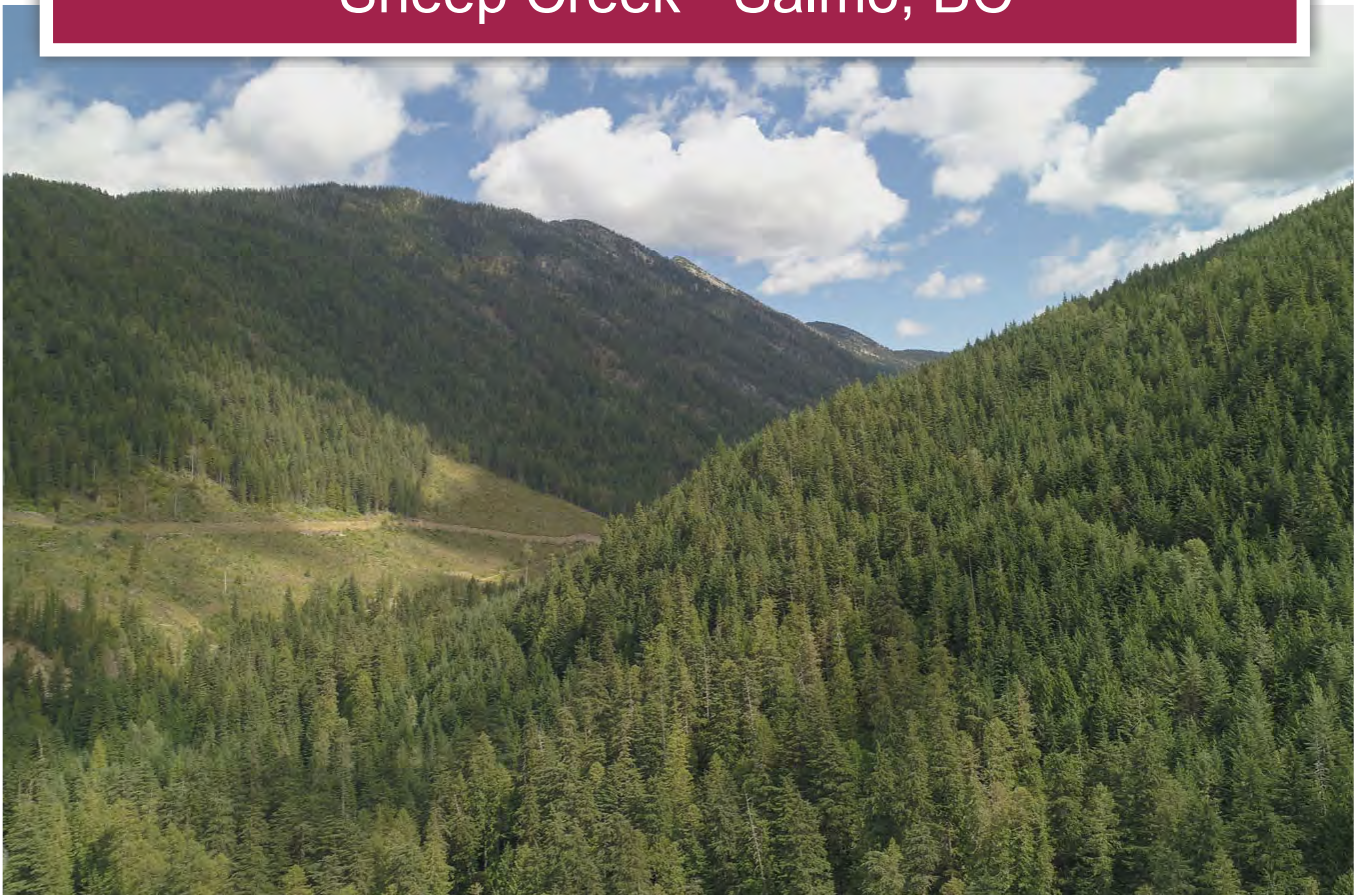




Timber and Recreation Opportunity

Sheep Creek - Salmo, BC



John Armstrong
Personal Real Estate Corporation
BC Land Team
john@landquest.com
(250) 307-2100

Robert Armstrong
BC Land Team
robert@landquest.com
(250) 307-6457



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PROPERTY DETAILS

Listing Number:	24184
Price:	\$199,000
Taxes (2024):	\$742
Size:	200 acres ~ 4 titles
Zoning:	RA Rural Recreational

DESCRIPTION

This property is on the east and north slopes of Yellowstone Peak, about 14 km east of Highway 3, south of Salmo. This 200-acre, 4 title property has magnificent views of the Three Sisters Peaks that rise to 2,400 m. Picturesque Panther and Waldie Lakes are nearby for alpine fishing.

The property is remote; however, it is accessible by 4x4 (no permit required) and snowmobile (permit required). Snowmobile clubs have permits to the area and welcome new members. A road and bridge upgrade will be needed to cross Sheep Creek to access the property by vehicle. A forestry company manages the property that is in the forest land reserve. Timber volume records are available.

Muskrat Creek passes through tree titles and an unnamed Creek through the fourth. Both flow north into Sheep Creek. Sheep Creek flows through the northernmost title from east to west.

Crown land surrounds the properties.

