



## 5944 TROUT CREEK RD North East BC

\$2,999,000

Nakiska Ranch located in the scenic Wells Grey Park area. 472 acre property under two titles about 29 kms from Clearwater. You have forests, pastures, residences, cabins, cottages, hay fields, trails, Visitors get to explore and create their own adventures. European visitors love this area. This property has a 5,000 plus sf home/lodge with rooms available to accommodate visitors, plus 7 cabins/cottages all with beds, bathrooms & small kitchens for those liking 100% privacy vacation. All of this is serviced by a new water line installed in 2022 that draws from a creek on the property, and a new septic system installed in 2019. The ranch side has a barn, shop, 7 stall stables and other outbuildings to service the 50 or so cow-calf pairs and the hay business generates 600 round bales of hay. Approximately 300 acres are forested with trails that meander throughout the property. This is a unique property that offers great value in land and income potential. NDA available

3pc Bathroom

3pc Bathroom

3pc Ensuite

5pc Ensuite

3pc Ensuite

Living 20\8x18\6

Kitchen 19\1x14

Dining 18\6x10\7

Bedroom 18\5x14\7

Bedroom 15\3x14\3

Bedroom 14x10\11

Bedroom 18\9x13\7

Bedroom 17\5x14\4

Mast BR 18\10x13\8

Family Room 18\11x13\11

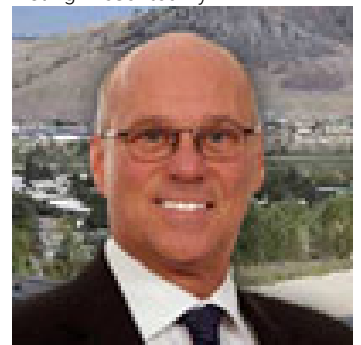
Den 13\6x9\4

Storage 33x17\2

Storage 18\1x13\10

Storage 13\10x13\9

Listing Presented By:



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