

2471 Hallfish Road Sicamous British Columbia

$475,000

Nearly 24 forested acres with approximately 2,750 feet of Eagle River frontage, just east of Sicamous. The river carves a wide, horseshoe-shaped bend on its way to Shuswap Lake, creating a natural peninsula of land where this property sits. Three separate titles sit side by side, each running down to the river, so a buyer can hold the property as one piece or use the parcels separately down the road. The land is covered in mature forest. Tall stands of western red cedar grow on the west side, mixed among cottonwood and birch that turn the property bright gold every fall. The forest has a projected age of approximately 141 to 250 years, adding real timber value. Along the water, wide sandy beaches and crystal clear river water make it easy to cast a line or pull up a boat. This is an untouched property, ready to shape however you see fit. Build a cabin by the water, manage the timber, or hold it as a long-term piece of riverfront in one of BC's most popular recreation regions. There is no registered road access to the property. The adjacent landowner has verbally allowed access through their property for viewings and for a future owner, but this arrangement is not registered on title. The property can also be reached by boat. Buyers should complete their own due diligence on access. (id:6769)

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