



Prime Waterfront Properties



Nulki Lake Ranchettes

5 prime hay producing acreages, 2 with waterfront on Nulki Lake
Starting from \$370,000
33-289 Acres

Unique Private Recreational Land

www.niho.com
(604) 606-7900

Nulki Lake Ranchettes

Prime Lakefront Crop Producing Parcels! Vanderhoof Region, British Columbia

Nulki Lake Ranchettes, Parcel A



93% of Parcel A is currently in crop production. The property has a gradual slope from north to south with a small pond located in SE quarter of the property. There is a great view of Nulki Lake and Sinkut Mountain providing you a number of prime building spots for a hobby farm or ranch. In the fall fields are covered in geese and ducks during the migration.

Price:	\$595,000
Property Tax (2018)	\$185.54
Size:	289 Acres
Cleared (Approx):	267.23 Acres



Nulki Lake Ranchettes, Parcel B



97% of Parcel B is currently in crop production. The property is fairly flat with a great view of Nulki Lake and Sinkut Mountain, providing you a number of prime building spots for a hobby farm or ranch. The south boundary of the property fronts the Kenny Dam Road, a good gravel road, well maintained throughout the year. The paved road to Vanderhoof ends at the SE corner of the property.

Price:	\$495,000
Property Tax (2018)	\$135.40
Size:	215 Acres
Cleared (Approx):	209 Acres

Buy All Five Parcels for \$1,800,000

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Nulki Lake Ranchettes

Nulki Lake Ranchettes, Parcel C



Parcel C is one of two Nulki lakefront parcels. The beach is small pebbles with some larger rocks and has an approximate six foot embankment. The balance of the parcel is fairly flat, with 82% in crop production. Poplar trees line the front of the property. A number of excellent building sites for your dream home are located throughout.

Price:	\$370,000
Property Tax (2018)	\$24.17
Size:	43.2 Acres
Lakefront:	1, 276 ft. (389 m)
Cleared (Approx):	35.46 Acres

Nulki Lake Ranchettes, Parcel D



Parcel D is one of two Nulki lakefront parcels. The beach is small pebbles with some larger rocks and has an approximate six foot embankment. There is a small gully on the west side of the property. The rest of the property is fairly flat and level, with about 76% currently in crop production. There is a great view of Nulki Lake and Sinkut Mountain, providing you a number of building spots for a hobby ranch.

Price:	\$390,000
Property Tax (2018)	\$18.78
Size:	33 Acres
Lakefront:	1,463 ft. (446 m)
Cleared (Approx):	25.26 Acres

