



## DL 8159 OATSCOTT FORESTRY SERVICE ROAD Arrow Park British Columbia

\$450,000

Rare opportunity for a large land holding with fabulous access to the Arrow Lake (Columbia River). 159.88 acres over 2 titles. PID are 017-410-690 & 015-774-848. Lower title is 79.88 acres and has shoreline access with an off grid 16'x20' cabin built to lockup and a 700m gravel driveway coming down off Oatscott FSR. There is also the old Bellevue Rd (decommissioned) going through it that provides for great landing spots for RV's or access to the northern boundary line. Along the northern boundary is also an old fire guard road that provides for great access to wonderful forest and also to the lake and old homesteader orchards. Upper title is 80 acres and higher up in elevation with easy potential for spectacular 180 degree valley and lake views. Elevation ranges from 440m ASL at lake level, up to 640m ASL on the upper 80 acre piece. Upper piece has an overgrown driveway to an old gravel seam/pit. Crown land to the West and South and then Hydro/crown land to the East. Two known creeks (may be seasonal) running through property. Evidence of overgrown old skidder roads in some areas. Properties are off grid (no power over here). Cell service yes but can be spotty in certain areas of the 160 acres. The old hamlet of Bellevue used to exist in this area-explore old homestead orchards, the decaying Bellevue school house and lots of forestry roads in the area. Great opportunity for multi family, generational purchase. Think recreation, hunting, outfitting, fishing, atving, boating, with very little population pressure. (id:6769)

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