PENNY, BRITISH COLUMBIA
137 ACRES

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LISTING NO: 07293
SIZE: 137 acres
LOCATION: Penny, British Columbia
DIRECTIONS: Contact Listing Realtor

DESCRIPTION
137 Acres near Penny British Columbia approx. 100 Km East of Prince George. Logging road access, no services. Semi-remote property. Surrounded by Crown Land and within close proximity to the Fraser River.

The property has not been inspected as of yet. However I understand the access to the property is approximately 6 KM off Hwy 16 on a Logging Road that is overgrown and needs to be brushed out.

I understand the property encompasses the valley floor and views can be seen of the Cariboo and Rocky Mountains. The property was logged in 1993.

AREA DATA
PENNY: The Penny Spruce Mill was built on stilts on the Fraser River bank in approximately 1916 and in 1916 a postmaster was assigned. Lumber was in high demand and many communities along CN’s east line flourished. The mill continued operation until the 1960’s and at its peak, Penny’s population was 675. The Penny schoolhouse has closed and re-opened over the years, and in the 1980’s it closed for good. During the same period, the Penny Salmon Hatchery was established and is still in operation. Following the closure of the mill, the population has steadily declined to the present 10 full time residents.

The once thriving community is now a quaint whistle stop on the CN line and for the most part has returned back to its beautiful natural state. The mill and the many homes which once stood have been reclaimed by the forest, and most can no longer be seen at all. The post office is still in operation, with the train stopping to pick up and drop off mail and passengers 3 times a week. The community hall still stands and is used by the community as a gathering place. The city of Prince George is the nearest large centre and is located approximately 86 km by road from Penny.

PRINCE GEORGE: Known as BC’s northern capital, Prince George is a bustling city of over 77,000 situated at the crossroads of Hwy. 97 (north-south) and Hwy. 16 (east-west), and at the confluence of the Fraser and Nechako Rivers. As a major City of the Pacific Rim, Prince George is firmly tied to the global market.

The area offers a lifestyle that is definitely worth boasting about. Residents enjoy affordable housing, incomes above provincial averages, and an extensive range of quality services, cultural and sports events. Recreation opportunities are second to none and range from golfing, skiing, fishing and hunting to any team sport you can think of. Local educational facilities include the University of Northern British Columbia and the College of New Caledonia.
Latitude: 53°53′00″
Longitude: 122°40′00″
Elevation: 691.30 meters (approximately 575m (1886ft) in city centre)
Average Winter Temperature: Max=-3.4°C, Min=-11.8°C (1971-2000)

The University of Northern British Columbia (UNBC) is the first new university to be built in Canada in over 25 years. A total of 55 undergraduate programs, 15 masters programs and two PhD programs are now offered at UNBC as well as the new Northern Medical Program. A degree-granting institution with regional teaching centers in nine BC communities and a sponsor for several research institutes, UNBC has recently completed the construction of the I.K. Barber Enhanced Forestry Lab. UNBC’s hilltop campus overlooks the City of Prince George and offers spectacular views of the Rocky Mountains to the east.

Prince George Airport provides access to the world through Air Canada and West Jet while Hawk Air, Central Mountain Air, Northern Thunderbird and Williston Lake Air fly to regional and smaller centers. Both CNR freight and BC Rail freight lines operate out of Prince George as well as VIA rail passenger service. Some major trucking lines accommodate the region. Greyhound Bus Lines provides daily bus service, and PG Transit buses serve the city.

Recreation facilities include 116 playgrounds and parks, plus tennis courts, ice rinks, two swimming pools and an 11 kilometer riverfront trail system. Four provincial parks in the region provide downhill, cross-country and heli-skiing. Prince George has a WHL hockey team, the Prince George Cougars and a 7,000 seat multipurpose arena, the CN Centre, as well as a BCJHL team, the Prince George Spruce Kings. An art gallery, craft guild, theatre workshop, symphony, playhouse, Civic/Convention Centre and 800-seat Vanier Hall provide a cultural base.

RECREATION
Hunting, fishing, camping, horseback riding, boating, cross country skiing, hiking, back country skiing, snow shoeing and some of the most exciting wildlife viewing in North America including Grizzly Bears & Moose.

IMPROVEMENTS: None
SERVICES: None
TAXES: $40.83
ZONING: RU-3 (ALR)
LEGAL: District Lot 5493, Part East ½ Fractional East ½ Cariboo District
PRICE: $59,000
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