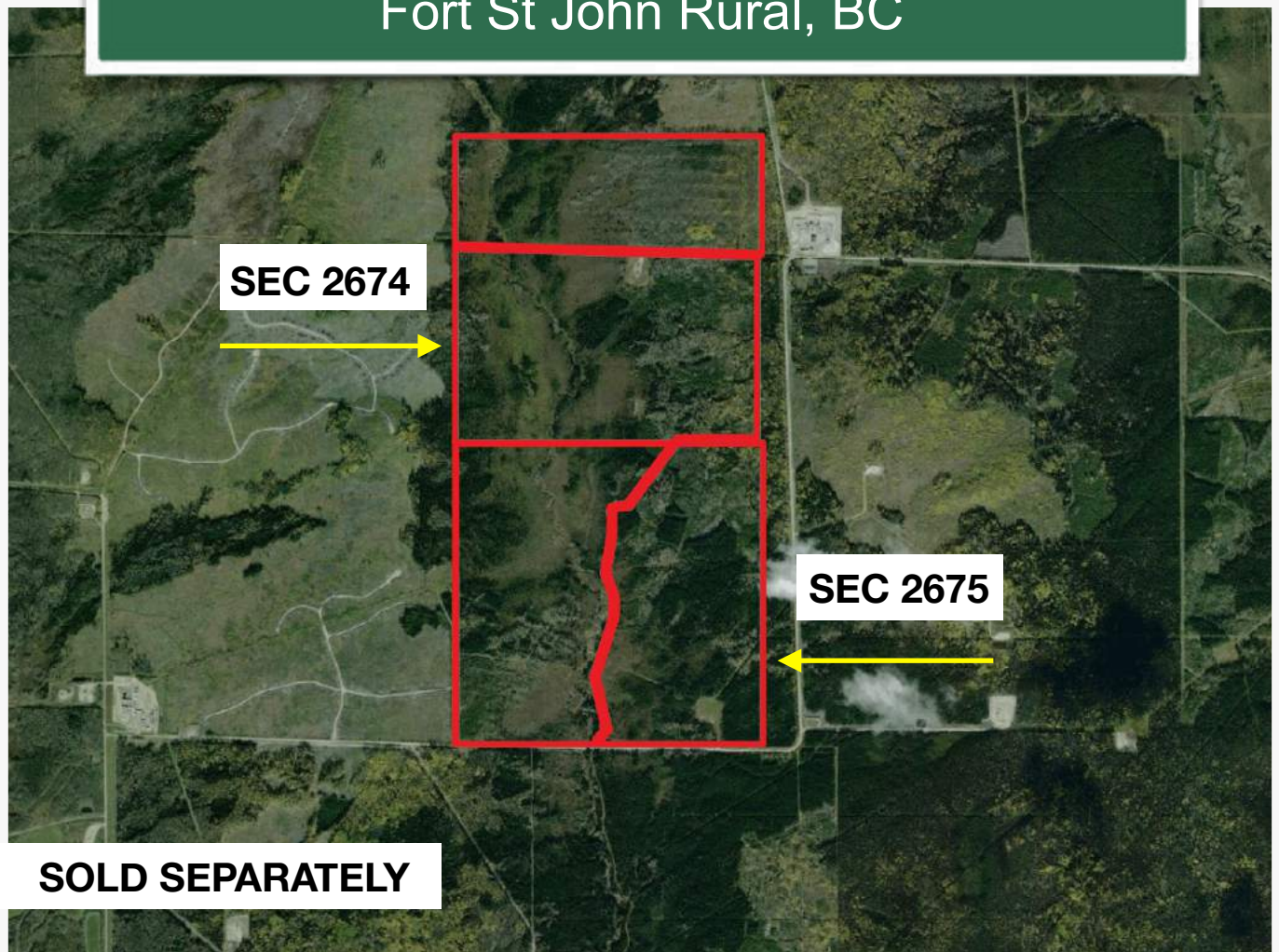


SEC 2674 & SEC 2675

Fort St John Rural, BC



Ranches and Rural

"The Finest Real Estate in Beautiful Northern British Columbia"



Brenna Burns PREC*
brenna@ranchesandrural.com
250.262.6441

www.ranchesandrural.com

PROPERTY DETAILS

MLS Number SEC 2674 R2624246
Asking Price: \$330,000
Taxes (2021): \$576.75
Parcel Size: 621.08 acres

