

**Active**  
**R2320988**  
Board: N, Land Only  
Other

### DL 7351 S MCBRIDE TIMBER ROAD

PG Rural West (Zone 77)  
Upper Mud  
V2N 6K2

**\$275,000** (LP)  
(SP)



Days on Market: **5** List Date: **11/1/2018** Expiry Date: **10/31/2020**  
Previous Price: **\$0** Original Price: **\$275,000** Sold Date:

Frontage: **0.00** Subdiv/Complex: **CHILAKO RIVER / DAHL CREEK**  
Meas. Type: **Feet** P.I.D.: **015-337-944**  
Frontage Metric: **0.00** Taxes: **\$250.94**  
Depth: **0** For Tax Year: **2018**  
Price/SqFt: Zoning: **N/A**  
Sub-Type: Rezoneable?:  
Exposure: **Southwest** Flood Plain: **Yes**  
Permitted Use: **Recreational**

Lot Area	
Acres:	<b>40.00</b>
Hect:	<b>16.19</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Title to Land: **Freehold NonStrata**  
Tour:  
View - Specify **RIVER AND CREEK**

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

Property Access: **Road Access**  
Parking Access:  
Fencing: **None**  
Property in ALR: **Yes - Agricultural Land**  
Seller's Interest: **Registered Owner**  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **Yes:**  
Trees Logged: **No**  
Perc Test Avail: **No**  
Perc Test Date:

Legal: **THAT PART OF THE FRACTIONAL SOUTH 1/2 OF THE FRACTIONAL SOUTH 1/2 OF DISTRICT LOT 7351 CARIBOO DISTRICT WHICH LIES OFF THE EAST OF THE NORTH PRODUCTION OF THE WEST BOUNDARY OF DISTRICT LOT 6233 CARIBOO DISTRICT.**

Site Influences: **Rural Setting, Treed, Waterfront Property**  
Restrictions: **Other**  
Commission: **2.5% OF SALE PRICE**

List Broker 1: **Sutton Showplace Realty (2015) - Office: 604-858-1800**  
List Sales Rep 1: **Freddy Marks - Phone: 604-997-5398**  
List Sales Rep 2: **Linda Marks - Phone: 604-491-1060**  
List Broker 2: **Sutton Showplace Realty (2015) - Office: 604-858-1800**  
List Sales Rep 3:  
Sell Broker 1:  
Sell Sales Rep 1:  
Sell Broker 2:  
Sell Sales Rep 2:  
Owner: **ALFRED SCHNEIDER**

Appointments: **Phone L.R. First**  
Call: **FREDDY 3A GROUP**  
Phone: **604-997-5398**  
**freddy@freddymarks.com**  
**Linda@LindaMarks.ca**

Realtor Remarks: **Call for full package with timber cruise details. The subject property is un-zoned--however, it is within the Agricultural Land Reserve, and is designated Agricultural/Resource in the Chilako River/Nechako Official Community Plan.**

**Cowboys, Desperados, and Gold-Diggers probably camped on these exceptional 40 acres! Woods with old-growth trees, a year-round (Dahl) creek, easy access with your secured road, Crown land as your neighbour...just to name a few features. The timber value of this property is estimated to be +/- \$300K. Money could be made here! Eagles soar high above and you can feed the deer from your future doorstep--and the price will put a smile on your face!!**