LOCATION

DL15131 Sheep Creek Forest Service Road - Salmo, BC

DIRECTIONS

From Salmo, turn south on Highway 3 for 6.5 km. Turn east on Bellmond Road, then north onto Airport Road. In 1.5 km, turn east onto Sheep Creek Forest Service Road. In 2.5 km, the road branches—keep right (the lower road). In 10 km, you reach the property line.

AREA DATA

Salmo (population over 1,000) nestles in the beautiful Selkirk Mountains within the southern Kootenay area just north of the property. At the junction of the Crowsnest Highway 3 and Highway 6, Salmo is about a 30-minute drive to Castlegar, Nelson, and Trail, and 45 minutes from Creston. At 5,823 feet the Kootenay Pass (Highway 3), east of Salmo, is the highest elevation of any major highway in Canada. The Crowsnest was constructed in the late 1950s to avoid the long route north to Nelson and crossing Kootenay Lake by ferry between Balfour and Kootenay Bay.

Mining was undeniably the primary industry within the community. As local mines began to dwindle, miners turned to forestry for a living. With the growth in the neighbouring communities of Nelson and Trail, demand for lumber grew. Today, Salmo remains a community of primarily forestry workers. Tourism within this quaint and beautiful community is also a solid economic driver.



Besides the surrounding opportunities for outstanding recreation, Salmo is known for interesting historic and intriguing artifacts, one being the world's oldest telephone booth. The rugged booth, carved from a cedar tree, is estimated at 465 years old. This town is also home to the world's largest penny standing at a whopping eight feet tall. Heritage buildings and stone murals chiselled out of rock, showcased throughout the town, depict local historical scenes.

The Salmo Valley is fertile and sunny, ideal for growing a wide range of high-quality vegetables and fruit. A thriving farmer's market supports the 'Farm to Table' philosophy and brings the community together.

With an elevation of 560 metres, the average temperature during the winter month of January is a mild -2° Celsius. During July, temperatures usually top out at 27°C, with a comfortable average of 19°C. One can expect to see around 640 mm of rainfall and 130 cm of snow.

The closest regional airport is at Trail and Castlegar airports. Trail is serviced by Pacific Coastal Airline, providing flights to Vancouver eight times a week. Castlegar is serviced by Air Canada/Jazz with flights from the major cities across most of Canada. Kelowna International Airport is a four-hour drive to the Okanagan. BC Transit bus service provides transportation from Salmo to destinations throughout the West Kootenays.

RECREATION

Salmo is a natural haven for a wide variety of wildlife and provides an ideal setting for outdoor enthusiasts.

A beautiful 9-hole public golf course bordering the meandering Salmo River is well known for its affordable green fees, friendly atmosphere, and flat open fairways. The Golf Club is also home to the popular 'Bunkers Grill' serving breakfast, lunch, and dinner. Several beautiful courses are just a half-hour away in the Nelson/Castlegar area, and Champion Lakes Golf is 20 minutes away.

Nearby Erie Lake and surrounding rivers and creeks are abundant with fish and aquatic life. Whether angling for bass or trout, ice fishing in the winter, or simply paddling a canoe, this lake is an ideal place for recreation and relaxation. This natural setting is an ecosystem, providing local fish, waterfowl, bears, moose and deer and turtles with an abundance of food and shelter.

Family-friendly Salmo Ski Hill has a T-bar, rope tow and is also home to a BMX park and hiking trails through magnificent scenery. If looking for more terrain and adrenaline-pumping ski and mountain bike runs, Red Mountain at Rossland is ranked #1 for the most acres per skier in North America, a mere 50-minute drive away.

Some of the more notable hiking trails include the DeLaurentis Bluffs Lookout, a scenic network of trails and viewpoints overlooking the valley. Sheep Creek Forest Service Road provides trail access to Curtis, Panther and Waldie Lakes. These hikes offer majestic views of sub-alpine meadows, forests and lakes at the trail's end—perfect for a cooling dip or throwing in a fishing line.

Salmo is part of the Great Northern Rail Trail. The trail covers approximately 48 km between Salmo and Nelson. A portion of the TransCanada Trail system, the Great Northern Rail Trail is a multi-use recreation trail suitable for hiking, mountain biking, horseback riding and cross-country skiing.

The Great Trail Network for cross-country skiing has one of the country's most elaborate, diverse, and scenic terrain. Castlegar operates the largest cross-country trail network in the region, sometimes referred to as 'Paulson Summit' or 'Nancy Greene.' Castlegar Nordic opens to picturesque views of the Monashee Mountains. Rossland's Blackjack Ski Club is considered one of western Canada's premier cross-country ski facilities due to its excellent grooming, variety of trails, and abundant, reliable snowfall.

Regional areas along the Salmo Creston Pass are accessible for epic snowmobiling and backcountry skiing, including Char and Bayonne Creeks and North Star Mountain. Salmo is an ideal snowmobile location when the Selkirk Mountains transform into world-class terrain for the winter season. Elevations run from 2,000 feet up to 7,000 feet. Around mid-April, you can snowmobile one day and golf the next.

HISTORY

Originally named Salmon Siding on the Nelson and Fort Sheppard Railway, Salmo began its existence as a railway siding before growing into a small mining town during the gold rush of 1896. The small communities of Ymir and Erie sprang up to the north and west, and Salmo soon became a centre for supplies and entertainment, full of rowdy celebrations on a Friday night after a local gold strike.