MLS Number SEC 2675 R2624244
Asking Price: \$360,000
Taxes (2021): \$620.84
Parcel Size: 619.46 acres

PROPERTY LOCATION

**Mile 98 Road,
Fort St John Rural, British
Columbia**

ZONING & BYLAWS

A2 Large Agriculture Holdings (See
Attached - page 12-13)

DIRECTIONS

- See map on (page 9-11)

MAP REFERENCE

- **SEC 2674:**
56°57'9.69"N and 121° 32'40.17"W
- **SEC 2675:**
56°55'46.77"N and 121° 32'51.70"W

LEGAL DESCRIPTIONS

- **SEC 2674:**
014-846-373
- **SEC 2675:**
014-966-981

LAND IMPROVEMENTS

SERVICES

- No services nearby

ACCESS

- Excellent access

REVENUE POTENTIAL

(See spreadsheet on page 6)

SEC 2674:

- Annual oilfield revenue approx
\$3,344.00
- Merchantable timber (NO Timber
Cruise)

SEC 2675:

- Annual oilfield revenue approx
\$22,800.00
- Merchantable timber (NO Timber
Cruise)

PROPERTY DESCRIPTION

These two sections are sold separately.

Great opportunity to purchase a 619 or 621 acres zoned A2 with excellent road access! Nestled in a private treed setting with an abundance of wildlife and endless recreational possibilities. Along with the opportunity to subdivide into 1/4 sections, low taxes, and the revenue potential is what makes these sections the perfect investment. Zoned A2 allowing you to expand your list of uses for the land such as equestrian services, hunting, building a guest ranch and so much more.



SEC 2674



SEC 2675



OPPORTUNITY

AGRICULTURE

- The Peace Region is an Agricultural leader in British Columbia with more forage, grain (barley, oats, wheat), seed, canola and honey being produced than in any other region.

RECREATION

- The property is in close proximity to Fort St John which hosts multiple indoor and outdoor sporting events every year.
- The Peace Region is home to multiple lakes, rivers and mountains, creating many opportunities for fishing, snowmobiling, skiing and hiking.
- On this property, you will find plenty of space for walking trails, horseback riding, and wildlife watching.
- Hunting small and large games is a popular pastime in the Peace Region, with its diverse terrain and natural hunting grounds that are home to bears, moose, elk, caribou, mule deer, white tail deer, mountain sheep, goat lynx and many other species.
- There are plenty of outdoor activities and sights to be seen in the Fort St. John and surrounding areas.
- The Peace Region is well known for its vast open valleys and beautiful

- scenery that makes it the perfect place to be during the summer and winter months.

INVESTMENT

- Substantial oil revenue as well as merchantable timber provide plenty of opportunity to create a profitable return on your investment in the lands
- Subdivide these sections into 1/4 sections and sell.
- The zoning allows for a variety of uses for the land such as ranching, recreational usage or even an equestrian business

ABOUT FORT ST JOHN

POPULATION

21,000

Fort St. John is known as “The Energetic City” for good reason. This name reflects the local industries of oil, natural gas, forestry and agriculture in a place where modern day pioneers continue to bring a fresh spirit of exploration, innovation and connection to community within the city and surrounding areas.

AMENITIES

Fort St John is serviced by the North Peace Regional Airport which offers several daily flights direct to Vancouver and Calgary.

The city of Fort St John located within walking distance of major hotels, restaurants, and retail shops. Grab a coffee, and take a morning stroll around the town.

HISTORY

Fort St John is a city located in the Northeast of British Columbia and is the most populated city in the Peace River Regional District, covering a total area of roughly 22 square kilometres. Fort St. John is located on the traditional territory of the Dane- zaa First Nation people. Along the Peace River just south west of present date Fort St John a trading post was built to accommodate the fur trade. After nearly 40 years, Fort St John reopened in 1860 just south of the Peace River. The trading post was moved closer to where the settlers were establishing in

Fish Creek located in the present Fort St John. The main highway, Alaska Highway used still to this day was built in 1942 by the United States Army. The Alaska Highway runs through Dawson Creek to Alaska. This eliminates the dependence of the river which was the main source of transportation. The city is also known for its amazing bio-diversity.