Nulki Lake Ranchettes, Parcel E



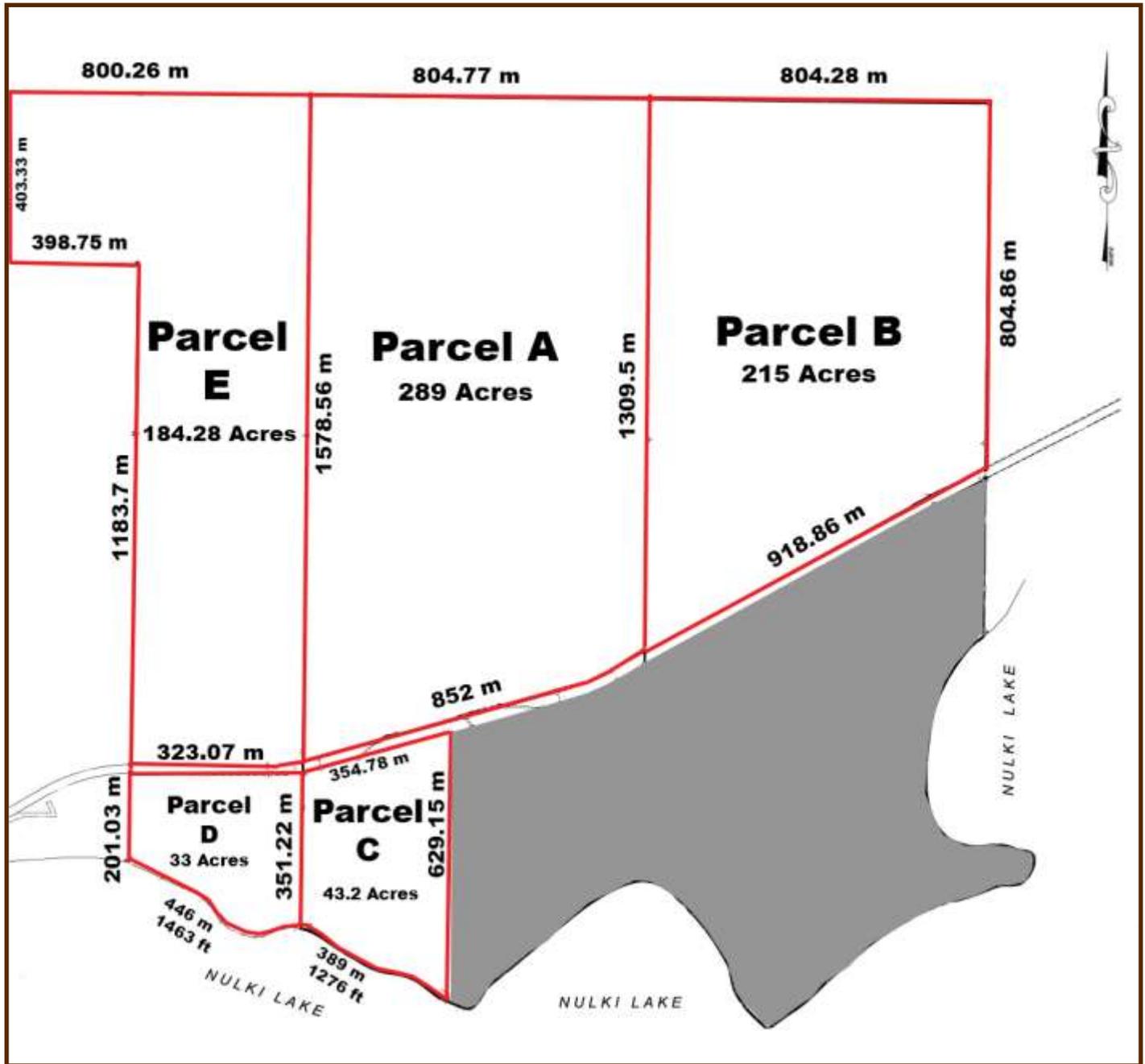
Parcel E is comprised of two separate legal titles with about 92% in crop production. The property has a gradual slope from north to south, with a number of spots offering great views of Nulki Lake and Sinkut Mountain. There are a number of prime building spots for a hobby farm or ranch throughout the property.

