



**PORCUPINE CREEK—3000+ ACRES  
WEST KOOTENAYS, BC**



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The “Source” for Oceanfront, Lakefront, Islands,  
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Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources.  
While LANDQUEST does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification



**LISTING NO:** 08358  
**SIZE:** 3137 acres  
**MAP REFERENCE:** 82F

## LOCATION

The property is located just outside Ymir, BC approximately 30 km south of Nelson in the beautiful West Kootenay Region.

## DESCRIPTION

Porcupine Creek offers a unique opportunity to own 3,000 acres with diverse recreation opportunities and self sufficient power options through the use of micro hydro power systems from the many water ways located on the property.

This sprawling acreage features an excellent revenue producing option with merchantable timber including Fir, Pine, Hemlock, Cedar and Spruce. The property has seen logging activity in the past which has created endless road and trails networks to explore creating perfect all terrain vehicle touring in the summer & snowmobile touring in the winter.



Porcupine Creek's diverse terrain ranges from majestic mountain slopes to level bench lands to gentle rolling hillsides with meandering creeks. The surrounding area features snow capped mountains and beautiful valley views as far as the eye can see. This private property offers off the grid living in BC's beautiful West Kootenay region.

## AREA DATA

### Ymir:

Ymir is a small town in the West Kootenays in British Columbia Canada. The population is somewhere between 200 and 300 people. Ymir was a booming mining town in the late 1800's, with many hotels and a very modern hospital.

The earliest miners in the area arrived in 1860's when mining claims were recorded on Quartz Creek. In 1885, the Hall brothers and their group prospected on Wild Horse Creek. The Nelson and Fort Sheppard Company laid track through the Salmo River Valley in 1893, linking the United States with the Kootenay goldfields.

The Ymir mine was first staked in 1895 and by 1896, the Dundee, Tamarack, Porto Rico and others were staked as well. In 1897, three Rossland businessmen filed claim to 620 acres in the area surrounding Quartz Creek. Within two weeks, the land was surveyed, lots were sold and the roots of the town of Ymir were created.

**PORCUPINE CREEK**

**Nelson:**

On the shores of the giant Kootenay Lake, Nelson is one of the prettiest towns in BC, in one of the most beautiful settings. Life in Nelson is unhurried, and people still smile and greet visitors.

Over 350 lovingly restored turn-of-the-century heritage buildings and facades, breathtaking views and personable citizens make this city a little oasis of genuine civility. Incorporated in 1897 as a mining town, Nelson has bloomed into a unique community with a thriving tourist trade.

Cafés and galleries are everywhere, and many residents seem to be artists or crafts people. Most who pass through Nelson want to come back, many of them permanently. You may, too!

**Salmo:**

The small village of Salmo, to the east of Trail in the Kootenays region of British Columbia, is another of the booming mining towns whose prosperity was curtailed by a decline in gold and mineral mining successes.

Originally named Salmon Siding on the Nelson & Fort Sheppard Railway, Salmo began its existence as a railway siding before growing into a small town. The small communities of Ymir and Erie sprang up to the north and west, and Salmo soon became a centre for supplies and entertainment, thriving and humming on a Friday night after a local gold strike.

As local mines began to play out, local miners turned to the forest for a living. With the growth in the neighbouring communities of [Nelson](#) and [Trail](#), the demand for lumber grew. Today, Salmo remains a community of forest workers, and the pretty town features heritage wooden buildings from the 1920s and 1930s, and streets adorned with colourful hanging flower baskets in summer.

Salmo is a quaint and interesting little town that has visitors arriving every year to sightsee in the old downtown, and relax in the mountains and trails around the region. In 1990, students of Salmo's Kootenay Stone Masonry Training Institute produced seven murals made of local stone, all designed by Charlotte Plaiden, on buildings throughout the community. Stroll down Salmo's Main Street to view these unique stone murals depicting Salmo's lively and spirited past.

**Castlegar:**

Located in the Columbia Valley at the confluence of the tumbling Columbia and Kootenay Rivers, Castlegar, called the 'Heart of the Kootenays' was a housing community for Cominco employees in Trail to the south, but quickly grew into a town in its own right, experiencing positive growth in difficult times.