CLIMATE

Fort. St. John enjoys long glorious summers and extended frost-free periods that are perfect for farming.

The stories you hear about our winters aren't all true. It's cold and snowy and way more fun than you can imagine. Bring your sunglasses because in the Peace Region the sun is always shining. Experience the stunning northern lights throughout the cold winters.

RECREATION

In Peace Region it's all about playtime. When the city limits ends, the wilderness begins. Drive in any direction and you'll find endless opportunities for experiencing the outdoors. With four distinct seasons, you can enjoy a wide variety of activities from camping lakeside fun in the summer, to sledding, ice fishing and cross-country skiing in the winter. Fort St John has many indoor amenities including two National Hockey League sized ice rink, an indoor near- Olympic sized long track speed skating oval, and a 340 meter long walking track, the North Peace Leisure Pool, the North Peace Arena, a 8-sheet curling rink, and an outdoor water park.

Every January, you can experience the High on Ice Winter Festival. Imagine a park filled with ice sculptors, several ice slides for the kids and warm hot chocolate served inside spacious outdoor tents to keep you warm.

CAMPING

Camping isn't limited to a camp site in the Peace Region. With the wilderness right on the edge of city limits. Take in the fresh air and the open night sky under the stars.

HIKING

Whether you're a beginner or an expert, the Peace Region offers an abundance of hiking trails for you. Hike along one of the rivers, lakes or hike up the many mountain ranges. During the warm long summer days, it is a great idea to take advantage of the hiking trails that this gorgeous city has available. Also, Fort St. John's Fish Creek Community Forest has a great 5.6km hike. In addition to hiking, there are opportunities for canoeing and kayaking.

In the District of Hudson Hope the opportunities for outdoor pursuits. The landscape has many beautiful hiking trails that span the region, and are just waiting to be explored!

GOLF

Your choices are endless when your looking to tee off. Enjoy 18 holes at Fort St John Links Golf Course, Lakepoint Golf and Country Club, and Lone Wolf Golf Club.

WHISKEY JACK CROSS COUNTRY SKI CLUB

The Whiskey Jack Nordic Ski Club was established in the early 1980's when the BC Winter Games came to Fort St. John. Enjoy many scenic trails located around the Beatton River.

MOUNTAIN RANGES

Located around the Peace Region are the stunning Northern Rocky Mountains, Kwadacha Mountain range and the Dune Za Keyih Mountain range. These beautiful mountain ranges have many rivers and lakes throughout, surrounded with wildlife.

SKI RESORTS

Whispering Pines Ski Hill is tucked away between the beautiful Clear Hills of Northern Alberta. Offering a wide variety of terrain, offering both Beginner and Expert terrain, great for skiers and snowboarders at any level. Surrounded by breathtaking views, and local wildlife (deer, moose, fox) crossing the runs.

Nestled in the pristine wilderness of the Canadian Rockies in Northern BC, Powder King offers the best of the great outdoors. Terrain that ranges from breathtaking drops for the adventurous skier, to the gentle groomed slopes of beginner runs.

Perfect for a family outing, enjoy some runs, good food, family memories with this local ski resort.

HUNTING

The Peace Region is renowned for its number of different species available to hunt ranging from buffalo, moose, elk, deer, and bear. The backcountry surrounding the Peace Region hold endless opportunities to hunt as remote as you can dream, whether its by foot or by boat, quad. Enjoy a morning of hunting or load up your pack for a long weekend and go off grid. Explore the most beautiful untouched, raw mountain side the region has to offer.

LAKES & RIVERS

The Peace Region has ample rivers and lakes to explore. Can experience as secluded as the Muncho Lake. Enjoy the blue water surrounded by Sentinel mountains. Looking for relaxation close to home? Enjoy Charlie Lake and the Peace River for boating, tubing, swimming.

FISHING

Plenty of opportunity to go fishing and boating in the large network of lakes and waterways that surround the region.

Cameron Lake is pristine for fishing Walleye, Bull Trout, Lake White Fish, Rainbow Trout, and Arctic Grayling. Enjoy the peace and quiet of nature. The only lake in the Peace Region that only allows man powered boats.

The gorgeous Williston and Dinosaur Lake is a reservoir for Bull Trout, Rainbow Trout, Kokanee, Lake Trout, Mountain White Fish and Lake White Fish.

