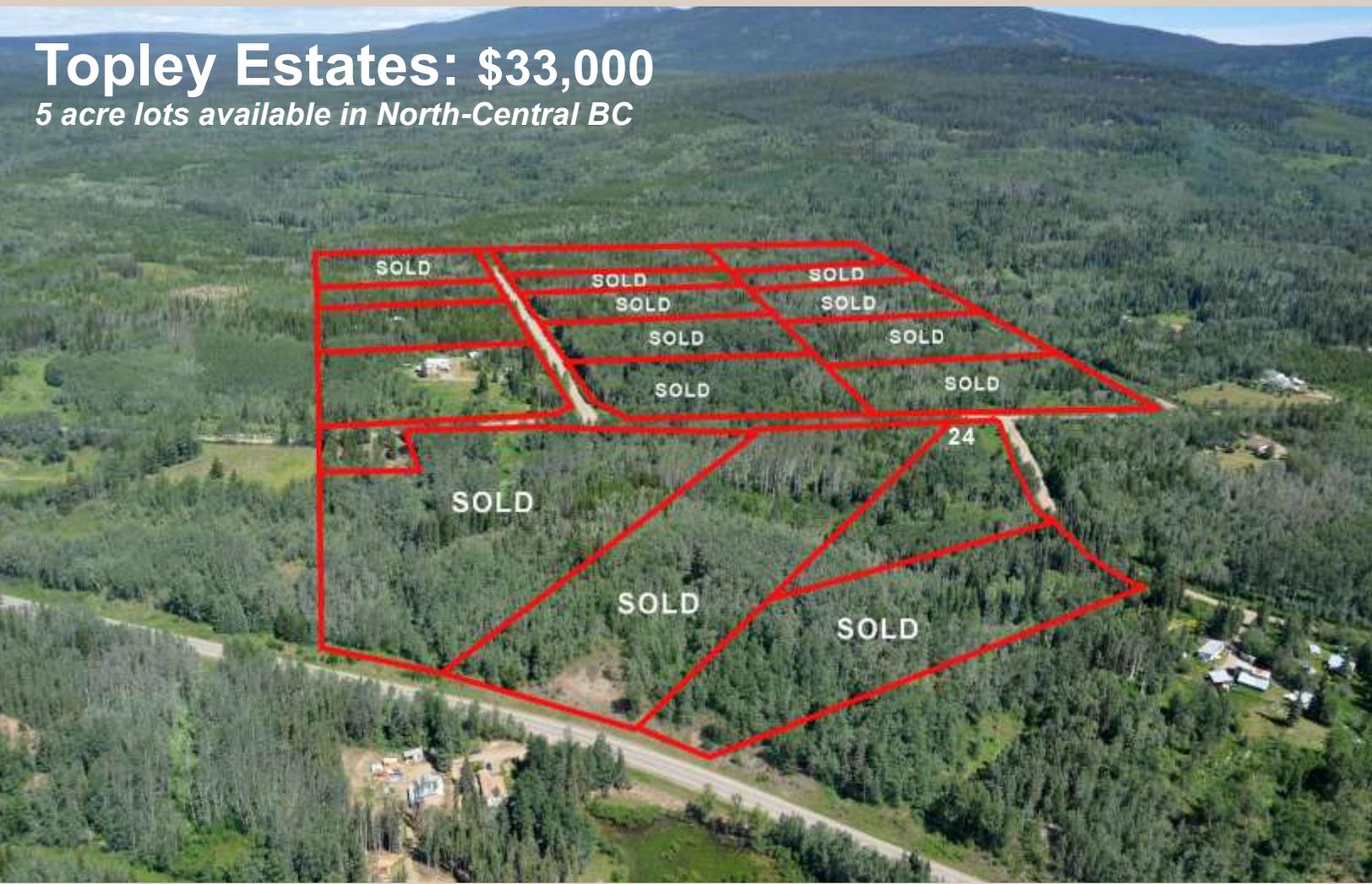




Invest in Recreational Property

Topley Estates: \$33,000

5 acre lots available in North-Central BC



Unique Private Recreational Lots

www.niho.com
(604) 606-7900

Topley Estates

Perfect Starter Recreational Acreages 5 Acre Lots in the Heart of the Lakes District Omineca Region, British Columbia

Located just east of the community of Topley, the Topley Estates are centrally located in the Lakes District of British Columbia. These five acre parcels have direct year-round road access and power. Centrally located off of Highway 16, the main transportation corridor in the Omineca, world-class recreation and all services are just a short drive away at Houston.