This is the home of many of British Columbia's Doukhobors, a pacifist group of political refugee emigrants from Russia that settled in the Ootichena Valley in 1908. Their history has now become part of the attraction of Castlegar, as many visitors come to see the Zuckerburg Island Heritage Park, the Russian Orthodox Chapel House and similar sites.

Castlegar today reflects a vibrant mix of commerce, industry and recreation. The Arrow Lakes waterway offers a navigable recreation corridor some 400 km long, providing access to boating, sailing and world-class fishing.

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### **Kootenay Lake:**

Kootenay Lake, the largest natural lake in southern British Columbia, is cradled within the Selkirk Mountains and bordered by the Purcells to the east.

Kootenay Lake is shaped like a bow and arrow, with the Main Lake (63 miles/100 km long in the North-South direction) being the bow, and the West Arm (21 miles/34 km long in a westerly and southwesterly direction from Balfour to Nelson) being the arrow.

The Main Lake is broad and deep with the potential for substantial waves in a storm. The West Arm is situated entirely within the Selkirk Mountains, and is narrower and shallow, providing a more sheltered and pastoral visit, better beaches than the Main Lake, and a higher density of resorts and other facilities.

The many parks and wilderness areas sprinkled about Kootenay Lake mean the area is a fabulous natural playground. Backroads and mountain trails provide access to exceptional hiking and biking, and the clean freshwater lake offers excellent fishing, canoeing, kayaking, and other watersports. Various lodges, resorts and campgrounds with full facilities are located on the shores of the lake.

Kootenay Lake provides a scenic ferry trip between Balfour on the west shore and Crawford Bay on the east shore. The two-hour round-trip is the world's longest free ferry ride, served by the MV Balfour and MV Osprey.

## **RECREATION**

This property is located within a recreational paradise, there are numerous lakes and rivers in the West Kootenay Region to explore. Summer and winter activities range from golfing, hiking, camping, fishing, hunting, photography, mountain biking, swimming, boating, kayaking, canoeing, all terrain vehicle riding, horse back riding, snowmobiling, skiing, snowboarding, cross country skiing as well as group activity sports and fitness centers are located a short distance away in Nelson.

### **White Water Ski Resort:**

Whitewater Ski Resort is one of the friendliest mountains in British Columbia, set in the Selkirk Range in the Kootenays region of the province. Whitewater's high base elevation of 1,640 metres (5,400 feet) ensures plenty of snow, a ton of light, dry powder, and very few midseason thaws.

The mountain consists of groomed runs, open bowls, glades, chutes, and tree skiing. Ski Canada has rated Whitewater to have the Best Deeps, Best Bowls and Best Glades. The best powder at Whitewater is found in the trees. Catch Basin, Glory Basin, Terrorada, and the Trash Chutes will yield sick and twisted lines after a big storm. This is expert skiing only, and even good skiers should remember to ski in pairs and take avalanche equipment if straying beyond the boundary ropes.

### **Red Mountain Resort:**

Red Resort on Red Mountain and Granite Mountain in south central British Columbia is renowned for its bountiful powder and varied terrain, a paradise for skiers and boarders alike. Choose from over 83 runs on two mountains that will take you down treed slopes, wide-open groomers, or steep, powder-filled bowls. With over 1200 acres, and 2900 vertical feet, there's lots to explore.

**PORCUPINE CREEK**



Red Resort is host to downhill skiing and snowboarding in some awesome terrain, including a half pipe built on the mountain every winter. The terrain is also great for snowmobiling, and cross-country skiers and snowshoers have access to four adjacent peaks, none more than 1.5 hours away by way of skis and skins.

### **Ainsworth Hot Springs:**

In the heart of the Kootenay wilderness is the community of Ainsworth Hot Springs. Set into the mountainside overlooking the vast expanse of Kootenay Lake and the Purcell Mountains is Ainsworth Hot Springs resort, which features three odourless pools, a 150-foot unique horseshoe-shaped cave, main lounging pool and stream-fed cold plunge. A highlight of the natural hot springs is the horseshoe cave, where the darkness, the mineral deposits and the humidity all combine to offer an exhilarating experience.

## **HISTORY**

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## **INVESTMENT FEATURES**

The property features merchantable timber with tree species ranging from Fir, Pine, Hemlock, Cedar and Spruce.

This property is an excellent holding property or long term investment acreage with endless recreational potential throughout the property and surrounding area.