MAP REFERENCE

49° 8'54.75"N and 117° 6'12.16"W

INVESTMENT FEATURES

Merchantable timber.

SERVICES & IMPROVEMENTS

None.

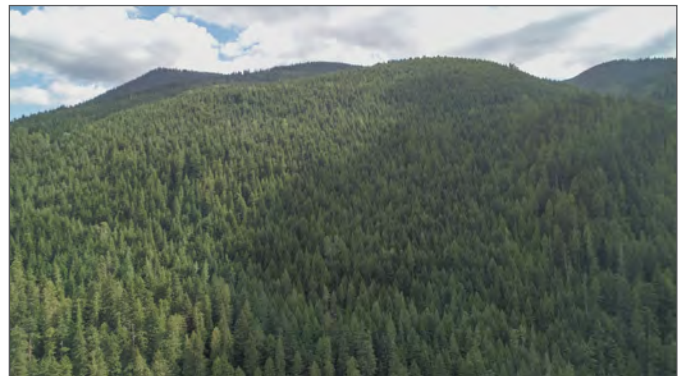
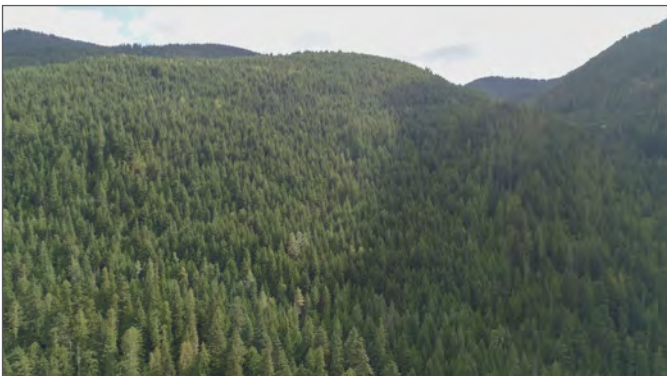