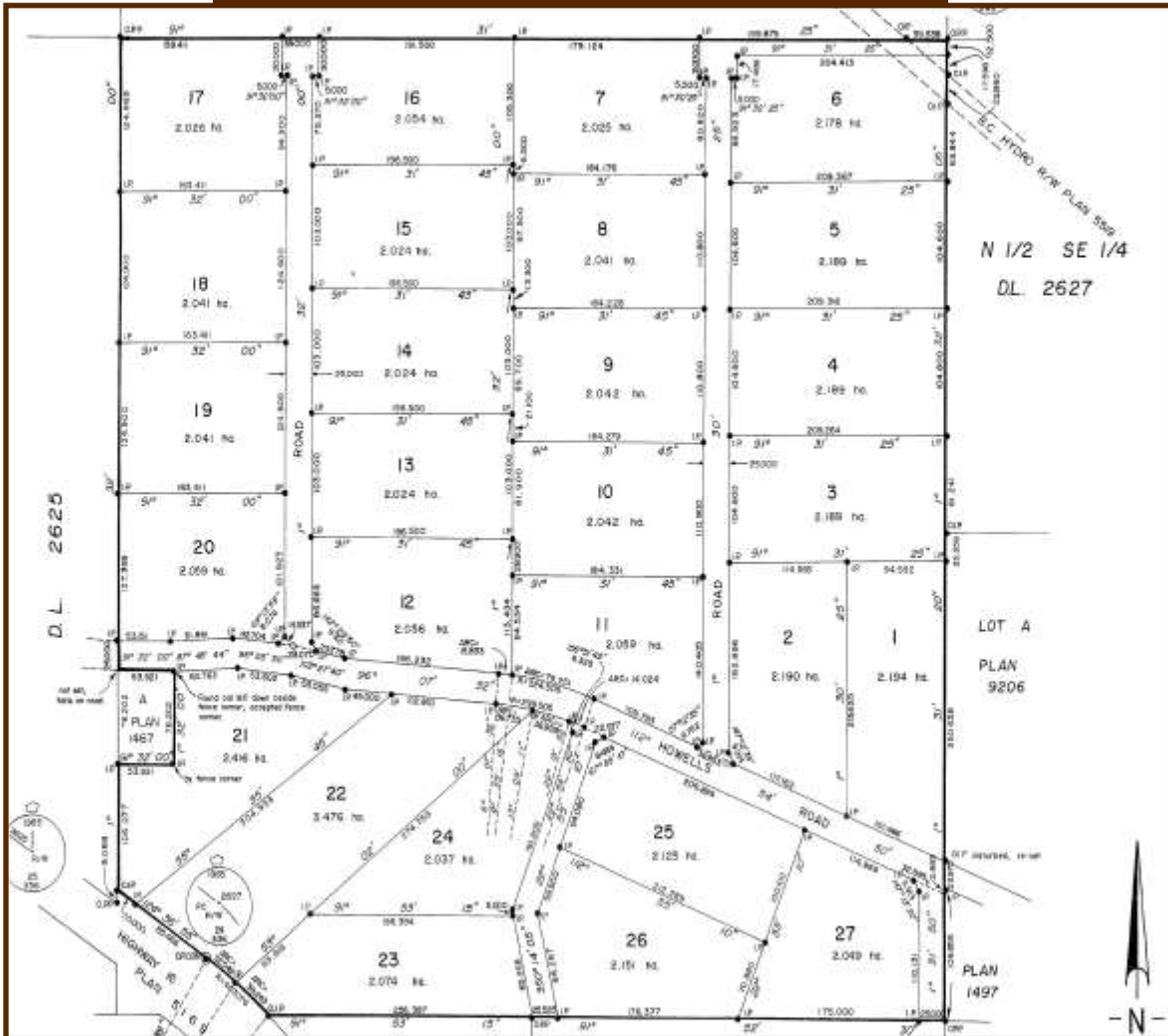
The Topley Estates provides you with a base to enjoy this prime fishing country with hundreds of lakes waiting to tempt every level of fisherman. In the winter, blaze your trails through the region's virgin powder on your skis, snowmobiles and Ski-Doos. Create your own getaway, and enjoy four seasons of fun in the Lakes District of British Columbia!