Price:	\$449,000
Property Tax (2018)	\$79.56
Size:	184.28 Acres
Cleared (Approx):	169.90 Acres

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Nulki Lake Ranchettes



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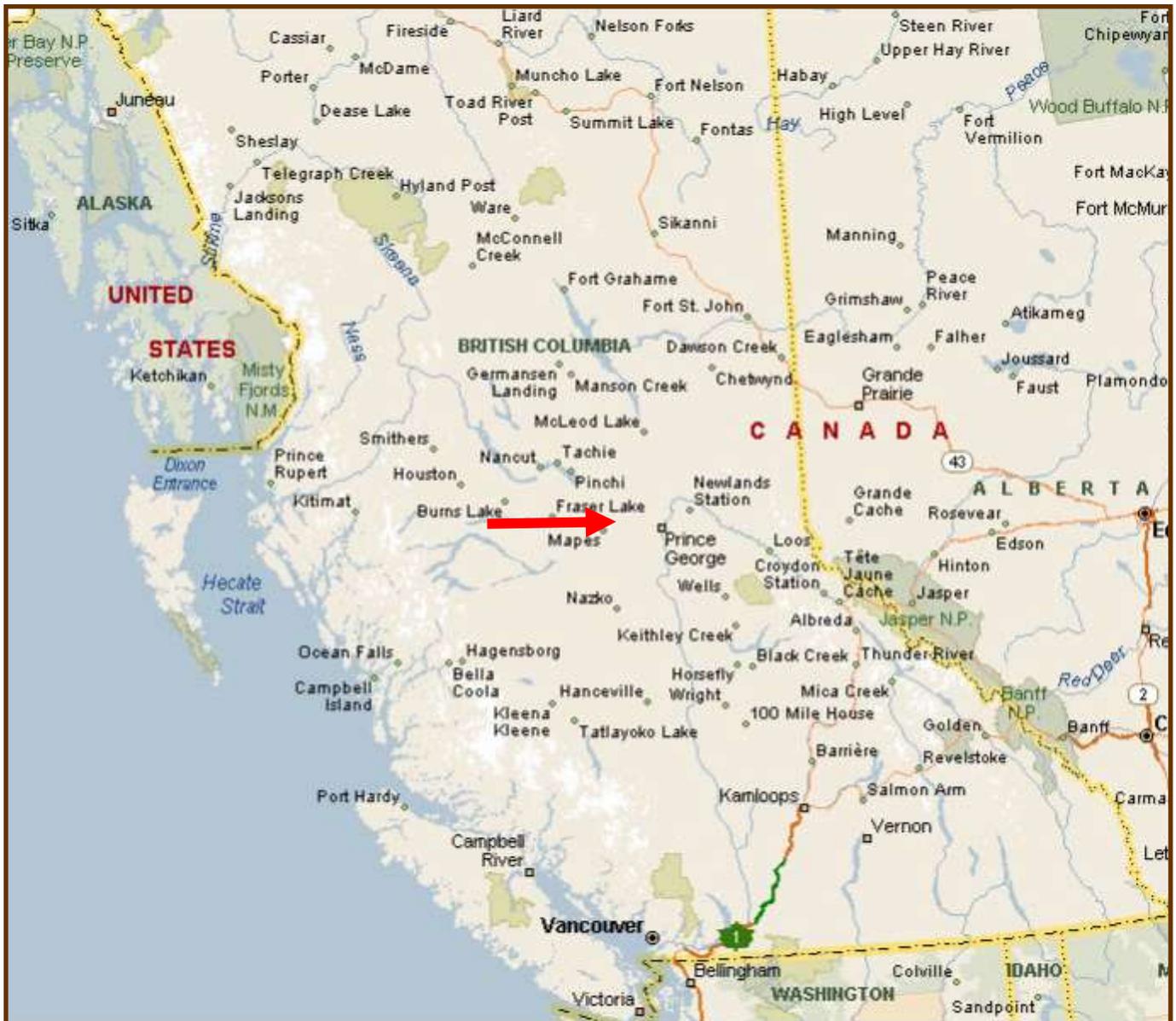
Nulki Lake Ranchettes