Throw a line into the Peace River to catch Northern Pike, Walleye, Bull Trout, Rainbow Trout, Lake Trout, Mountain Whitefish, Lake Whitefish, Arctic Grayling and Burbot. Fish from the shore or while floating down the river with a line in.

OILFIELD REVENUE

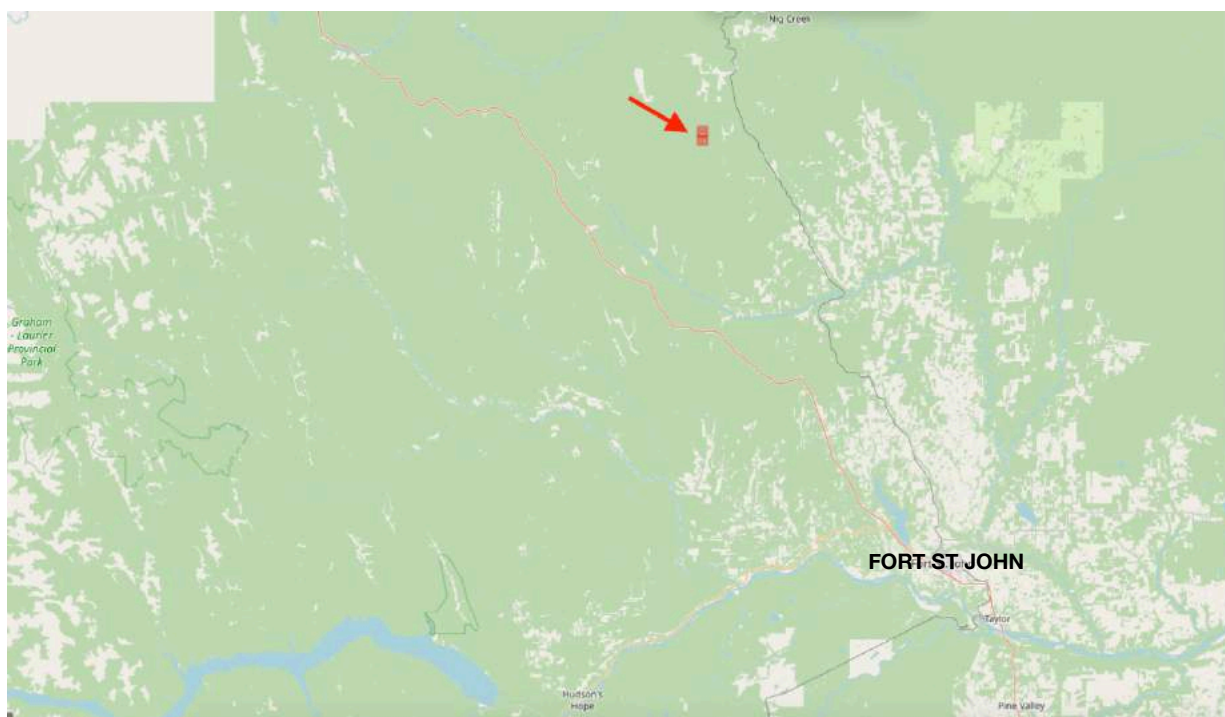
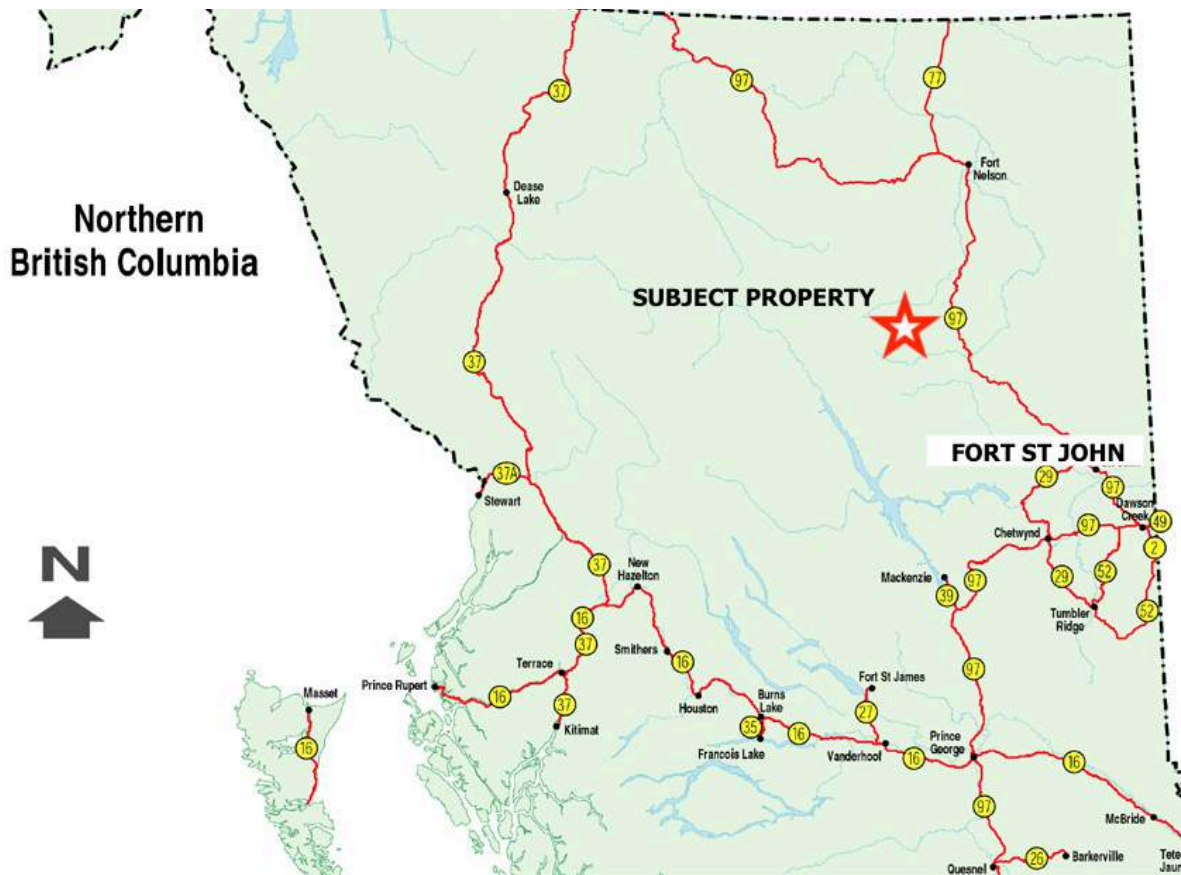
SEC 2675:

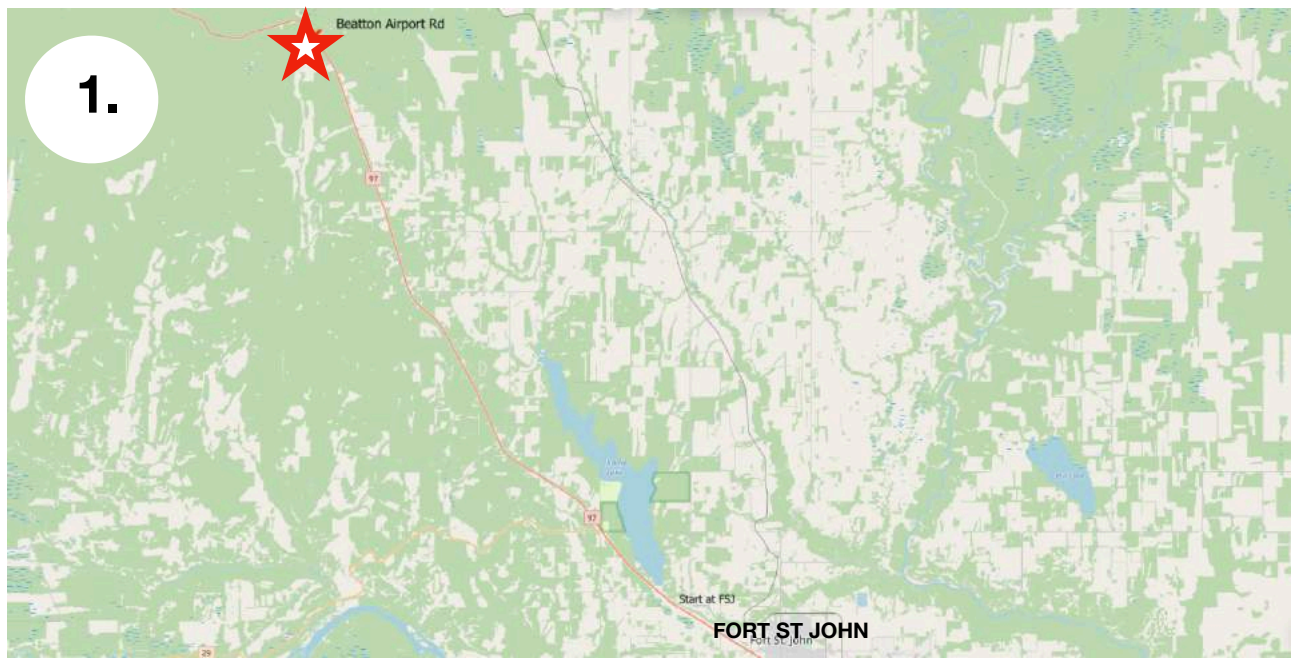
WELL NAME	WA	PAY DAY	RENTAL REVENUE
CNRL BIRCH C-014-1/094-A-13	04098	Jan 31	\$4,420.00
TECL ET AL HZ BIRCH 2-016-I/094-A-13	39782	Sep 1	\$9,800.00
TECL ET AL HZ BIRCH C-A014-I/094-A-13	39774	Sep 1	\$8,600.00
CNRL File 1031481-2 – Pipeline, no rental			
		TOTAL	\$22,820.00