Price: \$33,000
Size: 5.03 Acres—5.05 Acres
Area: Omineca



Contact us: sales@niho.com or 604-606-7900

Topley Estates



Lot #	PID	Size	Price	2019 Taxes
4			SOLD	
8			SOLD	
9			SOLD	
10			SOLD	
11			SOLD	
12			SOLD	
13			SOLD	
14			SOLD	
15			SOLD	
17			SOLD	
21			SOLD	
22			SOLD	
23			SOLD	
24	005-321-638	5.03	\$33,000	\$245.13

Contact us: sales@niho.com or 604-606-7900

Topley Estates

Topley Estates is a beautiful subdivision located just outside the community of Topley. These fourteen lots put their owners in the middle of the Lakes District, a sportsperson's paradise with unlimited options for lake and river fishing as well as great hunting and motor sports opportunities. The proximity to several of the major economic centers along Highway 16 would allow owners to relocate to one of the most economically vibrant regions of the province.

These lots have beautiful views of nearby snow capped mountains. The lots are smattered with stands of alder and spruce that turn burning red and yellow during the fall, providing each lot with privacy from the surrounding area. Lots within Topley are fairly level, providing prime building sites. Beautiful ranch style houses have been built on several of the previously sold lots within this subdivision.

Power is provided to the property line of each lot. This subdivision is accessible from Highway 16, the main corridor connection Prince Rupert with Prince George. The access roads within the subdivision are also maintained year round.



Contact us: sales@niho.com or 604-606-7900

Topley Estates

Location

This property is located off Howells Road just 1.8 miles (3 km) outside of the community of Topley, approximately 18 miles (30 km) from Houston. The property is about 20 minutes to Houston and a 3 1/2 hour drive from Prince George.

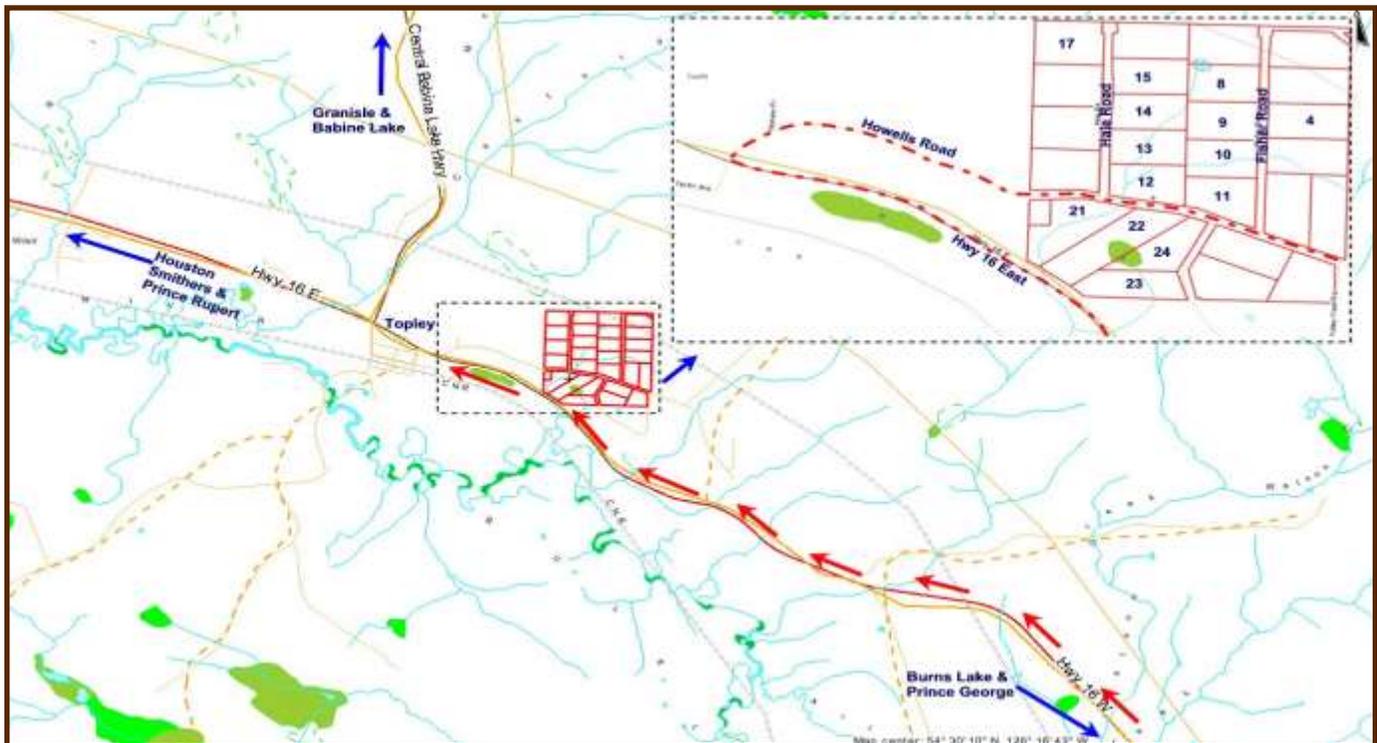
Directions:

- **From Prince George:** travel west on Highway 16 towards Topley (172.7 miles/278 km) .
- Take the Howells Road turnoff on Highway 16. Drive east on Howells Road.
- Lots 3, 8, 9, 10, and 11 are on Fisher Road.
- Lots 12, 13, 14, 15 and 17 are on Hale Road.
- Lots 21-24 are on Howells Road.

Access

The nearest commercial airport is at Smithers, located just over an hour away. Regular air service is provided by Air Canada's Jazz Airlines, Central Mountain Air, and Northern Thunderbird to Vancouver and other points in British Columbia. The Smithers airport received federal and provincial funding to expand its runway and upgrade its operations.

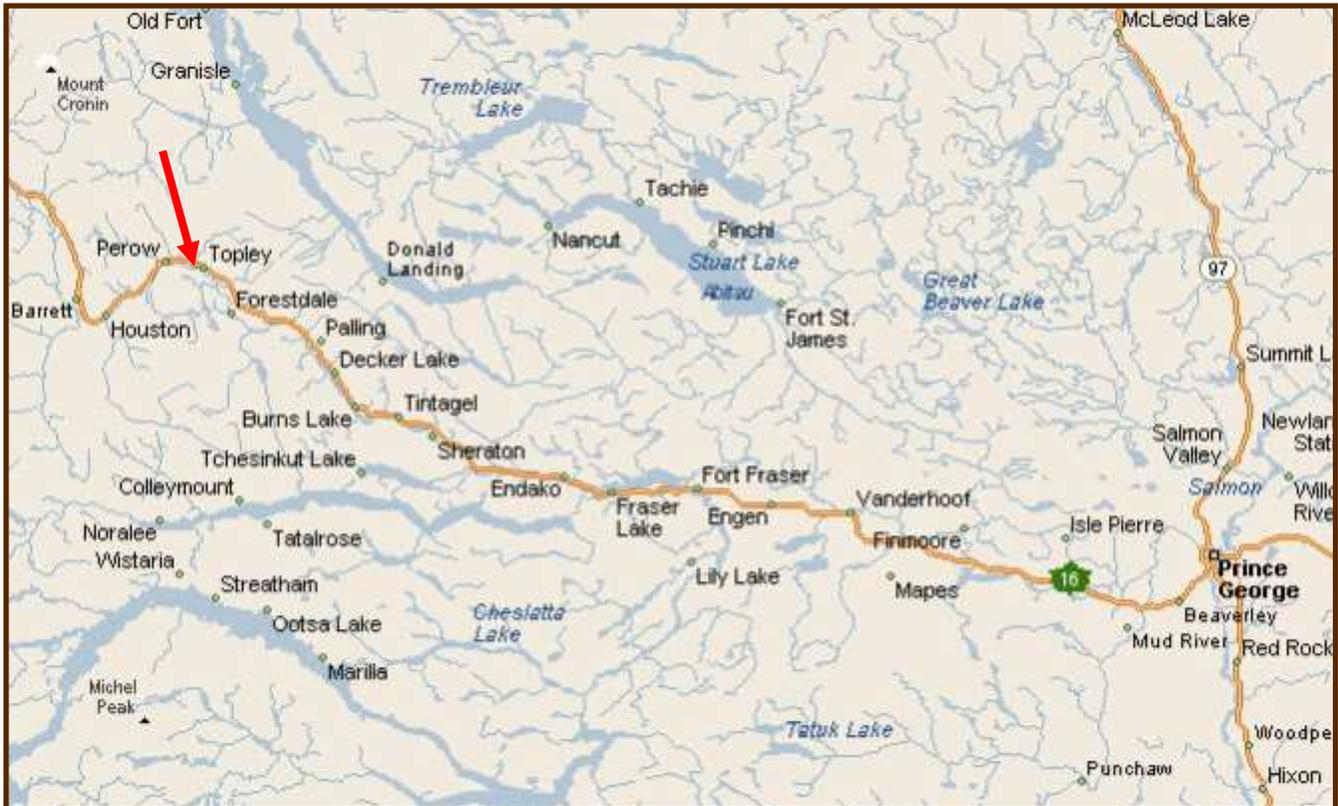
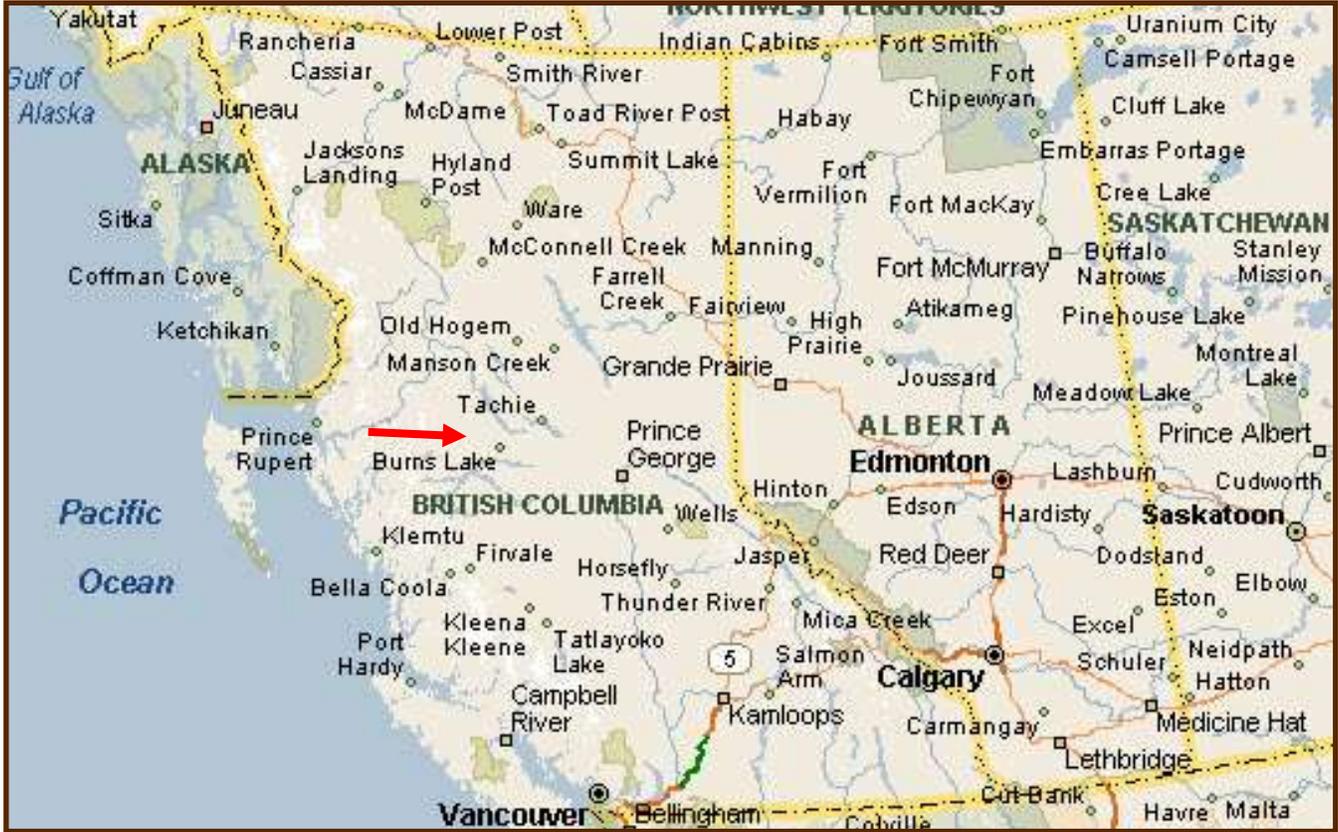
Located just 3 1/2 hours away, Prince George Airport is the regional airport for Northern B.C., and is plays a key role in the economic development of the area. The airport has undergone a major expansion, with renovations to its runways and international cargo plane fuelling capacity completed, and can accept 747 airplane landings. The airport includes an International Customs and Canada Border Service area for international charter flights.



