

Cache Ranch, British Columbia, Canada Summary

LOCATION: Between Ft. St. John and Hudson's Hope just five easy miles off paved highway.

PROPERTY: 7,000 +/- acres total. About 4500 +/- acres is deeded and about 2500 +/- acres is grazing license--all located on about 6 miles of the dramatic Halfway River.

IMPROVEMENTS: HOME: The owner's home is a carefully and tastefully restored 3000 +/- sq. ft. large antique log home (including the garage/shop area) that is a combination of antique logs and refinished barnwood. It has a main floor master bedroom suite with a full bath that features a rare claw-foot tub.

There is also a half bath on the main floor and a huge great room/ dining room/ kitchen with soaring ceilings, massive logs, and accents of antique reddish stained barnwood. The footprint for the main level is about 1200 square feet. The soaring windows seem to bring the outside scenery in; a wraparound deck overlooks the roaring Halfway River below and the snow capped peaks of the Rocky Mountains beyond.

The second story of this dramatic and cozy home features a 600 sq. ft. sleeping loft/ office area that overlooks the great room below and has sweeping views of the ranch and river below.

The home has been meticulously redone with antique barnwood, gorgeous tile, huge log beams, and an antique heating stove. The kitchen stove is an antique black cast iron with white porcelain and shiny nickel plating--an outstanding restored antique.

Below the main level of the home is another bedroom, full bath, large workshop, and a garage for two cars. Its footprint is also about 1200 square feet.

ANTIQUE LOG GUEST CABIN: There is a large one room guest cabin that is about 400 or 500 square feet with a porch and an outhouse (OR your guests can walk over to the house!). A wood stove plus a propane heater keeps it cozy and warm.

ANTIQUE LOG BARN: Under construction is a log barn being build with antique logs. It is about 18' by 28' and will be finished for the new owner. All that remains to be done is the roof.

AIR STRIP: While the access for this ranch is easy, there is a grass air strip of about 1500' for people who want to land their own planes.

UTILITIES: Diesel generator for power (electricity is about \$50,000 away). Free spring water hauled in. Phone service is by antennae mounted cell phone. Propane.

Cache Ranch, British Columbia, Canada Summary

- ACCESS:** Gravel road. There are commercial flights in and out of Ft. St. John daily.
- DIRECTIONS:** From Ft. St. John: On Highway 29, go toward Hudson Hope 21 miles (33.8km). Turn right (NW) on Upper Cache Road and go 4.2 miles (6.76 km) to a large wood gate on your left. Go in the gate; it will probably be locked so you should be with someone who has a key. From this wooden gate go 1.3 miles (2 km) to a silver gate; everything on the north (right side) during this distance is the Cache Ranch. Once you pass through the silver gate, both sides of the road are Cache Ranch. Go another mile (1.6km) and go through another set of silver gates. Just ahead is the grass landing strip. Stay on this road until you come to the home.
- PRICE/TERMS:** US \$1,900,000 cash, or terms acceptable to Seller. The ranch may be also purchased for US \$1,600,000 by excluding the section of land that has the home, cabin and barn.
- COMMENTS:** The wild and untamed Halfway River roars along about 6 miles of the western and southern boundaries of the Cache Ranch. 4000-6000 tons of hay are produced annually in an average year with rainfall. The owner rates the carrying capacity of this ranch at between 800-1000 mother cows annually in a normal year. However, parts of Canada have suffered drought just like the U.S. and yields for hay haven't been as high for the last couple of years as normal. Seller will provide records of yields in his possession upon request.
- Every day we spent on this beautiful ranch we saw bears, elk, moose, and a variety of waterfowl on the many ponds and water areas. Fabulous hunting and fishing.
- WHERE ELSE can you have such unsurpassed beauty to enjoy and have income from the property to help pay for it?
- NOTES:** Cache Ranch Grazing License: (FILE # 15700-20; AGREEMENT #: RANJO1392; STOCK RANGE: Upper Cache; RANGE UNIT AND #: Upper Cache 4015) Legal description of ranch to be provided upon request.

**For additional information, call: 303.741.1900
or 1.888.515.4600 (toll free, but may not work in some parts of Canada.)**

Livingston Western Real Estate, Victoria Livingston, Broker (cell is 303.478.4000)

victoria@livingstonwestern.com www.livingstonwestern.com