



LOUGHBOROUGH INLET



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Loughborough Inlet

LISTING 07032
SIZE: 149 Acres, Approximately 1 mile ocean frontage
MAP REFERENCE: 92 K

LOCATION: North of the Township of Powell River on the mainland or from Sayward (North of Campbell River) directly east to the mainland. Some of the popular Islands that are located in close proximity are East Thurlow Island, Sonora Island and Stuart Island.

DIRECTIONS: The area is accessed by boat or float plane with a number of airlines in Vancouver, Powell River and Campbell River which provide both charter and scheduled service. There is a scheduled freight boat service and a seasonally operated scheduled water taxi service which is also available for charter on a year round basis.

AREA DATA: **CAMPBELL RIVER:** is located at the 50th Parallel on the east coast of Vancouver Island approximately mid-point between Victoria, which lies 175 miles to the south, and Cape Scott 175 miles to the north. This strategic location makes Campbell River the natural hub of Vancouver Island. Population approximately 30,000. Since the turn of the century Campbell River has been known as a resort and sport fishing centre, though the major industry is forestry, mining is also important to the area's economy. It is well prepared to accommodate visitors with many hotels, motels, resorts, campgrounds, restaurants and shopping facilities.

SONORA ISLAND: Thurston Bay Marine Park was established in April of 1970, it is on Sonora Island, open all year with no fees and no facilities. Anchorage behind Block Island is quite protected. The park is undeveloped except for a trail to Florence Lake. There are several small, attractive beaches. This park is a "Class A" park that means it enjoys the highest protective status in law. They are intended to preserve outstanding natural, scenic and historic features for public recreational use. No commercial or industrial exploitation is permissible except as may be necessary to planned recreational use.



DESCRIPTION: 149 acres with approximately 1 mile of oceanfront, property was surveyed in 1994. The land is a gentle grade through-out the property which slopes toward the water where you will find two nice beaches on the property. The property is covered in typical coastal vegetation. There is a mixture of mature and immature trees on the property with silviculture work done to enhance their growth. There is a road network system through out most of the property.

The Foreshore is sheltered and deep water. There is a dock system in a secure cove but it is in need of work or replacement.

Ruins of the original homestead can still be seen on the property dating back to 1917. Today, except for hydro electric power there is a cabin that is fully serviced. Gravity fed water line which is buried, septic field system. Propane hot water and a Star Choice Satellite system just so you don't have to miss a game during playoffs.

The property can be easily accessed by Rock Bay, north of Campbell River by boat in under 1 hour. 20 minutes by boat you can reach Blind Channel Resort Store which includes a Post Office, Liquor Store and General Store.

This property would be an excellent get away or recreational property for individuals or special interest groups. The area truly is some of the best coast line BC has to offer. As the trees grow at an annual rate of approximately 500 cubic meters per year. You will gain considerable equity in the timber value. Which makes this an attractive investment that you can use and enjoy.

VEGETATION: Alder, Fir, Cedar, Hemlock

HISTORY: Loughborough Inlet, 1792 Vancouver - after Lord Loughborough who became Lord Chancellor of England. 12 July

During the 1920s, several logging camps in Loughborough Inlet were among the first to use trucks for hauling logs to tidewater.

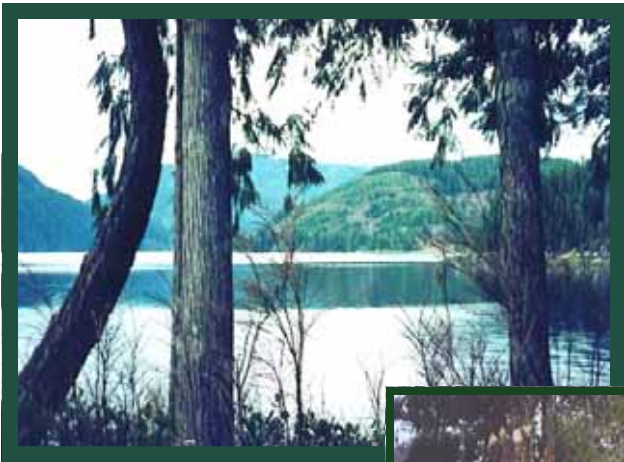
RECREATION: Excellent Salmon fishing in the area. Claming, crabbing right in front of the property. Incredible area to experience wildlife and nature.

IMPROVEMENTS: Services installed, Road networks through property, Cabins and other out-buildings.