**IMPROVEMENTS:** There is a small cabin located on the property.

**BOUNDARIES:** See maps & plans included.

**SERVICES:** There are no services currently on the property the following are potential options for electrical power:

- Micro hydro power
- Electricity
- Generator

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**TAXES:** 2875.91 (2008)

**ZONING:** Open Spaces (OS)

Permitted Uses:

Agriculture

Outdoor Recreational Activities

Recreational Reserves

Resource Based Activities:

Resource processing

Forest Harvesting

Mineral exploration and mining

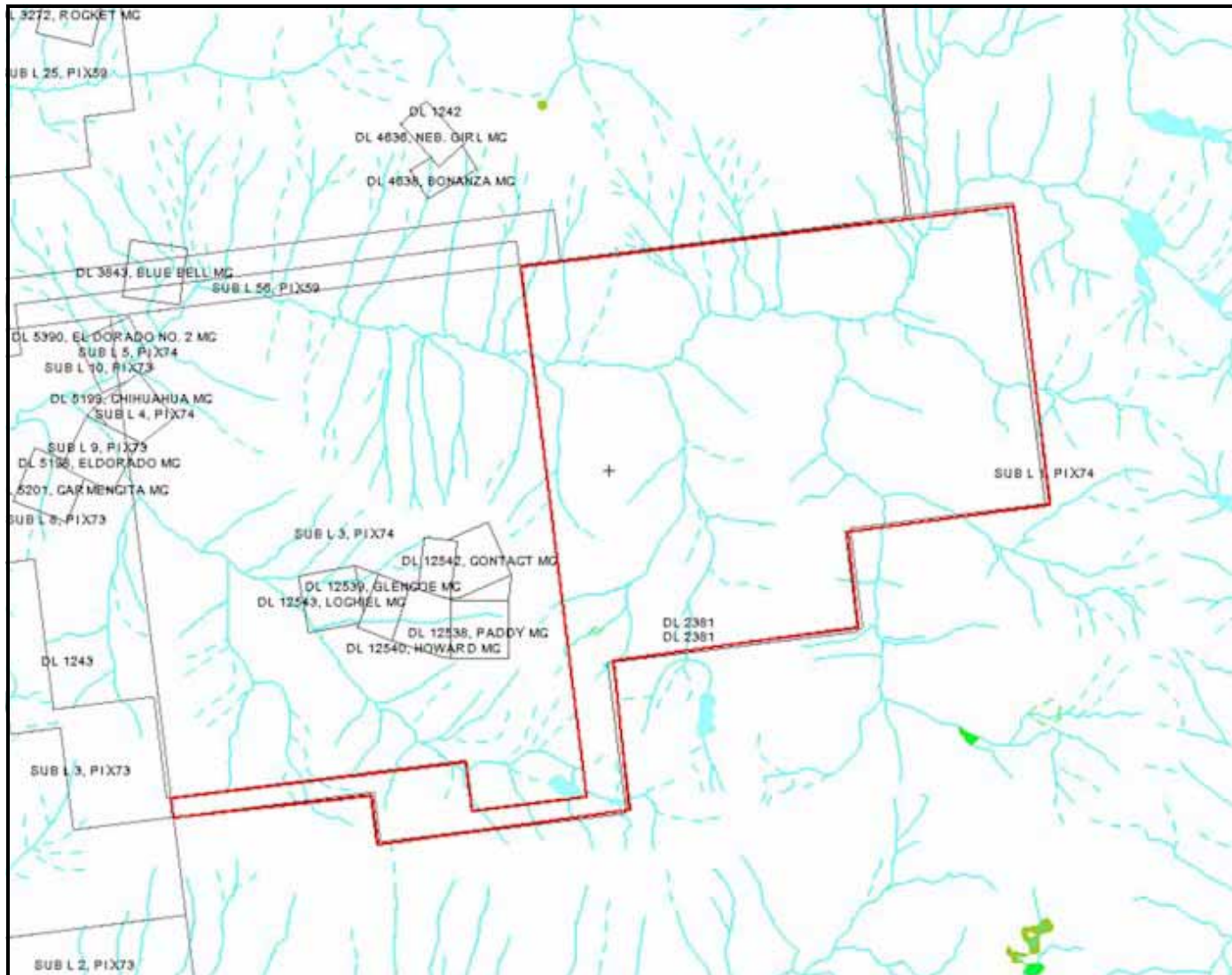
The minimum site area shall be 15 hectares (37 acres)