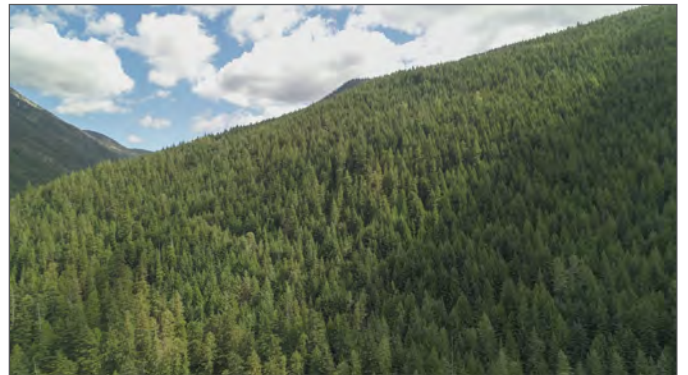
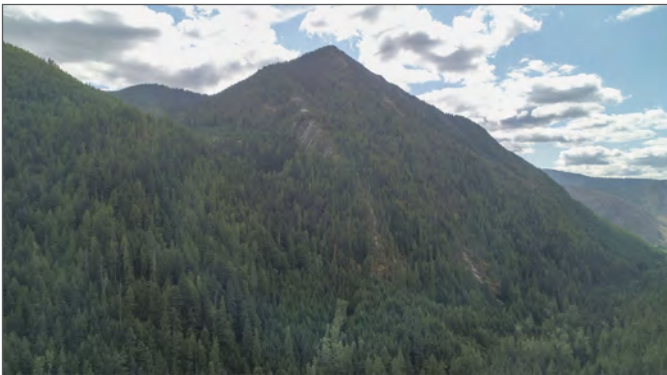
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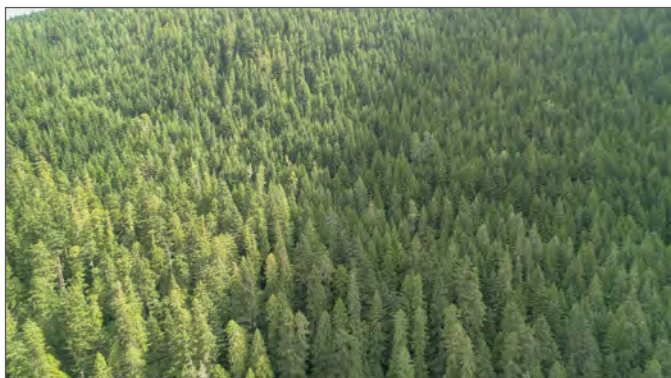
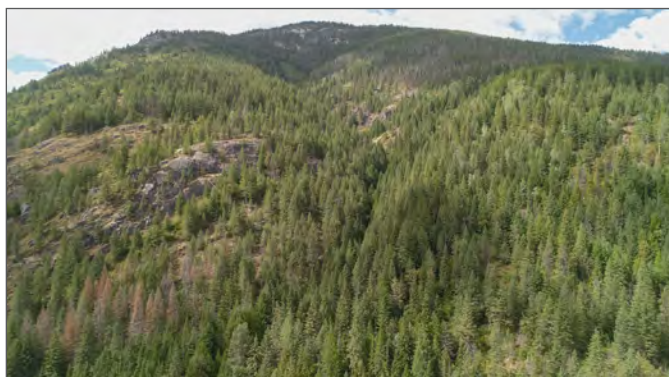