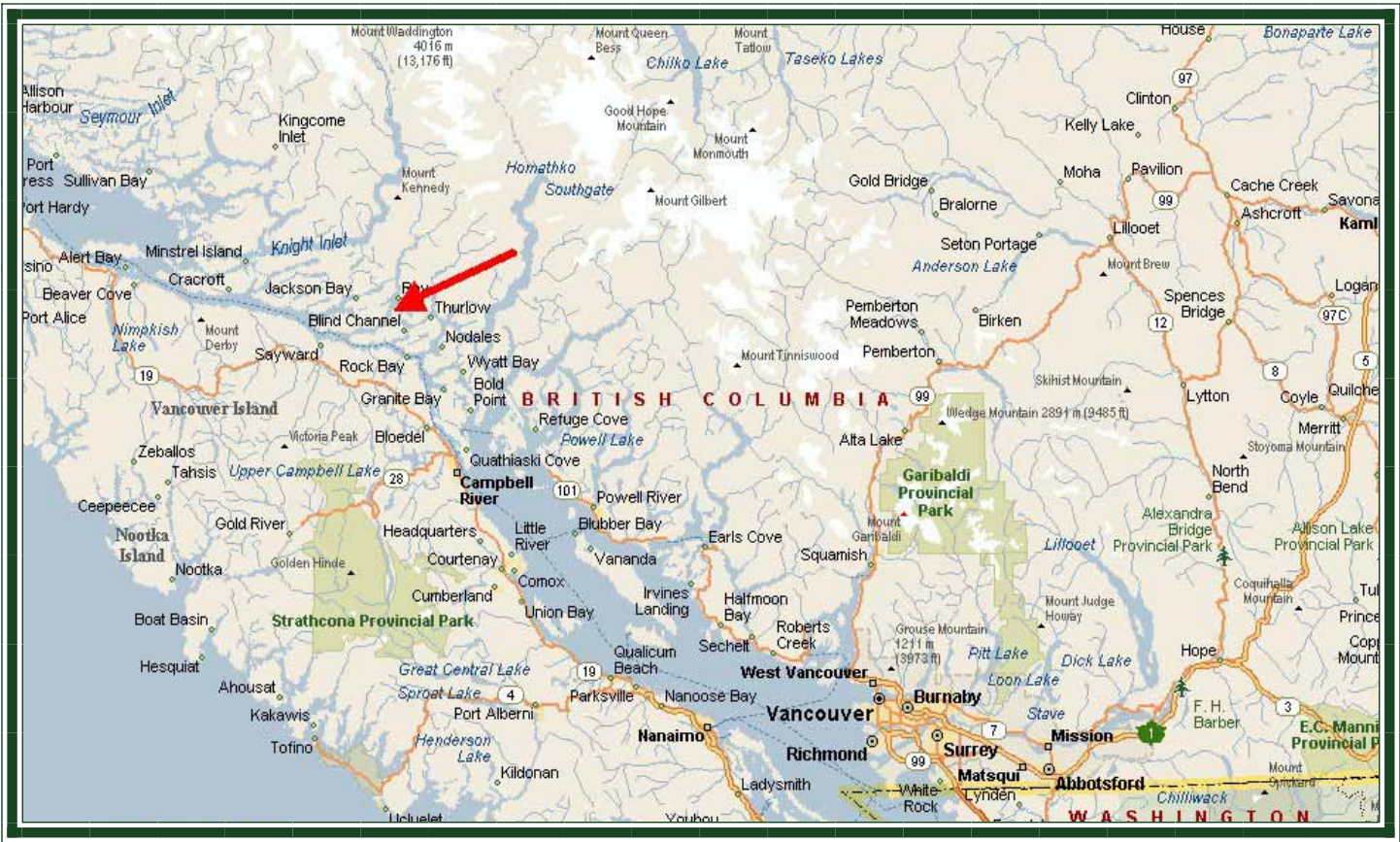
BOUNDARIES: see attached maps

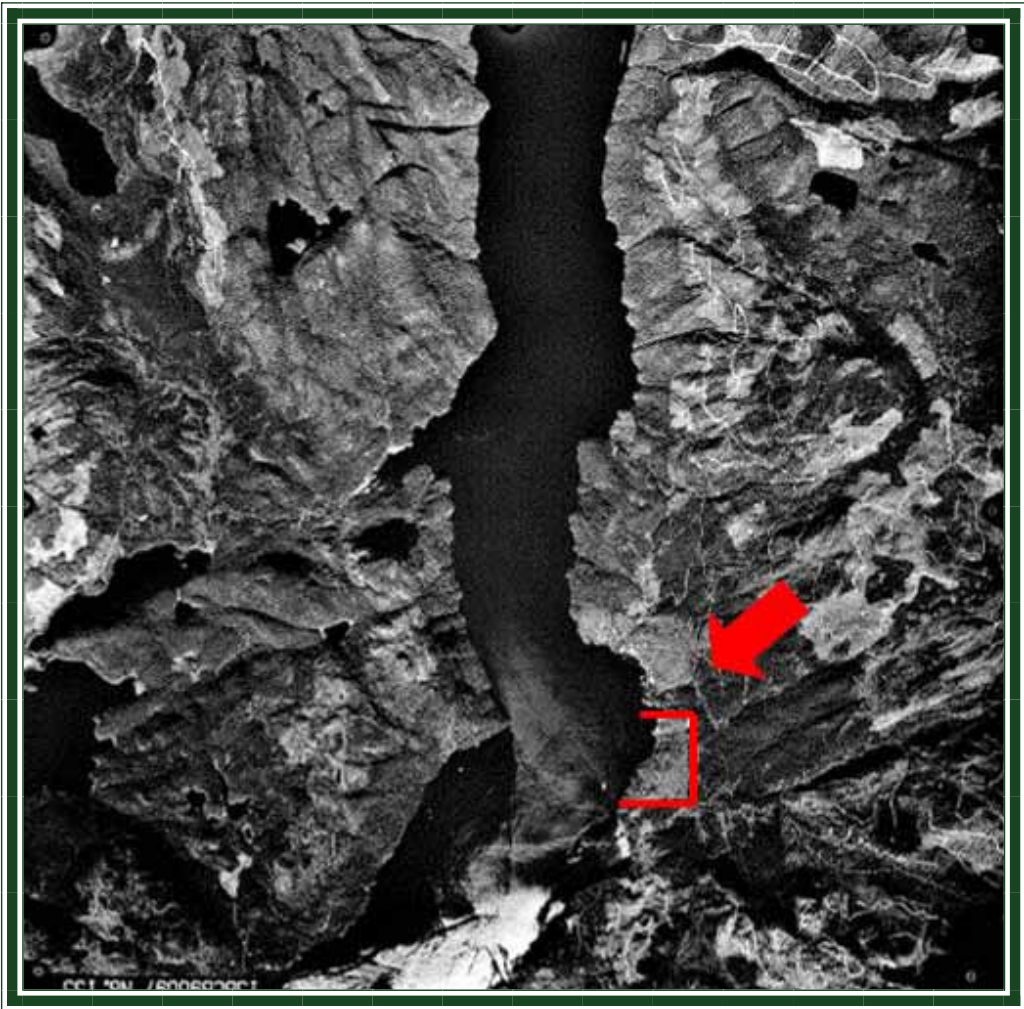
INVESTMENT

- FEATURES:** **Mature & Immature Timber, (silviculture work done) Extensive Top Soil Deposits, Large Ocean Front Acreage,**
- SERVICES:** **Septic Field System, Buried water Line, Star Choice Satellite System.**
- TAXES:** **\$2164. 38 (2004)**
- ZONING:** **Rural 3**
- LEGAL:** **District Lot 940, Range 1, Coast District. PID # 001-893-319**