SEC 2674:

WELL NAME	WA	PAY DAY	RENTAL REVENUE
CNRL ETAL BIRCH A-045-1/094-A-13	05488	Nov 25	\$3,344.00
		TOTAL	\$3,344.00

DIRECTIONS





3.



*** You can also input: Todd Energy Gas Plant into your GPS, as these sections of land are directly across.**



SECTION 33 A-2 (Large Agricultural Holdings Zone - 63 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an A-2 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 33;

- (a) AGRICULTURE;
- (b) AGRICULTURE-INTENSIVE;
- (c) AGRICULTURE-DOMESTIC;
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, PIPELINES;
- (h) PRODUCTION FACILITIES;
- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL;
- (j) KENNEL;
- (k) EQUESTRIAN FACILITY;
- (l) Work camps occupied for less than six months, with less than 30 people;
- (m) Trapping, hunting, guiding, outfitting establishments;
- (n) Airstrip;
- (o) DWELLING UNITS;

The following ACCESSORY uses and no others are permitted in an A-2 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 33:

- (p) ACCESSORY buildings and ACCESSORY structure;
- (q) BED AND BREAKFAST accommodation;
- (r) HOME BASED BUSINESS;
- (s) SECONDARY SUITE;
- (t) TEMPORARY ADDITIONAL DWELLING;
- (u) AGRI-TOURISM activity.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 63 hectares (155 acres) except as noted below.
- (b) Exceptions to the required minimum parcel size area as follows:
 - i) subject to the Local Services Act, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse, provide the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 50 hectares (124 acres);
 - ii) for subdivision along a quarter section boundary for an incomplete quarter the minimum parcel size shall be not less than 50 hectares (124 acres);



SECTION 33 A-2 (Large Agricultural Holdings Zone - 63 ha) continued

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (d) Two SINGLE FAMILY DWELLINGS or one TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
 - i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
 - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
 - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE; or
 - (iv) 7 metres (23 ft.) of a REAR PARCEL LINE.

Asphalt Plant

- (f) Asphalt plants may operate on land zoned A-2 "Large Agricultural Holding Zone" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required.

Production Facilities

- (g) The following PRODUCTION FACILITIES are not permitted in the A-2 zone:
 - i) *Battery sites and compressor stations which covers an aggregate building and/or structure floor area of greater than 450 sq. metres (4850 sq. ft.)*
 - ii) *Oil field waste management facility that requires a permit under the Waste Management Act or which covers an aggregate building and/or structure floor area of greater than 450 sq. metres (4850 sq. ft.)*

Land Treatment Facility

- (h) One LAND TREATMENT FACILITY, NON-COMMERCIAL shall not exceed an area greater than 2 hectares (5 acres) in size.

Community Care Facility (BL No. 1734, 2007)

- (i) the following additional use is permitted as a Principle Use on lands legally described as:
 - i. Lot 1, Plan 28134, Section 2, Township 84, Range 18, W6M, PRD



Ranches and Rural

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