



## LD 1883 ARGENTA ROAD Argenta British Columbia

\$1,449,000

This 153-acre property in the beautiful West Kootenays offers spectacular and varied views in all directions, including the wetlands flowing into Kootenay Lake, extensive lake views to the south, colorful sunsets through Goat Range Provincial Park, the majestic Purcell Mountains, and lush forest land. Responsibly logged and managed, the land features untouched forests, selectively logged sections, and clearings suitable for fertile farmland. The property is not zoned, with 30 acres along the road outside the Agricultural Land Reserve (ALR), allowing for diverse uses such as cabins, RV/camp sites, additional home sites, or subdivision for extended family or friends. The 120 acres of ALR land can continue to be managed for logging, with increased tree growth from past thinning and rich soil in a cleared old glacial lakebed behind the cabin. A creek runs into the north boundary, creating a lush canyon with untouched forest. The property includes a 710-square-foot cabin with solar power, wood stove, and fiber optic internet, plus a storage shed with solar infrastructure and an older concrete foundation for potential building. A small dozer is included in the sale. (id:6769)

Living room 15 x 15

Other 15 x 15

Kitchen 15 x 15

Listing Presented By:



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