- PRICE:** **\$550,000**



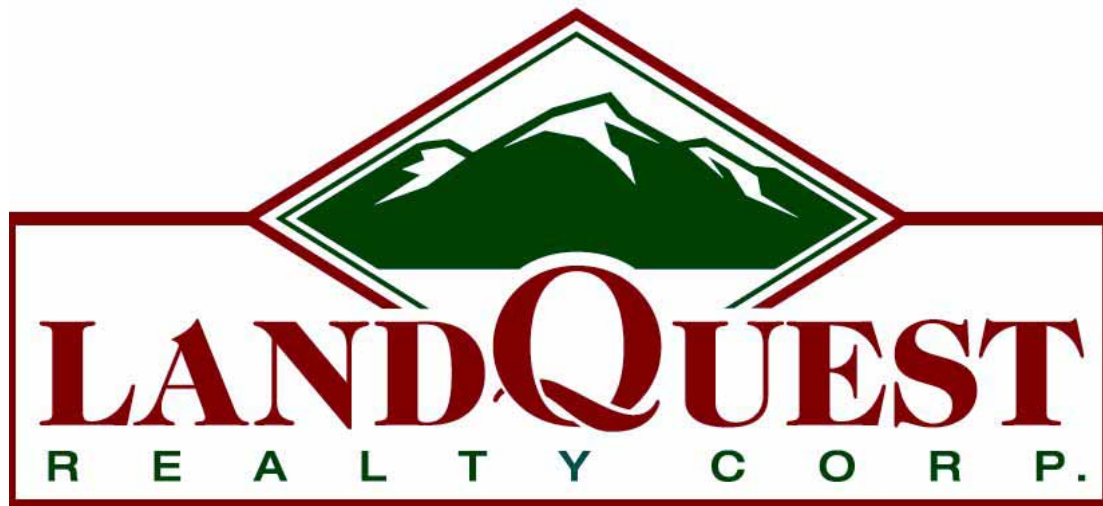
Our property descriptions and geographical information are taken from the B.C. Assessment Authority, Land Titles Office, government maps and other sources. While LANDQUEST does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification.





Loughborough Inlet Photo Page





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