Driving Times: Vancouver: 13 hours; Calgary: 13 hours; Edmonton: 12 hours; Prince George: 3 1/2 hours; Smithers: 1 hour

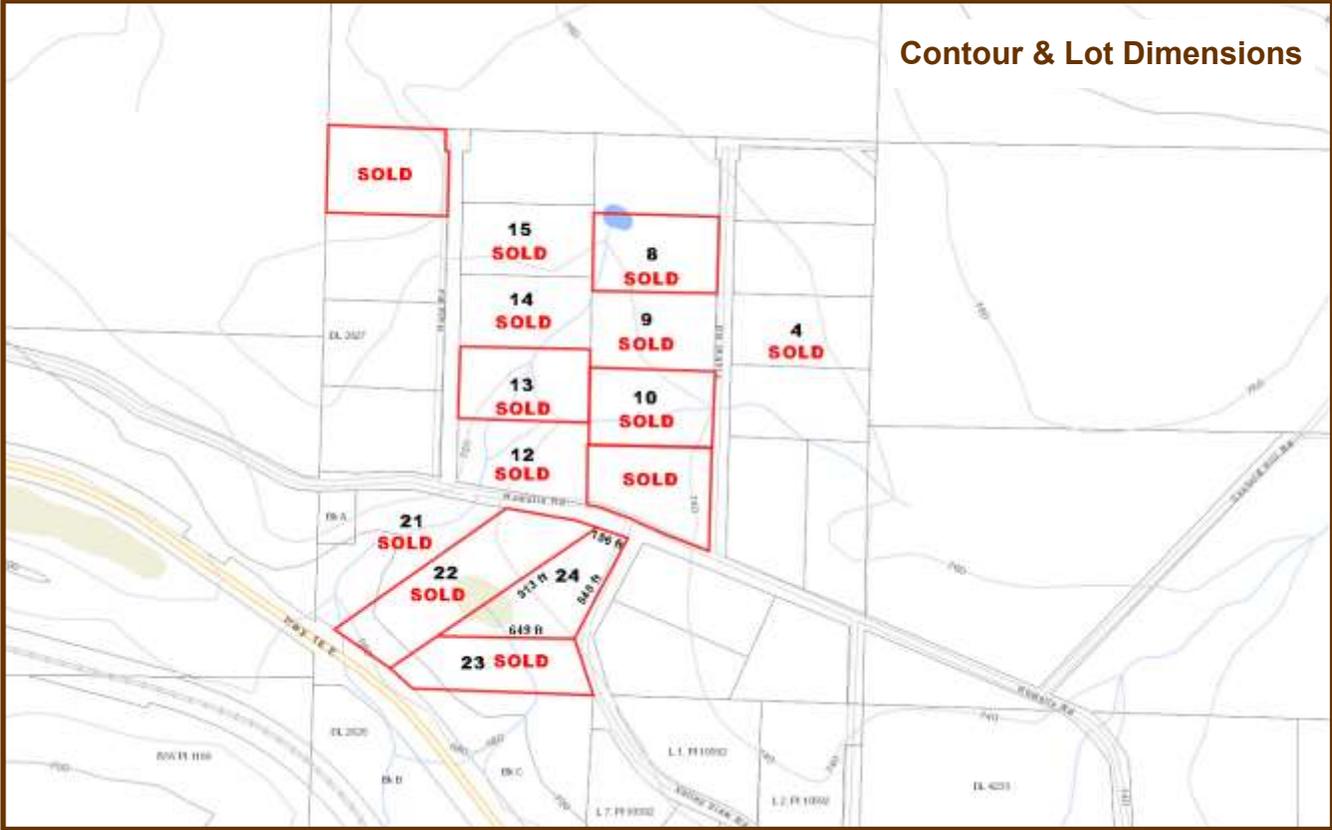
Contact us: sales@niho.com or 604-606-7900

