



Remax – Bulkley Valley

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Evelyn Hall Ranch Smithers B.C.



Legal Description:

Property 1 – District Lot 874 Land District 14 Range 5 Part SW $\frac{1}{4}$ except plan 1496 9153 / PID 014-423-235 / Size – 156.65 acres

Property 2 – District Lot 874 Land District 14 Range 5 Part SE $\frac{1}{4}$ except plan PRP41607 & BCP28209 / PID 014-423-243 / Size – 116.77 acres

Address – 20268 W Highway 16, Smithers V0J 2N1

Property Location – Travel 16 Km NW on Highway 16 to farm gate $\frac{1}{2}$ Km past Engman Road & the Evelyn Hall.

Area Data:

The community of Evelyn is one of the earlier farming communities of the Bulkley Valley. This area is on the west side of the Bulkley River and back dropped by Evelyn Mountain. The area became an early dairy farming and beef ranching area with 5 dairy farms and 5 beef ranches in the early years. There was a one room school house, a service station, drive in theater and the community hall. Today there are 2 dairies, 6 beef ranches and the community hall. The community spirit is still very much alive through Hall activities such as The Harvest Dinner, Christmas Bazaar, Christmas Santa & sleigh ride evening, Halloween Haunt Evening, Evelyn 4-H, Skeena Cattlemens Association and a number of annual dances. All these events and other community activities are report in the Evelyn Pitchfork News published quarterly.

Property Description:

Evelyn Hall Ranch was one of the very earliest homesteads in the area dating back to we think around 1915 with the main road running through the ranch and later the railroad running past the ranch. Also running through the property is the significant Toboggan Creek alive with trout, salmon and steelhead runs. The property is relatively flat but does have a slight SW slope with the spring and summer sun light extended setting down the Kitsequela Valley. All of these features were great attributes to the early pioneer and to some degree continue to be today.

The ranch is divided by the Hwy with 160 acres on the east side with access from both Hwy 16 and Engman Road from the back and 114 acres and Toboggan Creek on the West side with access off Hwy 16 and a well constructed bridge across the creek.

The east side of the Hwy is comprised of 130 acres of high production crop land, 20 aces winter feed grounds and a 10 acre homestead site with home, barns and corrals. The wintering grounds and corral area are serviced with all season waterers and there is an underpass from the corrals to the west side of the Hwy. The outbuildings on the east side consist of a large hay barn, a newer steel frame 3 bay equipment shed and an old concrete floor low ceiling shop. This side of the Hwy is serviced by a high volume drilled well shared with the Evelyn Hall.

The west side of the Highway is accessed by a good gravel road off Hwy 16 crossing Trout Creek on a well constructed wood decked bridge to the main body of the property.

On the east side of Trout Creek bordered by the creek and the Highway is a stretch of 25 acres of fertile bottom land used in combination of spring and fall pasture and hay cropping between the two seasons. In the NE corner of this portion is a shallow well share by the purposed 5 acre lot on the property and a private home on the other side of the highway. Also located on the east side of the creek and beside the

highway is the old historic hip roof dairy barn (a landmark of the Evelyn area) that is in questionable shape but not beyond restoration possibilities.

