

Indian Reserve Ranch, British Columbia, Canada Summary

- PROPERTY:** 253 deeded acres ON the majestic Halfway River. In addition, about 5000 acres of Crown License Land may be possibly available for grazing of cattle.
- LEGAL DESCRIPTION:** District Lot 2100, Peace River Land District, PID # 005-276-381
- IMPROVEMENTS:** There are some old log buildings and some old log corrals. (I would bring camping gear!) The owner used to come to this place in the summer with one child for two weeks at a time when they were teenagers--you will never find a better way to get to know your kids!
- ACCESS:** About 12 miles through the Indian Reservation on dirt/gravel road.
- DIRECTIONS:** From Ft. St. John: Take Highway 97, also known as the "Alaska Highway" to Mile 95 (aka Upper Half Way Road) and turn left. Go about 54 kilometers (about 33 miles) and turn left on Reserve Road 117A. (Sign says "Halfway First Nations Daneza Ranch Rodeo Ground") Go .7 mile and go left. Stay on this road for about 12 miles. It gradually gets less and less of a road until you are at the Property, where it ends. Road is paved up the point of turning onto Reserve Road 117A.
- PRICE/TERMS:** US \$125,000
- UTILITIES:** None.
- COMMENTS:** A rare opportunity to acquire 253 deeded acres of some of the most beautiful and wildly scenic river property in British Columbia. Since it is "at the edge of the wilderness" there are moose, elk, and bears are everywhere. The fishing is legendary; in the Peace River District and its tributaries, there are 22 species of fish.
- You will never see another property like this one!

For additional information, call: 303.741.1900 or 1.888.515.4600 (toll free)

Livingston Western Real Estate

Victoria Livingston, Broker (cell is 303.478.4000)

victoria@livingstonwestern.com
www.livingstonwestern.com