Topley Estates



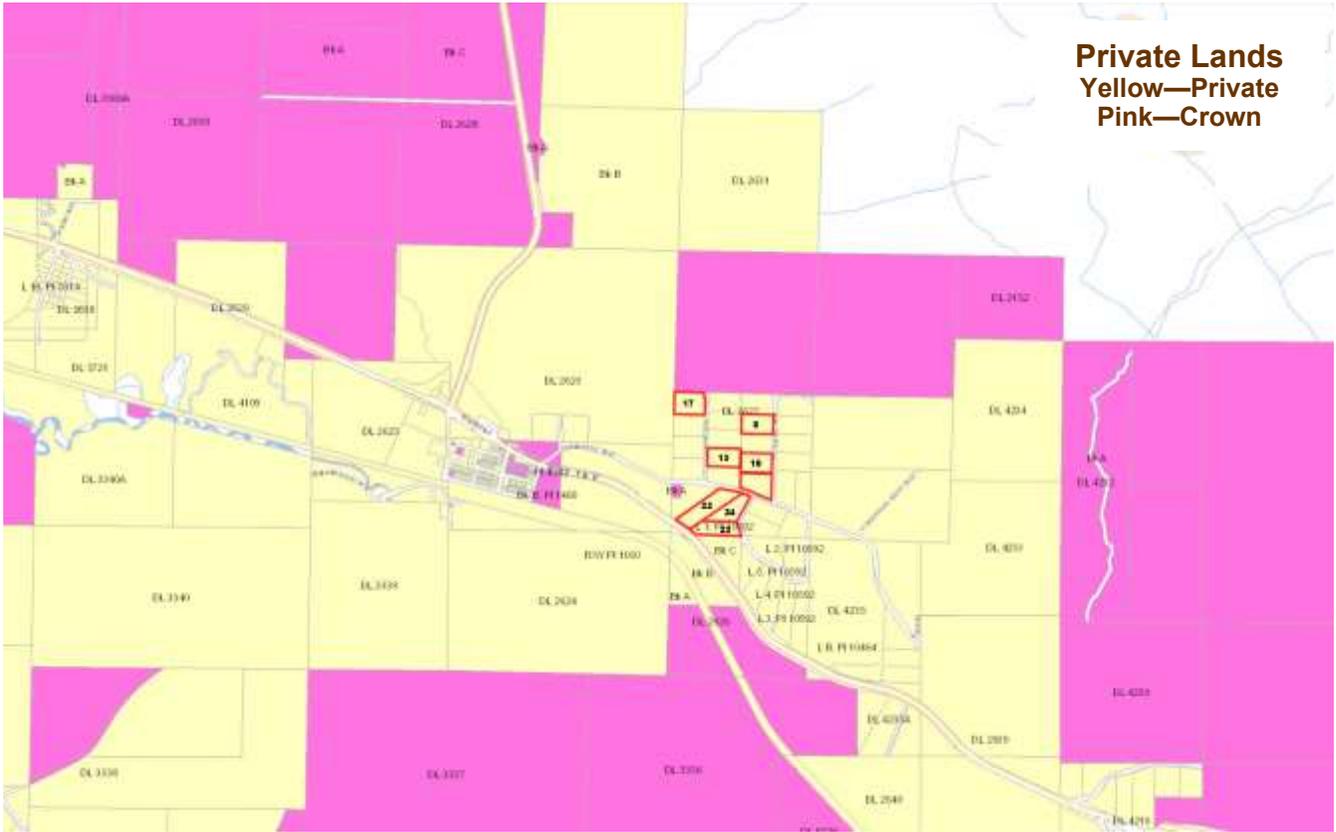
Contact us: sales@niho.com or 604-606-7900

Topley Estates



Contact us: sales@niho.com or 604-606-7900

Topley Estates



Contact us: sales@niho.com or 604-606-7900

Topley Estates

Recreation

Topley is in the middle of prime fishing country. To the north is the Babine Lake system, internationally known for its rainbow trout, char, kokanee, burbot, salmon and steelhead populations. A well-equipped marina at Granisle gives you access to miles and miles of excellent fishing. To the southeast is Francois Lake, the second largest natural lake in BC. Fishermen come here after the trophy rainbow trout lurking underneath its waters. To the west is the "Steelhead Capital of Canada", the convergence of the Morice and Bulkley Rivers with over two dozen productive spots in and around Houston for the famous and feisty steelhead. Not only are the rivers perfect for fly fishing, but the lake systems are also known for steelhead, trout and char.

Red Bluff Provincial Park near Granisle is popular with anglers, boaters and campers. Due to the southern exposure, the water in the lake here is warm enough for swimming.

Snowmobiling is very popular in this area. The Morice Mountain Nordic Ski Club maintains 15.5 miles (25 km) of cross country skiing trails which in summer double as hiking and nature trails.