The Nulki Lake Ranchettes are five prime acreages, two with waterfront on popular Nulki Lake. These properties are located in prime ranching and farming country close to the fishing and watersport opportunities on Nulki and Tachick Lakes. Flat level fields produce a good annual yield and could be leased out to a local farmer or rancher who would pay an annual fee and maintain the crop

All amenities are located in the community of Vanderhoof, located only a 15 - minute drive on 9 miles of paved road.

Location

The property is located approximately 14.48 km (9 miles) south west of Vanderhoof in central British Columbia. Vanderhoof is the geographical centre of British Columbia and 100 km west of Prince George.



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Nulki Lake Ranchettes

Access

Vanderhoof is 98 km (60 miles) west of Prince George, which is 786 km (490 miles) north of Vancouver. From Highway 16 at Vanderhoof turn due south on the paved Kenny Dam Road at the sign that reads Nulki Lake, Tachick Lake and Kenny Dam Road. At 14.48 km (9 miles) the pavement ends and this is the east boundary of the Nulki Lake Ranchettes.

The Ranchette lots are located on both sides of the main road for 1-½ miles (2.4 km). This main road is well maintained throughout the year.

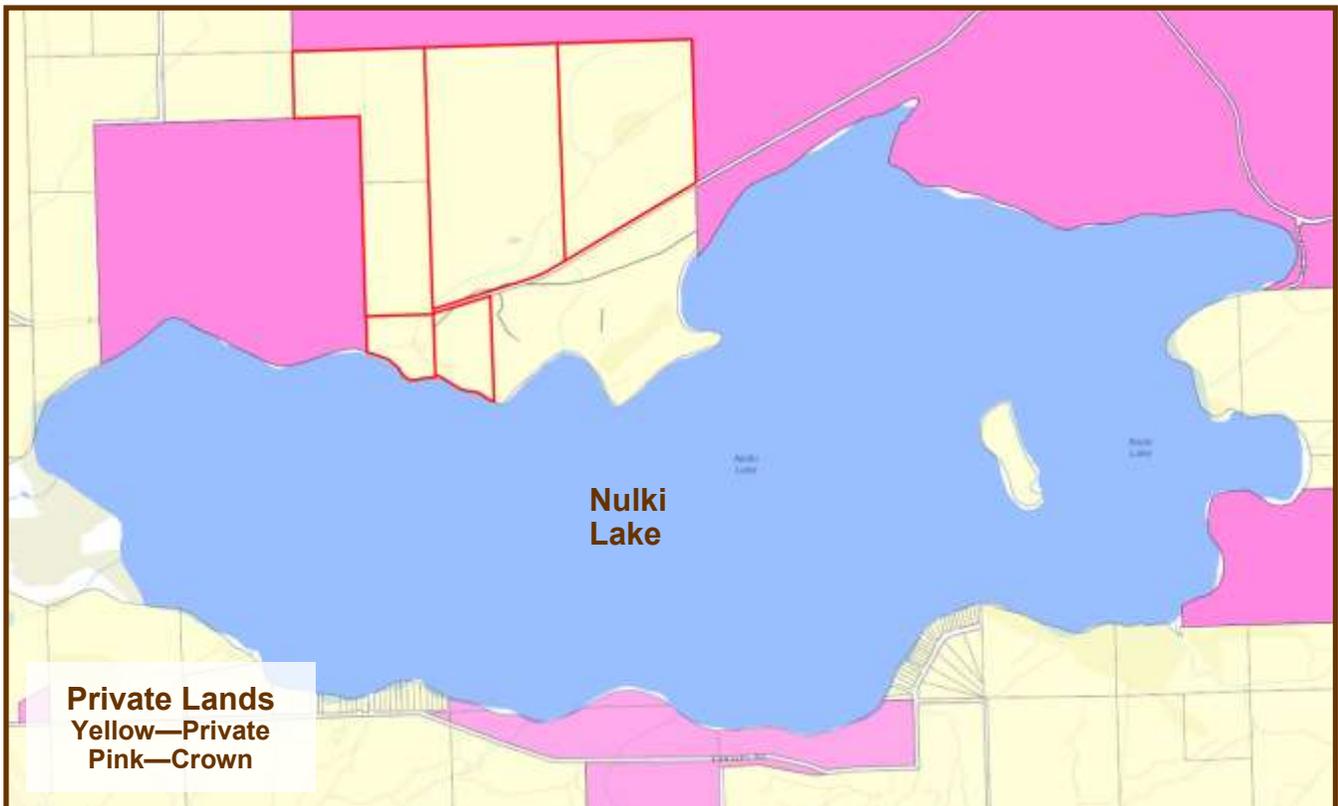
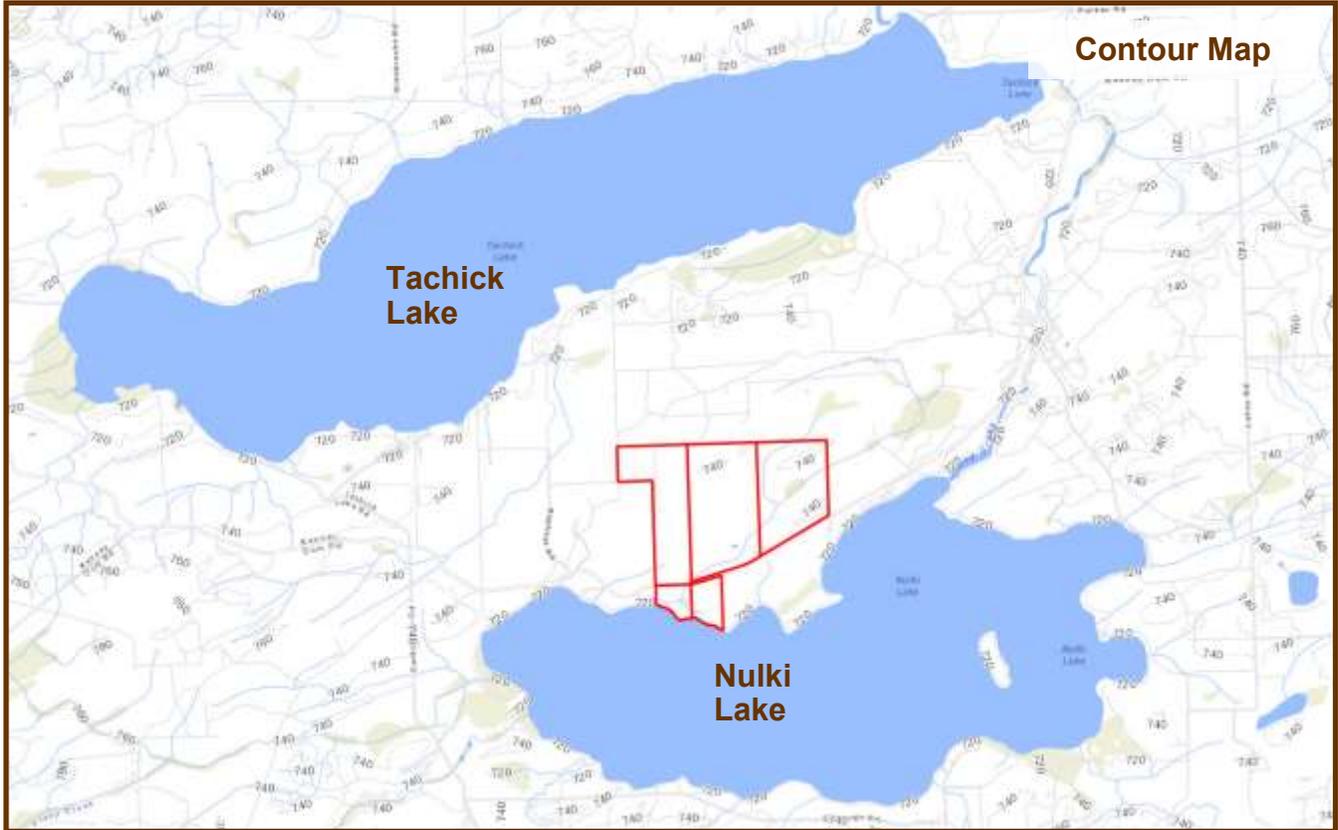
The nearby Vanderhoof Airport (CAU4) has an asphalt runway, runway lighting, GPS, an automated weather station, and an aircraft tracking system, and can accommodate most planes with an airstrip length of 1,530m (5,019 ft).