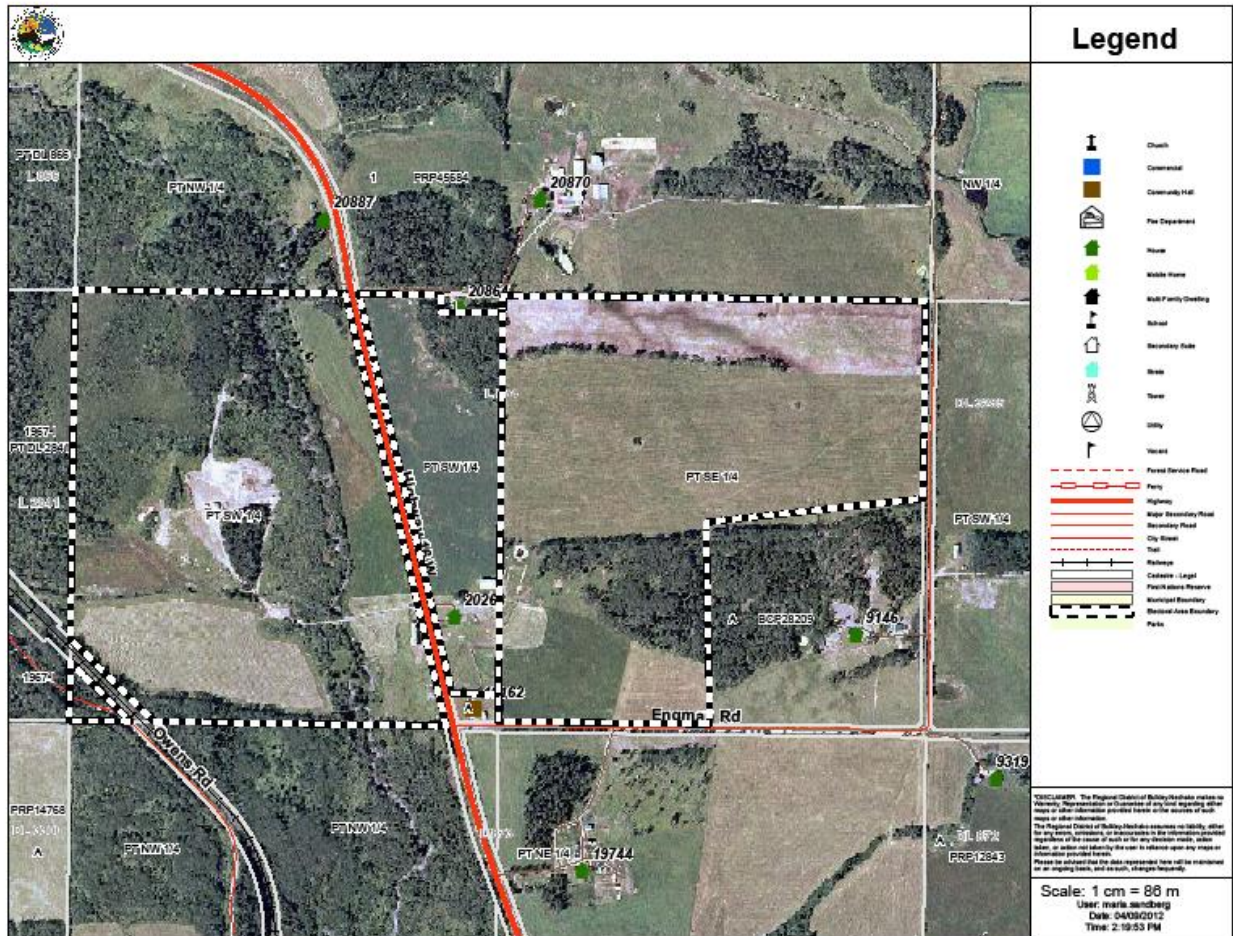
Across Trout Creek (west side) is a nice balance of treed pasture land, hay fields, calving grounds, late winter/ early spring feed grounds and developed barn and shop area. This area is serviced by hydro and a 2nd shallow well. The developed area has a good gravel base with good drainage and is mud free year round.

The property is 70% fenced and cross fenced with easy access to most parts. The property is very scenic and private and there are numerous great building sites throughout the property and close to the existing services.



Pictures taken on the west side of highway





Evelyn Ranch Inlay

Farm Residence:

The home is an older well built 2 story home on a full unfinished basement with a concrete perimeter. The home provides 1152 sq ft on the main floor, 816 sq ft on the 2nd floor and 816 sq ft in the basement. The home supports 3 bdrms / 1 on main and 2 up and 1 bathroom on the main. There is a nice flow to this old farm house with a large boot room and laundry off the carport (main entry) and leads into an open kitchen attached to a large living room.

The home is heat by an oil forced air furnace and a wood free standing stove in the basement. Electrical was updated in 1995 and a new septic tank and field was done at the same time. Most the windows on the main floor were replaced 2007 and the remaining windows are double sealed and placed in 1976. The roof is asphalt tile in fair shape. Attached to the house is a 14' x 32' carport closed in on 3 sides.