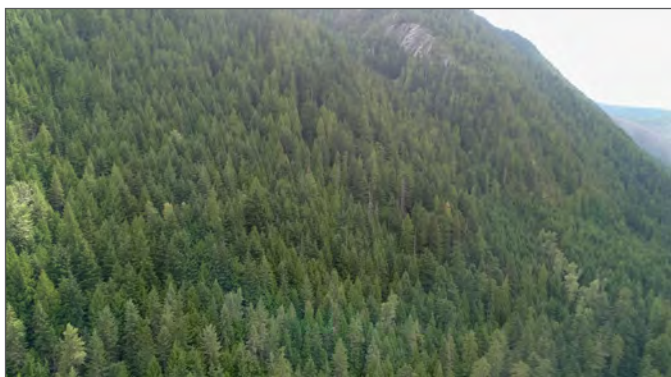
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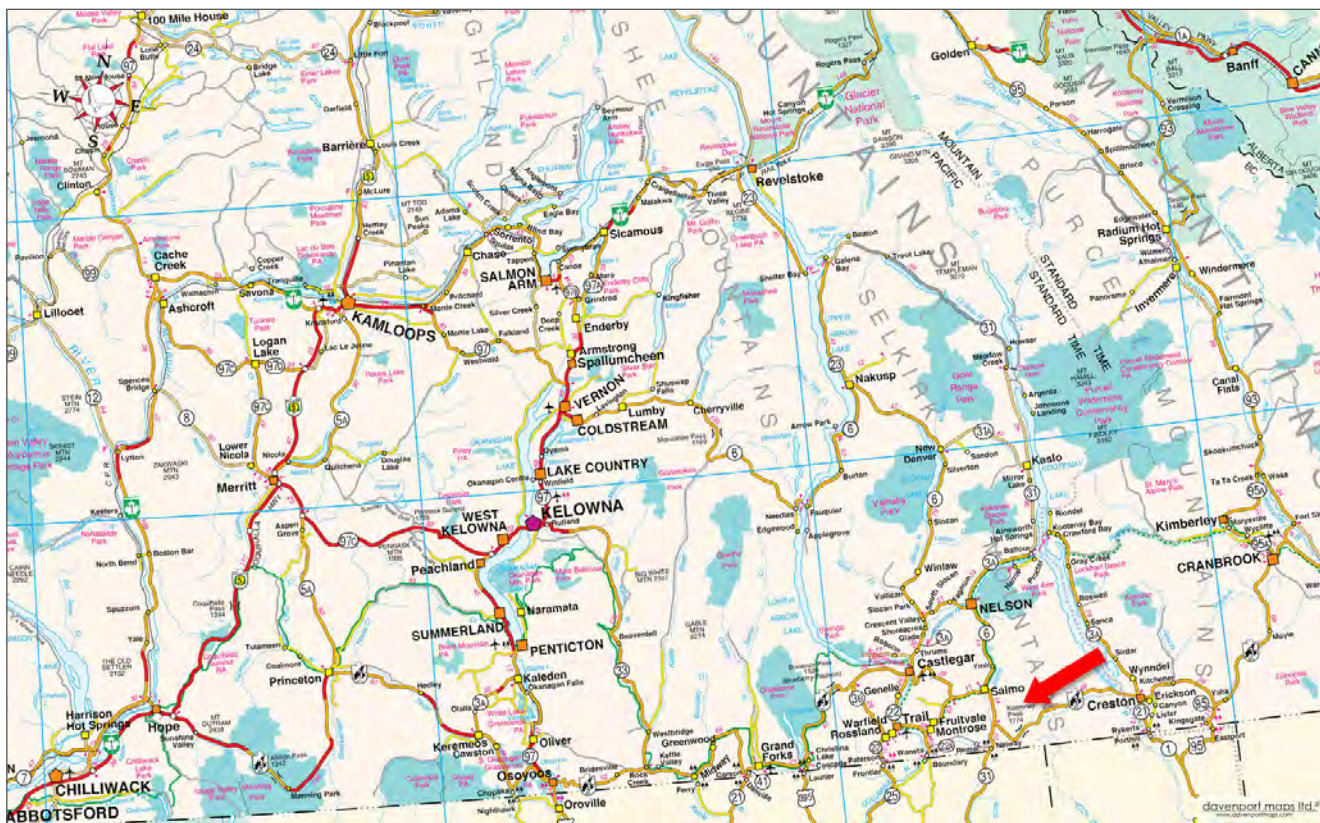
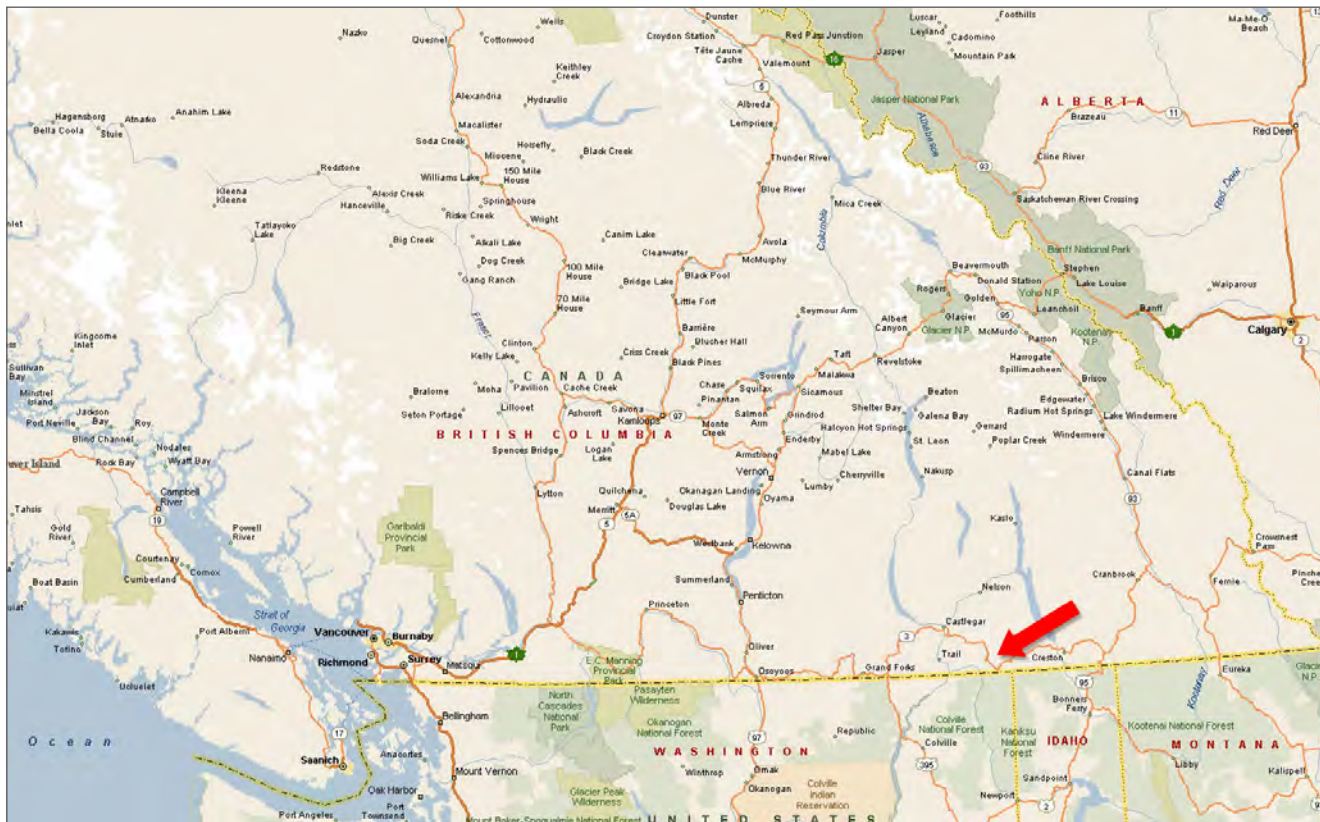