Prince George Airport is the regional airport for Northern B.C., and plays a key role in the economic development of the area. The airport has undergone a major expansion, renovating its runways and international cargo plane fuelling capacity. The airport can accept 747 airplane landings. The airport includes an International Customs and Canada Border Service area and accepts international charter flights.



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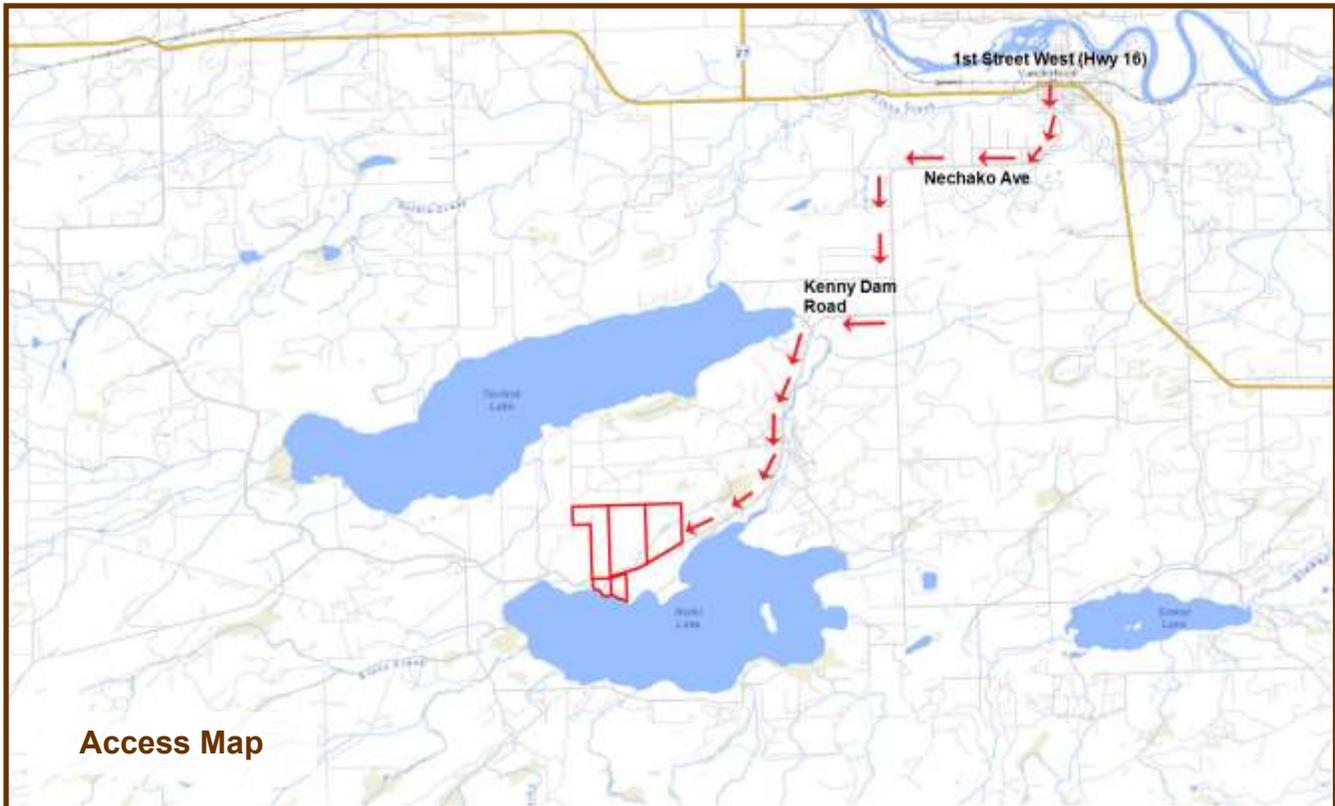
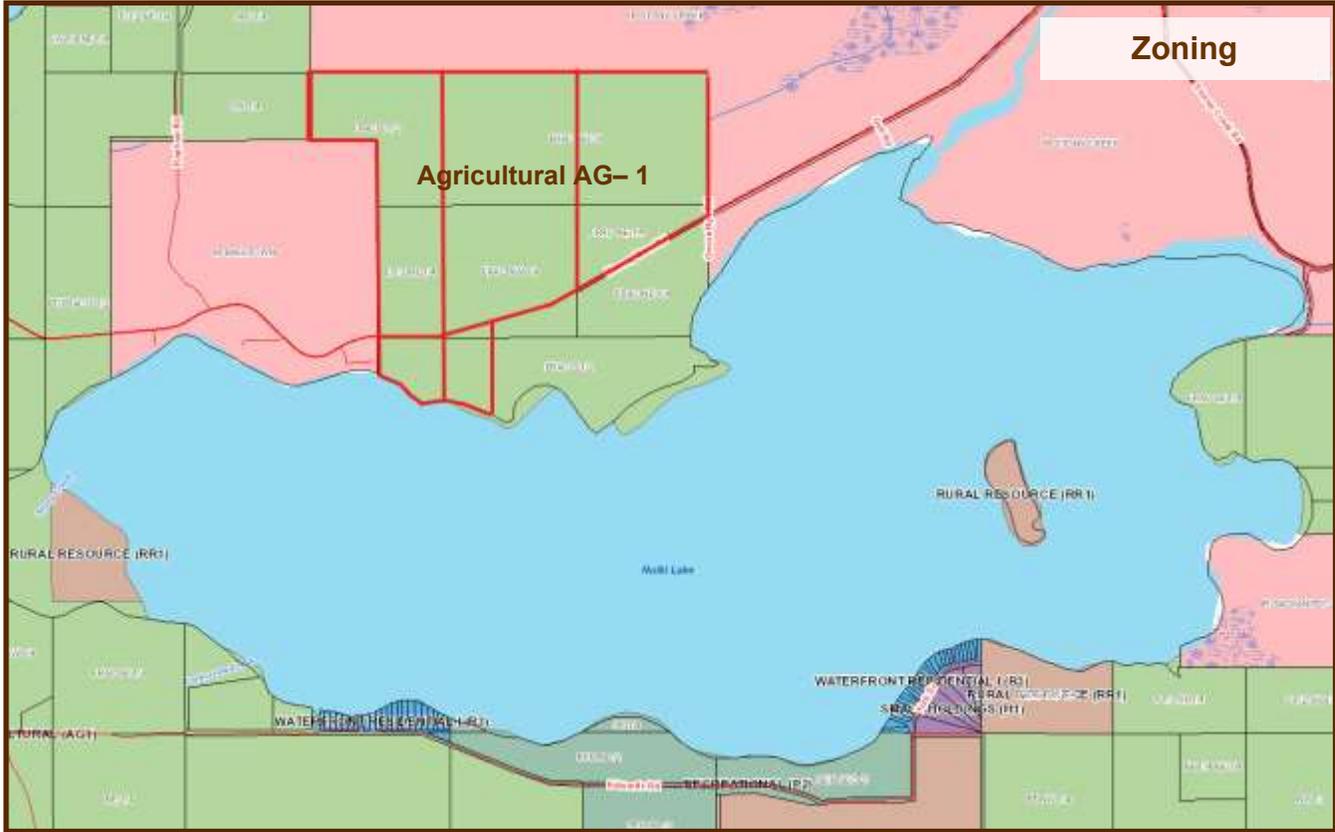
Google Earth



Orthophoto

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Nulki Lake Ranchettes

Recreation

This area is popular with local residents and tourists alike, due to the rare combination of natural, unspoiled beauty and the many and varied year round recreational activities available. The fishing and hunting resources attract sportsmen from all over North America. Within a 60 mile radius of Vanderhoof, there are numerous lakes and rivers and many of these lakes offer rainbow trout fishing where you can catch your limit within less than an hour by fly fishing or casting. Moose and deer are very prevalent throughout this area. Activities vary from hiking, camping, boating, canoeing, golfing, horseback riding and water-skiing in the summer to cross country skiing, curling, skating and snowmobiling in the winter.