The entire area known as the Lakes District is famous for its excellent fishing and game. There are a number of resorts throughout this area which offer boating, fishing, hiking, horse-back riding, camping, cross country skiing and many other activities. This area is well known for its hunting and wildlife watching opportunities. Black, cinnamon and grizzly bears, deer, moose, wolves, coyotes and eagles can often be observed in the area.



Contact us: sales@niho.com or 604-606-7900

Topley Estates

Area Data

Topley: Topley has a general store with gas bar, two restaurants and two service stations. There is a Community Hall and Association and Volunteer Fire Dept. and First Responders. Full services can be found in Houston, about 20 minutes away.

Granisle: Situated on the banks of the Babine Lake, one of the longest natural lakes in British Columbia, this community of 303 was originally a company town for miners on nearby Copper Island. Now people come for the spectacular scenery and the excellent hiking, fishing and hunting in the Central Babine region. In the winter, this is a prime area for a variety of winter activities from cross country skiing to Ski-Dooing and snowmobiling.

Houston: With a population of 3,200 people, the district municipality has been called the "Steelhead Capital of Canada" as the productive Bulkley and Morice rivers merge here. However, with fishing, boating, hiking, wilderness watching, and other recreational opportunities located within arms reach in Houston, this area is known as an outdoors paradise. Houston's economy has grown and diversified in recent decades. It has one of the largest wood processing mills in the country and serves as the home community to many of the workers at the Huckleberry copper mine, located 77 miles (125 km) south of Houston.

Smithers (pop. 5351), an hour's drive from Topley, is a key service area for the surrounding communities in the Bulkley Valley. The town is internationally known for its Alpine theme, with all businesses on Main Street required to construct their buildings in an Alpine style. Smithers is home to regional government offices, RCMP detachment, schools, and medical services including the Bulkley Valley Hospital. The local airport, which processes 75,000-85,000 visitors every year, is serviced by Air Canada, Central Mountain Air and Northern Thunderbird air, with connections to Vancouver, Prince George and beyond. Please note that the airport has no Customs facility, and cannot accept trans-border flights.

Smithers is also home to a well-established artisan community, and the Bulkley Valley Museum provides you with a trip back into this area's past. If you're looking for a more active vacation, Smithers is a fisherman's dream, with everything from lake trout from the famous Rainbow Alley to salmon and steelhead from the fast flowing Bulkley River. In the summer, golf at the championship-level Smithers Golf Course, hike and bike through the surrounding mountain vistas, and paddle through the hundreds of lakes in the area. Once the snow falls, Hudson Bay Mountain offers the driest powder conditions for skiing and snowboarding in the country, with a trail that will take you right into town. Or, the Smithers Snowmobile Association grooms trails in three areas and maintains six mountain cabins.



Contact us: sales@niho.com or 604-606-7900

Topley Estates

History

Topley was first settled during the construction of the Grand Pacific Railway and acted as a home base for the section crews in the area. When the town site opened its first post office in 1921, it was decided to name the town after early settler William J. Topley.

Houston: Founded to support the construction of the Grand Pacific Railway in the turn of the century, Houston soon grew to support the nearby ranching, agricultural, and later forestry operations. By the 1920s Houston had become a railhead for people living in the west end of the Lakes District. Settlers came to Houston via the Parrott Lake/Buck Flats trail for supplies and mail. Originally known as "Pleasant Valley", the town was re-named for the memory of a popular newspaper man and politician, John Houston, in 1910. Rumour has it there's gold in a mountain east of Houston, the location of which only "China Knows", which was the name given to the mountain, although most people now spell it China "Nose".

Services

Power is provided to the property lot boundaries.

Zoning:

H1 (Small Holding). Some permitted uses include single family dwelling, two family dwelling, agricultural, home occupation, horticultural, silviculture, kennel and veterinary clinic. In the Small Holdings Zone not more than one single family dwelling or one two family dwellings shall be located on a parcel less than four hectares (9.88 acres). This property is not in the ALR.

Legal

Lots 4, 8-15, 21-24, DL 2627, Rg 5, LD 14, PL10423

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 change without notice. NIHO reserves the right to remove any property from the market at any time, without notice.



Contact us: sales@niho.com or 604-606-7900



Topley Estates

Omineca Region, British Columbia



NIHO Land & Cattle Company

200—313 Sixth Street, New Westminster, BC V3L 3A7

Phone: (604) 606-7900 Toll Free: 1-866-987 NIHO (6446)

email: sales@niho.com