

Federal Ranch aka Diamond G Ranch

Ft. St. John, Peace River District,

British Columbia, Canada

Summary

- LOCATION:** West of Ft. St. John.
- PROPERTY:** 14,724 +/- acres. Of this amount, 983 is deeded (200 is in the process of acquisition) and 13,741 is grazing license--all bordered by the wild and free Graham River on the south--and gorgeous Colt Creek on the north boundary of the grazing license.
- IMPROVEMENTS:**
- OWNER'S HOME:** The owners home is a modular 3 bed, 3 baths plus an additional room of about 12 feet in length that was added onto the home and is being used for a mud room. The home is about 10 years old and has barely been lived in. It is about 1800 square feet. From the back door, the river is 15 seconds away down a very gentle bank.
- MANAGER'S HOME:** The manager's home is an older two story frame with 3-4 bedrooms and 2 baths. It sits away from the owner's home but within sight of it. Both levels of the home are finished. There is also an unattached garage.
- OUTBUILDINGS:** There are five outbuildings that are barns, shops, and garage/storage buildings.
- CORRALS:** There is a full set of corrals.
- AIRCRAFT LANDING STRIP.** For convenience, there is a grass landing strip on the property.
- ACCESS:** Gravel road. There are commercial flights in and out of Ft. St. John daily.
- DIRECTIONS:**
- From Hudson Hope:** On Highway 29, go NE toward Ft. St. John for 8.6 miles (13.85 km) and turn left (NW) on Farrell Creek Road. Go 41.7 miles (67km) on this road and then go right (sign says "Graham River Open Camp"). On this road go 5.4miles (8.7 km) to stop sign and turn left. Go 1.3 Miles (2km) to Y in the road and go left. Go .4 Mile and turn left. Go 1.7 mile to green gate. It will be locked; be sure and get combo from this office or be escorted.)
- From Ft. St. John:** On Highway 97, aka Alaska Highway, go to Mile 95 (aka Upper Half-Way Road 117; also signs say Indian Nation) and turn left (south-ish) and go 41 miles (66km). Turn left (?) at the 66km marker, go .5 mile and cross the bridge and then turn left again.
- PRICE/TERMS:** US \$795,000 cash, or terms acceptable to Seller.

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- UTILITIES:** Electricity on the property. Propane for heat. Satellite phone included. 3-5 water wells (owner is not sure as there used to be a hunting camp on the property) and 3 septics.
- RECREATION:** The gorgeous Graham River is just out the back door of the owner's home. Every day we spent on this beautiful ranch we saw bear, elk, moose, and a variety of waterfowl on the many ponds, the lake, and the water areas. The hunting and fishing is fabulous, to say the least.
- COMMENTS:** Owning this ranch will give the new owner the benefits of all of the recreational opportunities available PLUS income from raising cattle. With a manager's residence onsite, someone is always there to take care of the ranch and the animals. The new owner just has to come and ENJOY!
- ADDITIONAL LAND:** There is 540 deeded acres across the river from the Federal Ranch available for an additional \$375,000. It consists of hay ground/timbered areas, a residence, and other outbuildings.
- NOTES:** The grazing license is for approximately 360 AUM's. (120 AU for 3 months.) It may be possible to increase this to 480 AUM's. (Forestry file # 15700-20; Grazing License RAN074294)
- Inclusions:** Propane tanks, all appliances in the homes that are owned by Seller, all satellite dishes--including the phone system, fuel tanks and stands owned by Seller.
- Not included:** Farm equipment, personal property owned by Seller (tools, equipment, gun safe, etc.), personal property owned by manager, and animals. The cattle, and possibly one horse, may be available by private treaty. Currently, as of October, 2003, there are 175 mother cows plus calves and 6 bulls.

**For additional information, call: 303.741.1900
or 1.888.515.4600 (toll free--may not work from some areas in Canada)**

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