The town of Vanderhoof is known for hosting major year round events, such as Wild West Week, the Hootersville Hoot, Vanderhoof Airshow, Nechako Valley Exhibition, and Slow-Pitch Tournaments. Hockey, curling, figure skating, and ringette competitions and tournaments are held all winter. Community badminton, volleyball, basketball and indoor soccer take place throughout the winter season. For those looking to hit the links, the Omineca Golf Course is an 18 hole course open from April to October. Murray Ridge Ski Hill is located 60 km away and Vanderhoof residents can enjoy downhill skiing throughout the winter.

The Migratory Bird Sanctuary at Riverside park in Vanderhoof, is one of the major migratory stops for Canada Geese, Trumpeter Swans, Northern Pintails, Caspian Turns and White Pelicans – a must see for watchers and photographers, especially in the spring and fall.

Burns Lake located 129 km (81 miles) west of Vanderhoof is an access point to Tweedsmuir Provincial Park, second largest Provincial Park in the province and one of the largest in North America. It boasts the 4th highest waterfall in Canada, Hunlen Falls. Caribou, moose, grizzly and black bear, mountain goats, mule deer are residents of the park. Boating, fishing, hiking, horseback riding, photography and camping are some of the recreational uses of this park. Access to the park is by light aircraft or via the Ootsa-Whitesail Lakes Reservoir. Boat launching access available at Wistaria on Ootsa Lake and Andrews Bay, also on Ootsa Lake, about 30 km west of Wisteria.



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Nulki Lake Ranchettes

Fishing:

Nulki Lake is 8 km (5 miles) long (4,093 acres) and Tachick Lake is 13 km (8 miles) long (5,439 acres). Both are renowned for their excellent fishing and many fishing derbies are held on these lakes. Trout up to 4 lbs. have been caught in Nulki Lake and up to 7 lbs. in Tachick Lake, both in summer and in winter (ice fishing). The Nulki/Tachick Lakes have been for many years recognized as one of the most productive small recreational fisheries in the Vanderhoof area. In the past 15 years a number of projects, generally funded under the Habitat Conservation Fund, have sought to maintain and enhance natural rainbow trout production and recruitment into Nulki Lake. One of the truly unique aspects of the fisheries resource associated with the Nulki/Tachick watershed is the presence of a falls on the lower portion of Corkscrew Creek. These falls are readily passable by rainbow trout, but not coarse fish. As a result the portions of Corkscrew Creek upstream of the falls are occupied exclusively by rainbow trout.

Ootsa Lake, approximately 72 km (45 miles) south of Nulki Ranch is part of the Nechako Reservoir and northern boundary of Tweedsmuir Provincial Park. It is a beautiful, large lake, which offers some of the best boating in the province of British Columbia. This huge reservoir links together many lakes including Tahtsa, Whitesail and Nataalkuz. These waters can yield spectacular results for large Rainbow and giant Lake Char.

Stuart Lake, is the seventh largest in the province (more than 90 kilometers long and up to 13 kilometers wide). It is a favourite fishing lake, not only for the locals but for fisherman from all over British Columbia, Alberta and the United States who come to travel the Stuart / Trembleur / Takla Lake system. Stuart Lake is accessed from the town of Fort St. James 62 km (39 miles) north of Vanderhoof. The Stuart/Trembleur/Takla chain of lakes is one of the most beautiful and exciting in British Columbia. Stuart Lake has many large, beautiful, sandy beaches along its expansive shoreline. It is both a summer and winter recreational area, with a large number of cabins scattered around the lake, mainly at the southeast end at Sowchea Bay. Sowchea Bay and Colony Point have a large number of recreational residences and a few resorts, and many beaches. A person can travel up the Tachie to Trembleur Lake, up the Middle River to Takla Lake, to the Driftwood River, an unspoiled waterway of some 175 miles (281 kilometers). Lake trout to 9.3 lbs., rainbow trout to 5 lbs. and kokanee averaging 1.1 lbs. are resident in Stuart Lake.



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Nulki Lake Ranchettes

Area Data:

Vanderhoof (pop. 4,480) is a historic ranching and farming community, and is located at the junction of Highway #16 and Highway #27 at the geographical center of British Columbia. Forestry is the number one industry, followed by ranching and farming. Vanderhoof is in a rich, fertile valley known for its cattle ranches and dairy farms with agriculture as the second largest industry in the region. There is also a growing industry in horticultural production. Mining is growing in importance, with a number of mines being developed in the area.

Vanderhoof is a main service centre with several government offices, RCMP detachment, schools, hospital, medical clinic, shopping centre, 18 restaurants, 5 hotels/motel, theatre, bowling alley and golf course.

The Nechako River, which joins the Fraser River at Prince George, runs along the north edge of Vanderhoof. There are a number of very nice residences along the river whose owners have both boats and floatplanes.

