

Active
R3102582
Board: N, Land Only
Other

DL 2278 BERRESHEIM ROAD

Fort St. John
Fort St. John - Rural W 100th
VOC 2HO

\$325,000 (LP)

(SP)



Days on Market: **1** List Date: **3/23/2026** Seller's Acceptance Date:
Orig Price: **\$325,000** Expiry Date: **2/26/2027** Subject Removal Date:
Prev Price: **\$0** Completion Date:

Frontage: 0.00	Subdiv/Complex: BERRESHEIM
Meas. Type: Feet	P.I.D.: 013-445-677
Frontage Metric: 0.00	Taxes: \$605.71
Depth: 0	For Tax Year: 2025
Price/SqFt:	Zoning: A-2
Sub-Type:	Rezoneable?: Not Known
Exposure: Southeast	Flood Plain: Exempt
Permitted Use: Recreational	
Title to Land: Freehold NonStrata	
Tour:	
View - Specify	

Lot Area	
Acres:	620.80
Hect:	251.23
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Not Available**
Prospectus: **Not Required**
Develop Permit: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**

Property Access: **Water Access** First Nation Reserve:
Parking Access:
Fencing: **Other**
Property in ALR/FLR: **Yes - Agricultural Land Res...**
Seller's Interest: **Registered Owner**
Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **Yes:**
Trees Logged in last 2yr?: **No**
Perc Test Avail: **No**
Perc Test Date:

Legal: **DISTRICT LOT 2278 PEACE RIVER DISTRICT EXCEPT THE WEST 80 FEET AND THE SOUTH 80 FEET**

Site Influences: **Rural Setting**
Restrictions: **Other**
Commission: **1.5%**

List Broker 1: RE/MAX Nyda Realty (Agassiz) - Office: 604-796-3000	Appointments: Phone L.R. First
List Sales Rep 1: Freddy Marks - Phone: 604-997-5398	Call: FREDDY MARKS
List Sales Rep 2:	Phone: 604-997-5398
List Broker 2:	
List Broker 3:	3:
Buyer's Broker 1:	
Buyer's Agent 1:	
Buyer's Broker 2:	
Buyer's Agent 2:	
Owner: JAN LAUG	

Realtor Remarks: **There is an existing, inactive well site on the property, currently undergoing reclamation by the oil company. The fencing is older and has not been maintained. Please allow up to two weeks for offer acceptance, as the Seller resides in Germany. The contract is being reviewed by two legal counsels.**

620 acres of prime Northern BC wilderness close to Fort St. John—an area known for its strong economy, outdoor lifestyle, and gateway access to endless backcountry. This expansive property offers exceptional potential for recreational use, hunting, or creating your own off-grid homestead in a truly scenic setting. Surrounded by nature and abundant wildlife, it's ideal for those seeking space, privacy, and opportunity. An existing inactive well site is currently being reclaimed by the oil company. Fencing is older and not maintained. A rare chance to secure a large landholding in a growing region—build your vision here.