



CHARLIE McClary
Phone: 250-877-1770
Mobile: 250-877-1770
Fax: 250-847-9039
Email: cmcclary@uniserve.com
Office: 250-847-5999

RE/MAX Bulkley Valley
3568 Hwy 16 West, PO Box 3340
Smithers, BC
V0J2N0

20268 Highway 16 West, Smithers, BC, V0J 2N1, Canada

MLS®# N4507415



Property Value	\$850,000
Type	Agricultural
Style	2 Storey Home on 273 acre ranch
Basement	Full Unfinished
Parking	Open Parking plus RV & Additional Parking
Year Built	OT
Taxes	\$1694.00 (2014)
Living Area	2,784 sq.ft.
Lot Size Area	273 acres
Bedrooms	3
Bathroom	1 full
School District	School District # 54

Description

Well established smaller Evelyn cattle ranch 16 km NW of Smithers offers 273 acres of highly productive land in current rotation, excellent crown range, significant year round creek, water license, excellent working facility, shop, barns/shelters, hay shed and older farm house. Combined with the fertile land base and excellent crown range this tidy package is a self sufficient 100 cow/calf operation. One of the most scenic location of the Bulkley Valley with views of 5 different mountain ranges, excellent sun exposure and conveniently located to Smithers this working ranch is a rare find.