From this river, you can go on waterways for over 200 kilometers, up rivers and lakes. The people of Vanderhoof are low keyed, easygoing people who are mostly hobby farmers with horses and enjoy the outdoors fishing and hunting.

History

Simon Fraser's diary relates that he was the first white man to trade with the surrounding First Nations people of Chinlac in the Vanderhoof region. After the fur traders came the packers, miners, telegraph operators, surveyors and finally, settlers looking for their free land of the frontier.

Early settlers came in from the south, over the western end of the Telegraph Trail. They traveled up the west coast to Prince Rupert where they boarded river steamers to take them to Hazelton; then they trekked along the Trail to Fort Fraser. Those bound for Fort St. James branched off and followed the pack trail between the two Hudson's Bay Forts; other continued along the focal point of the Nechako Valley. The telegraph line was erected in the early days with the object of forming an overland connection between America and Europe. The Telegraph Trail followed the line from one end of British Columbia to the other and since it was the only trail into the country, it was also the main artery of travel for many of the settlers.

In 1906, the Village of Vanderhoof was only a survey line in the wilderness to mark the location of the planned railway. When the last spike was driven on April 7, 1914, it started a race for the land. The Grand Trunk Pacific Development Company offered cheap land and had one of their employees, Mr. Herbert Vanderhoof, lay out the townsite. Vanderhoof is Dutch for "of the farm" which was very appropriate, since it was the first agricultural settlement in the province. The town grew, and in 1926, the Village of Vanderhoof was born. With the arrival of World War II, many young men left, and Vanderhoof came to a standstill. But, with the rise of lumber prices, and the arrival of new people in the late 1940's, it started to grow again. The next boost to the population and the economy came with the construction of Kenny Dam in the early 1950's. At the peak of its construction it employed 1,500 men, and a number of them stayed in the area after the dam was built. The next expansion period came with a large influx of American immigrants in the 1960's, and since that time Vanderhoof has enjoyed steady growth.

Parcel A



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Nulki Lake Ranchettes

Legal:

PARCEL A—289 Acres

Legal: Lot 1 PI: EPP24875; LD Coast Range 4 (13), Section 4, Township 3, Range 4, & SEC 9
PID: 029-015-154
Boundaries: WD McIntosh Land Surveys, 2012
Zoning: AG1 (Agricultural). This property is within the ALR
Price: **\$595,000**

PARCEL B—215 Acres

Legal: Lot 2 Plan EPP24875 LD Coast Range 4 (13), Section 4, Township 3, Range 4 & SEC 9
PID: 029-015-162
Boundaries: WD McIntosh Land Surveys, 2012
Zoning: AG1 (Agricultural). This property is within the ALR
Price: **\$495,000**

PARCEL C—43.2 Acres

LEGAL: Lot 3, Plan EPP24875, LD Coast Range 4 (13), Section 4, Township 3, Range 4
PID: 029-015-171
Boundaries: WD McIntosh Land Surveys, 2012
Zoning: AG1 (Agricultural). This property is within the ALR
Price: **\$370,000**

PARCEL D—33 Acres

Legal: LD Coast Range 4 (13), Section 5, Township 3, Range 4, Part E 1/2 of SE 1/4, FRACT E
1/2 OF SE 1/4 EXC HWY DIST. PLAN 45-A2-20 (1.446 AC)
PID: 015-301-907
Boundaries: WD McIntosh Land Surveys, 2012
Zoning: AG1 (Agricultural). This property is within the ALR
Price: **\$390,000**

PARCEL E—184.28 Acres (2 titles)

Legal: LD Coast Range 4 (13), Section 5, Township 3, Range 4, Part E 1/2 of NE 1/4, FRACT E
1/2 OF NE 1/4 EXC HWY DIST. PLAN 45-A2-20 (1.623 AC) PID: 015-301-915
LD Coast Range 4 (13), Section 8, Township 3, Range 4, Part E 1/2 PID: 015-301-923
Boundaries: WD McIntosh Land Surveys, 2012
Zoning: AG1 (Agricultural). This property is within the ALR
Price: **\$449,000**

Our property descriptions and geographical information are taken from the B. C. Assessment Authority, Land Titles Office, government maps and other sources. While NIHO does not guarantee the information, we believe it to be accurate. All measurements are approximate. All prices are in Canadian funds and are subject to

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Nulki Lake Ranchettes



Parcel A



Parcel E

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Nulki Lake Ranchettes



Parcel B



Parcel A

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Nulki Lakes

Omineca Region—Central British Columbia



Nulki Lake Ranchettes

5 Prime Acreages—2 waterfront parcels

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