



## DL2704 NICHOLSON CREEK ROAD Lot 1 Osoyoos BC

\$400,000

Creekfront & Beside Crown Land with NO zoning is this private 26 acres of nicely treed land. If you are looking for property away from it all this parcel might be for you. There is a large open area for building. Good forest area with about 10+ loads of timber. A known spring area is on the land should you want to drill a well. Nicholson Creek runs almost the full length of the western property and there is a domestic water license that will go with the property. Steep embankment to the creek. Waterfall area at the south end. No neighbors in sight. Photos of creek are from the forestry road that is used to access the eastern side of the property. Cell service on the land, but no grid power available. Good southern exposure and at a lower elevation for growing. A small portion, less than 2 acres, of the property touches the Nicholson Creek Road, the rest of the land is accessed by a non-maintained Forestry Road and a lane through Crown Land. Some range fencing in place.

Listing Presented By:



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