



70 MILE HOUSE, BC

Canyon Ranch

An excellent investment opportunity or starter ranch can be yours with this hay field that includes multiple buildings about 20 miles east of 70 Mile House, BC. This rural property sits at a high elevation of 3,360± feet and comes in at 160± total acres, with 85± of those acres dedicated to hay and grazing. This land has traditionally been used for hay production to support nearby cattle ranches. There are two log-frame homes that are both 1,500± square feet with steel-clad roofing, along with three cabins that have been used to house seasonal hunters, and various outbuildings. All the structures have been maintained and are operational. For those looking to purchase land for their own use, there are vast amounts of recreational opportunities in the area with Green Lake just 10 miles west of the property.



■ PROPERTY OVERVIEW

- 160± Acres (85± Acres for Hay & Grazing)
- Elevation of 3,360± Feet
- 2 Log-Frame Houses (Both 1,500± Sq. Ft.)
- 3 Cabins & Various Outbuildings
- Buildings in Reasonably Good Condition
- Well Water, Electric & Telephone Service
- Fully Fenced Property w/Gravel Driveway
- No Existing Irrigation System