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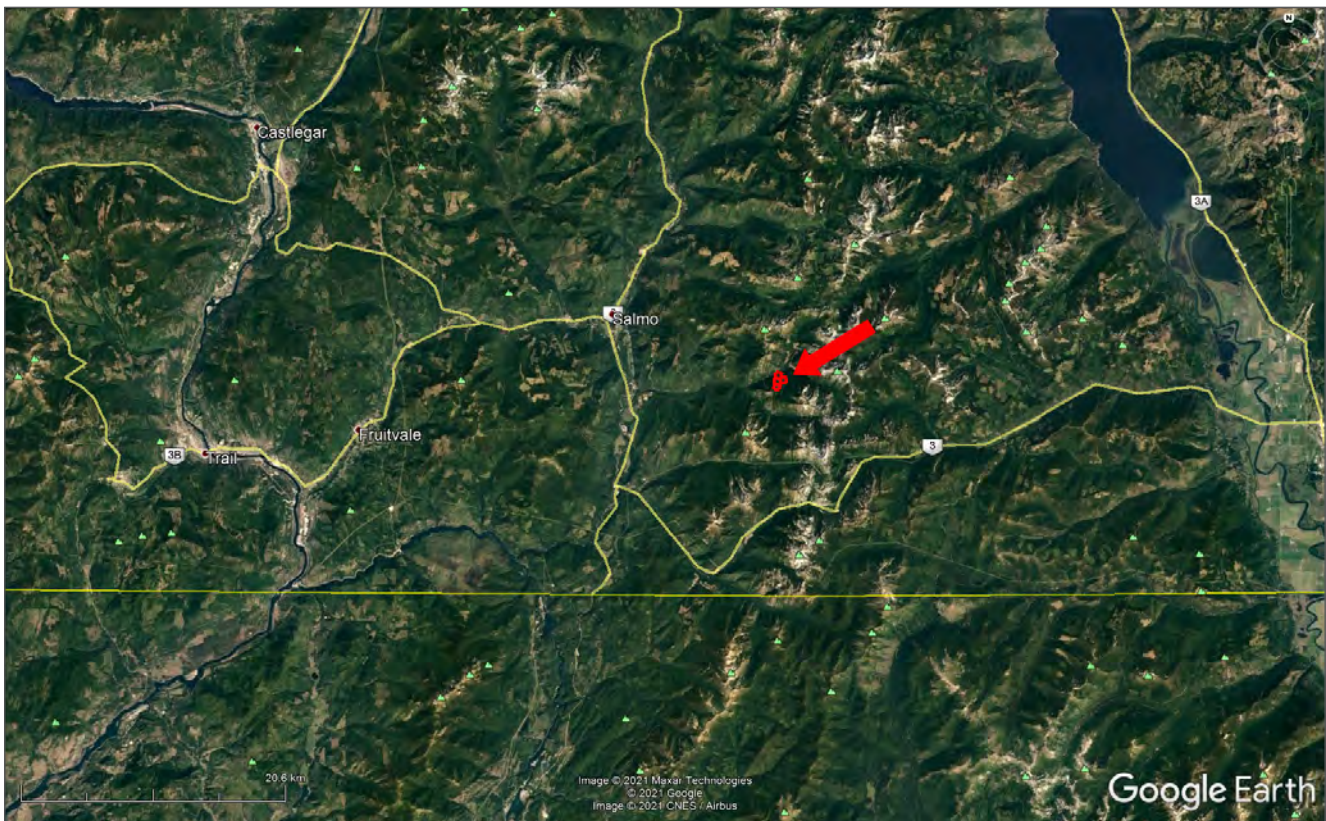
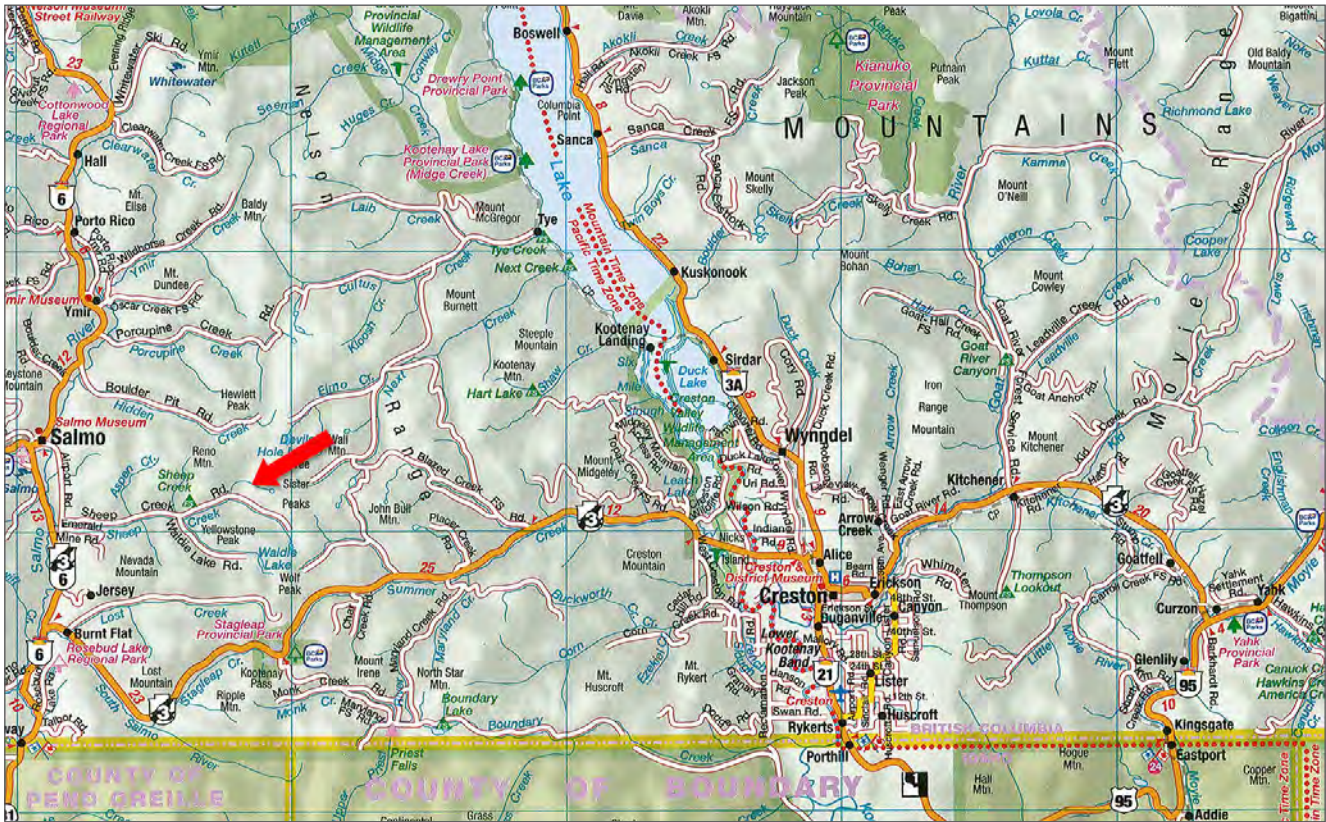
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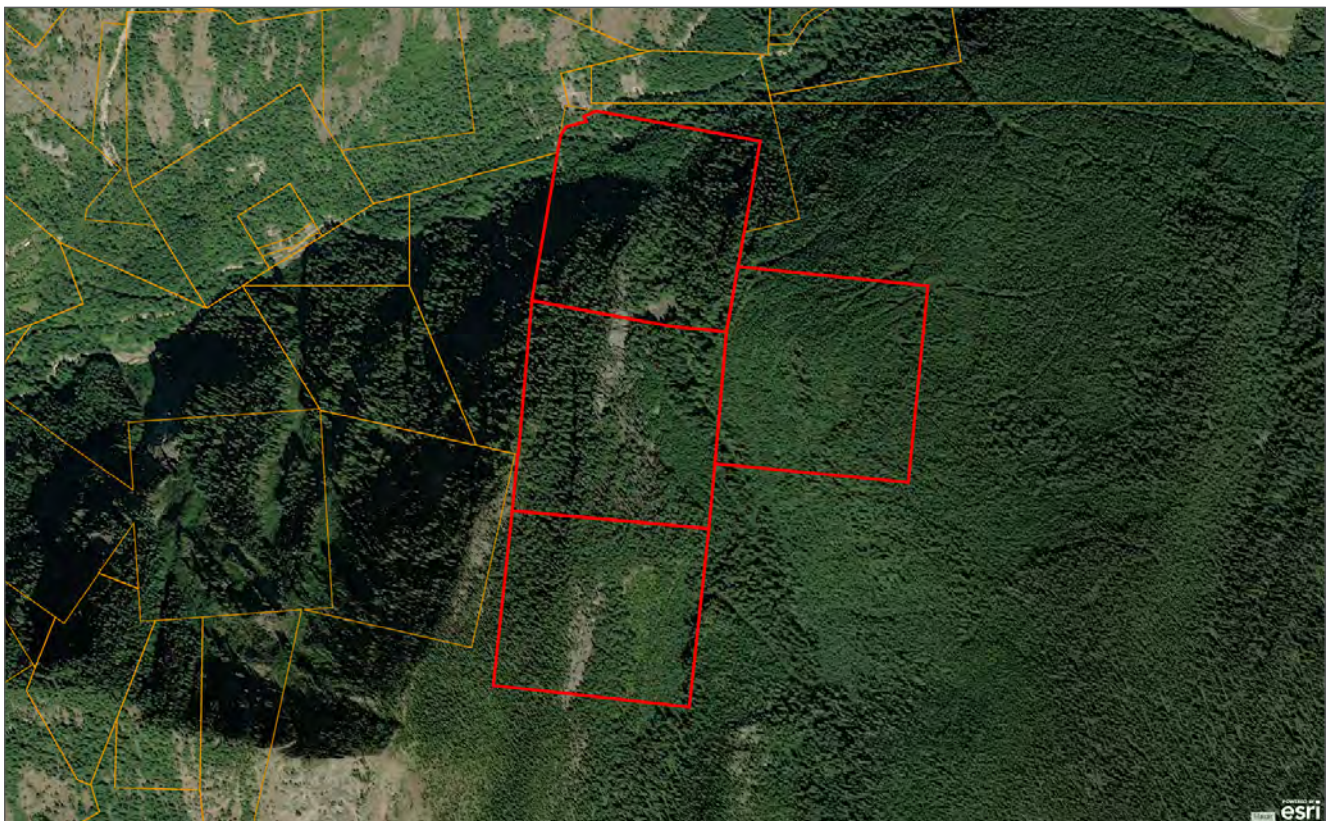