**LEGAL:** Plan: X74, DL: 2381, LD: Kootenay (26), Narrative: Subsidy Lot: 2

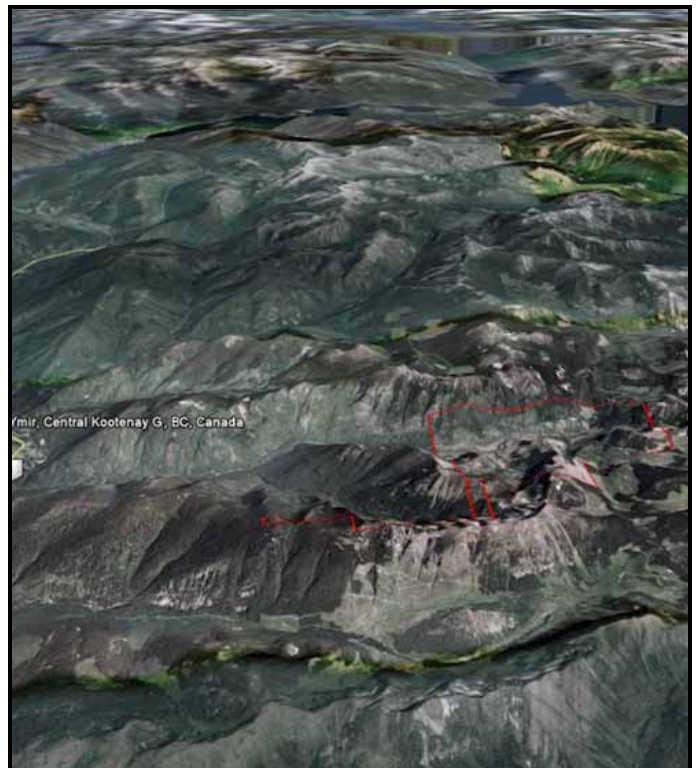
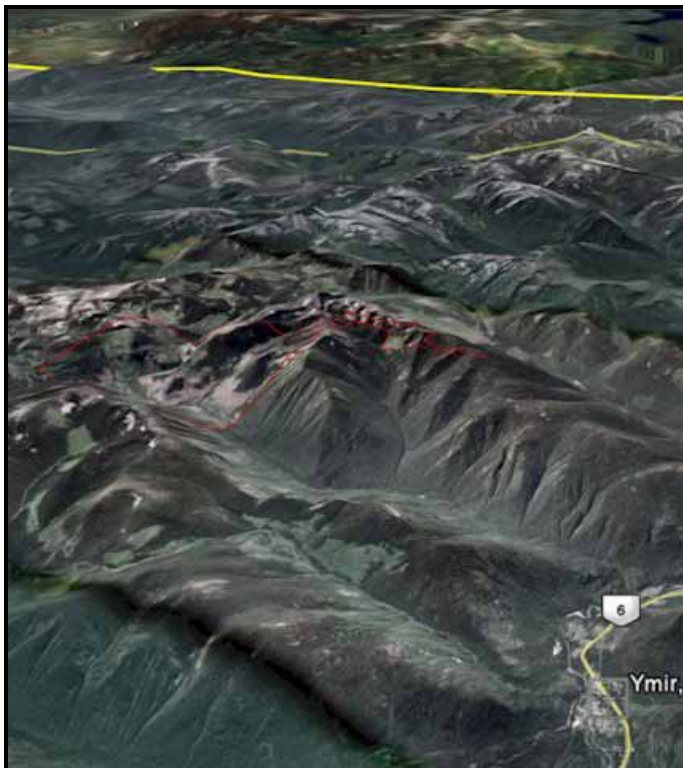
**PRICE:** \$980,000



