



**The Historical Woodjam Ranch on the Horsefly River, British Columbia, 2,122.00 Acres** **\$9,500,000 CAD**

- Agriculture, Beach Access, Big Game, Equestrian, Fishing, House, Income producing, Mineral Rights, Off-Road, Pond, River Frontage, Snow sports, Stream/River, Timberland, Upland Bird, Water Rights, Water Sports, Waterfowl, Wildlife Viewing

Blessed with exceptional views, privacy, recreation & wildlife, this ranch is easily accessible. It provides a rare opportunity to possess a large & exceptionally private holding surrounded by 80,000 acres of private crown land. It's within an hour of amenities & conveniences of town.

Woodjam Ranch was established in 1899. With the history of the gold rush in the area there is no lack of historical values. When you enter the ranch you will cross the world famous Horsefly River & see the diverse landscapes, Cariboo Mountains & pure untouched nature this ranch has to offer. The ranch is located in the meeting point of 2 valleys which gives it its very own micro-climate.

The ranch is situated on 10 km of river front, well-known for its world class fly fishing. Full of trout, and also a main spawning river for sockeye salmon, making their way from the Pacific Ocean. The ranch is close to both Horsefly & Quesnel Lake along with numerous other lakes & waterfalls.

This property is a hunters paradise filled with all sorts of wildlife. Ranging from big game to water fowl and everything in between. They all exist in the many abundant ecosystems this ranch has to offer.

The ranch currently is capable of running 525 cows year round, self-sufficiently over 2122 developed, deeded acres & 80,000 acres of grazing licensed lands in one block. 1300 tones of hay are pulled from the meadows in an annual basis at a very low cost as there is no fertilizer or irrigation needed. This is due to the fertile and moist nature of the soil. 2/3 of the hay production is kept dry in two new hay sheds.

There are 2 immaculate homes with gorgeous views through every window, a large heated shop, a 50x80 barn with high-end cattle handling facilities, stalls & an insulated vet room. There are well built corrals, a round pen & an outdoor riding arena.

The owners have clearly taken advantage of almost every acre of this property to get the right balance of open meadows for grazing, haying, cropping and wildlife. This includes utilizing numerous year round natural flowing streams to build off stream watering stations for the cattle and wildlife. This has been done to conserve the riparian areas to nature's benefit!

Most recently the ranch has won the highly sought after Ranch Sustainability Award for 2020, by the BC Cattleman's Association, which is a remarkable achievement!

Whether you are an avid outdoorsman, rancher, or just love nature this property is one of BC's finest.

[http://www.env.gov.bc.ca/bcparks/heritage\\_rivers\\_program/bc\\_rivers/horsefly\\_river.html](http://www.env.gov.bc.ca/bcparks/heritage_rivers_program/bc_rivers/horsefly_river.html)

#### Main Info

- Street Address : 2551 Kroener RD
- Lot Size Acres : 2,122.00 Acres
- Postal / Zip Code : V0L 1L0
- Dwelling : Yes
- State / Province : British Columbia
- Closest City : Williams Lake

#### Home Info

- Year Built : 2003
- Building Features : Storage Shed, Shop, Outbuildings, Other Storage, Horse Stables, Hay Shed, Greenhouse, Garage, Feed Storage, Dog Kennel/Run, Corrals, Barn
- Square Feet Main House : 2620 square feet
- Baths : 3
- Bedrooms : 4

Beautiful log cabin set up on a ridge for amazing views, built with pride, to last for ages to come. This home features a half wrap-around, covered veranda that lets you enjoy morning, afternoon and evening lighting. The interior is very well laid out, with a warm, cozy feeling, complemented by tasteful decor.

#### Taxes

Tax Year : 2018

Estimated Taxes per year are \$2,557.00

#### Broker Info



#### Hank Van Hierden

Real Estate Centre

(P:) 403-223-4001

(M:) 403-308-1737

[hank@farmrealestate.com](mailto:hank@farmrealestate.com)

[realestatecentre.com](http://realestatecentre.com)

.Having been born on a dairy farm in southern Alberta, and then switching to ranching and general farming, I have a fair

understanding of the local agriculture world. I have spent many years self employed farming and trucking, plus have done some building and development of my own rural properties, so when it comes to representing buyers and sellers I feel I have a competitive edge. Now still living in Southern Alberta and raising my family here, I have made real estate my career to represent others. Willingness to travel, not afraid to spend on advertising, put in long hours and work hard to promote your best interests, are just a few of the many benefits to hiring me as your Realtor. My rural experience will be beneficial to your rural real estate needs.

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."