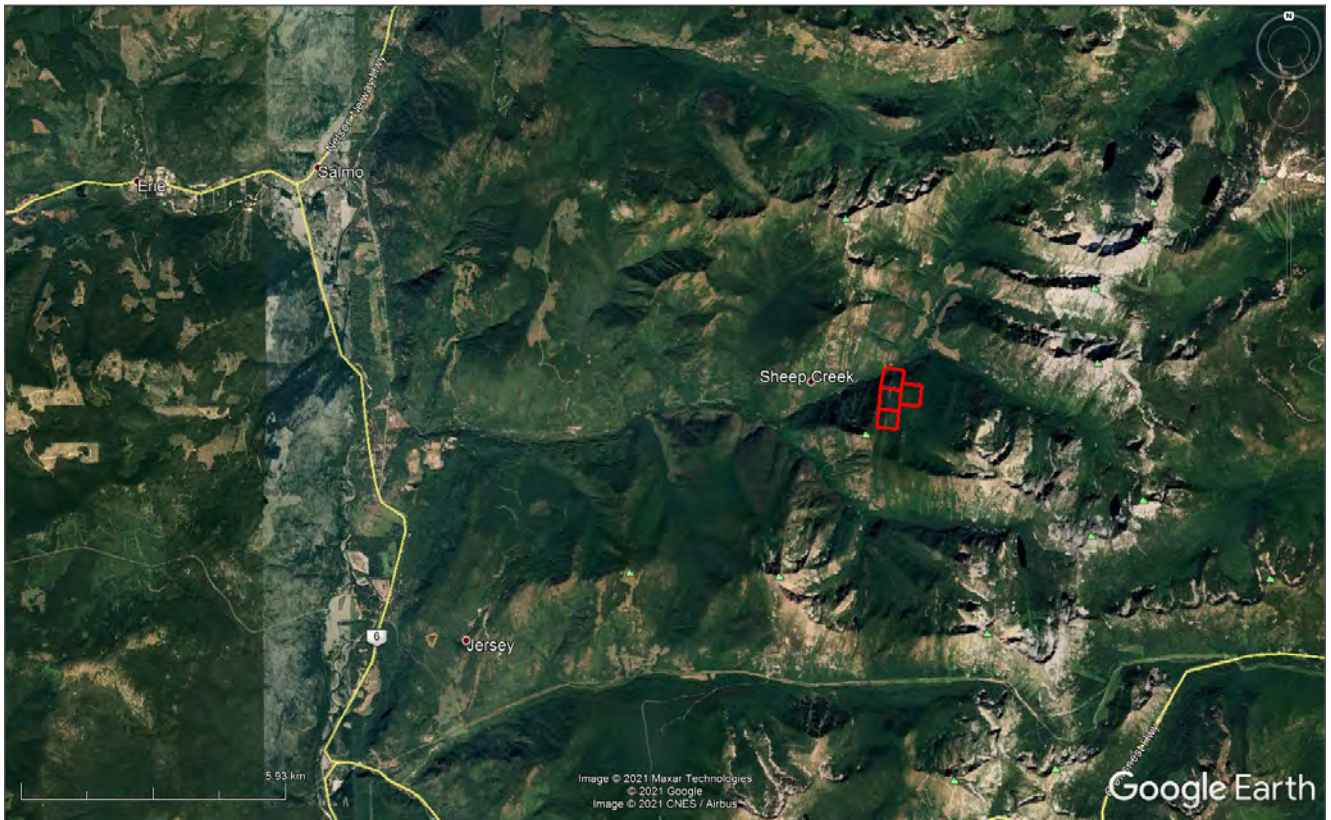
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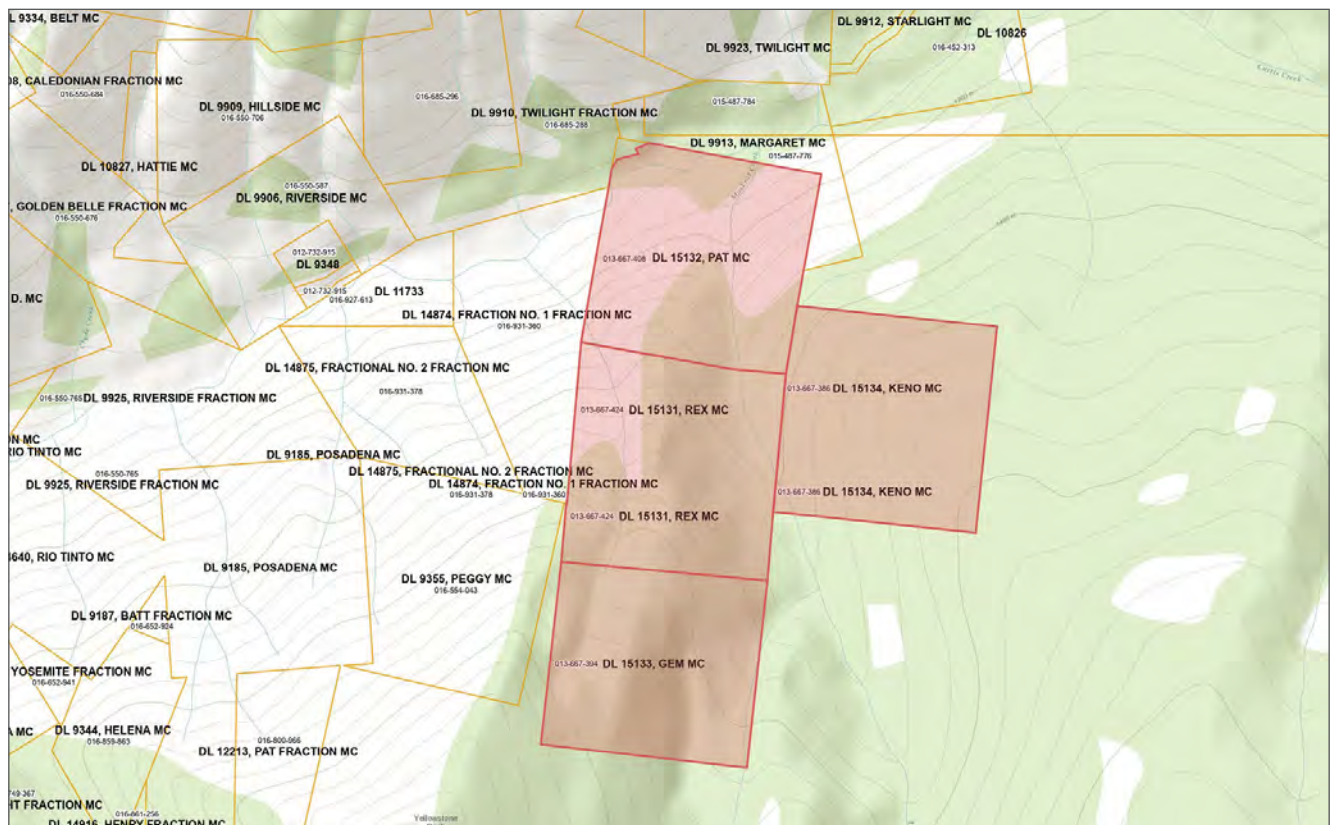














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John Armstrong
Personal Real Estate Corporation
BC Land Team
john@landquest.com
(250) 307-2100



Robert Armstrong
Representative
robert@landquest.com
(250) 307-6457

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