**PORCUPINE CREEK**

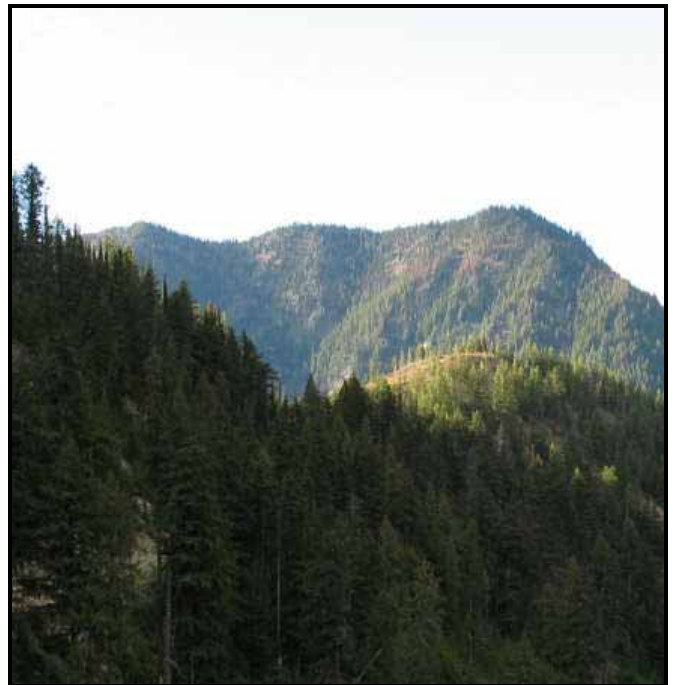


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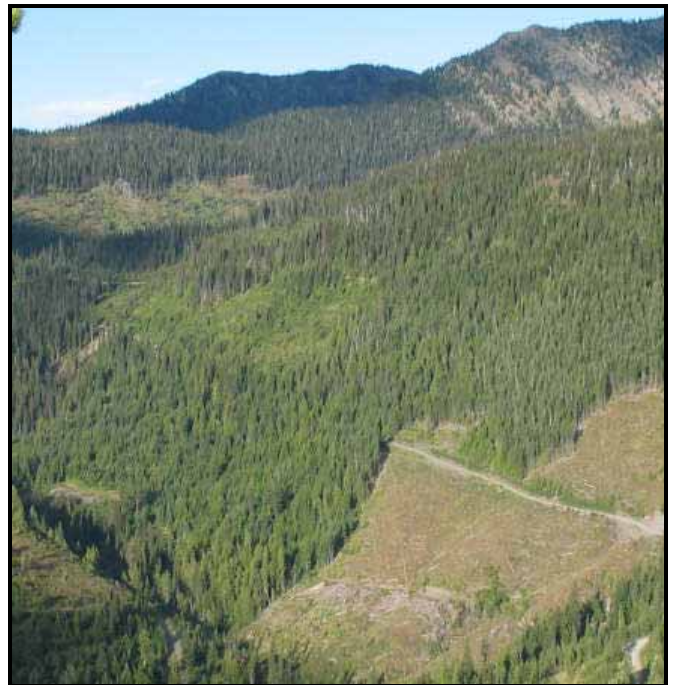
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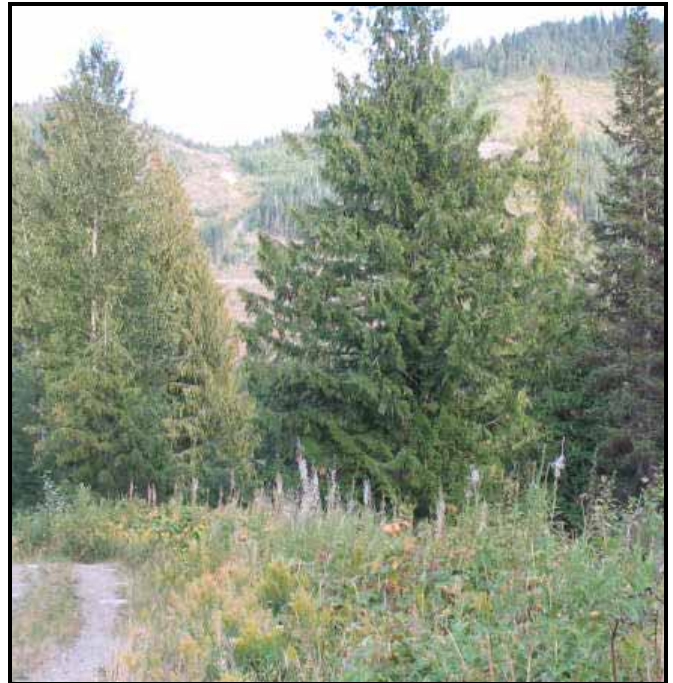
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