Room Sizes: (as you enter from carport entry)

Main Floor:

Boot closet – 5'4" x 10'6" Boot room/laundry – 10'8" x 19'0"

Bathroom – 5'4" x 10'6" (4 pc) Kitchen / Dining – 14'6" x 17'6"

Living Room – 12' x 23' Bedroom (main) – 10' x 9' Front foyer – 6' x 10'

Upstairs:

Bedroom – 9'6" x 13' Bedroom – 9'6" x 13' Foyer – 9' x 15'6"

Basement – open 816 sq ft with basement door

Carport – 14' x 32' closed 3 sides concrete floor

(some moisture in basement during breakup)

Out Buildings (east side of Hwy)

Equipment Shed – 48' x 32' three bays / steel post & beam construction boarded in 3 sides metal roof built 2007

Old Work Shop – 24' x 30' with 10' lean-to wood frame, concrete floor / oldest of the outbuildings (questionable shape)

Hay Barn – 58' x 101' post & beam 3 bays metal roof lean-to style roof over 2 bays (older part some pole decay) gable addition over 1 bay built in 1985 (poles good) metal roof

Corrals – 3 pens attached to work alley, loading alley, alley to winter grounds and entry to highway underpass.

Outbuildings (west side of hwy)

Shop – 36 x 72 (2592 sq ft) closed in wood framed insulated portion is 36' x 36' with a 14' ceiling housing a washroom w hot water tank, pressure tank and jet pump, 200 amp service box, plumbed in compressor, 3 man doors and 12' x 12' roll up door. The outdoor portion 36' x 36' is closed in on sides with a 12" ventilation strip at top and steel salving along the walls. The front is open full width and the construction is steel post and beam on a concrete slab.

Sheep Barn - 52' x 34' with the main structure (middle) 24' x 34' being wood frame sitting on concrete corners and treated bridge timbers and closed in 3 sides open with width front and man door at back. The sides are 14' x 24' lean-to's of post and beam structure. Dirt floor throughout and attached to fenced pasture to the west (back).

Hip Roof Heritage Barn – 36' x 99' This barn was originally a dairy barn with housing on either sides and a feed alley down the middle. Tractor entry to hay loft from Hwy side. Tin aluminum and should be replaced. Rafters and strapping in excellent

condition. Loft decking 80% good 20% fair to poor. Loft floor joists sound and in good shape. Side walls and structure needs to be replaced. Suggestion would be to build walls inside existing walls and jack up where needed. Roof line humps in the middle and jacking will likely straighten. Front milk room is a tear down.

Operation and Crown Range:

Evelyn Hall Ranch has run as a dairy farm in the 1950's to the 1970's. After the owner sold his quota he began running beef cattle and used the dairy barn to slaughter and market beef locally. Most of the deeded land was put into production and a crown range was acquired across the river at Moricetown and up the Blunt. The present owner added 120 acres of production land to this package allowing for a growth in the herd size to over 100 hd of cows with lots of winter feed. The downfall with these numbers would be early spring pasture. The current owner has downsized and now runs 60 head of cows and sells hay.

Crown Range:

The crown range RAN075765 is about 45 minutes to turnout location and need to be trucked. The range consists of approximately 19,000 acres with a current Range Use Plan for 278 AUM's . Turn out date is May 20th and removal date is September 30th . This range is essential to the operation as a cattle ranch. (See Schedule A)

Subdivision Potential:

Although the property is zoned A1 and is a part of the ALR there is a strong possibility that this property could be divided into 2 parcels because of the Highway. There is another parcel of the property that is divided off by a zoning of H1 in the NE corner on the west side of the Hwy. There is a small possibility that this too could be divided off.

Summary:

This is bar none the nicest property in the Evelyn area. Engman Road runs around the property to the east and would allow easy access to an absolutely gorgeous building site at the north east end of the farm and on the back title with views of 5 different Mountain Ranges. If a home was built on this title it would still allow for a 3rd home to be built on the front title and on the west side of the highway where there are equally as beautiful building sites.

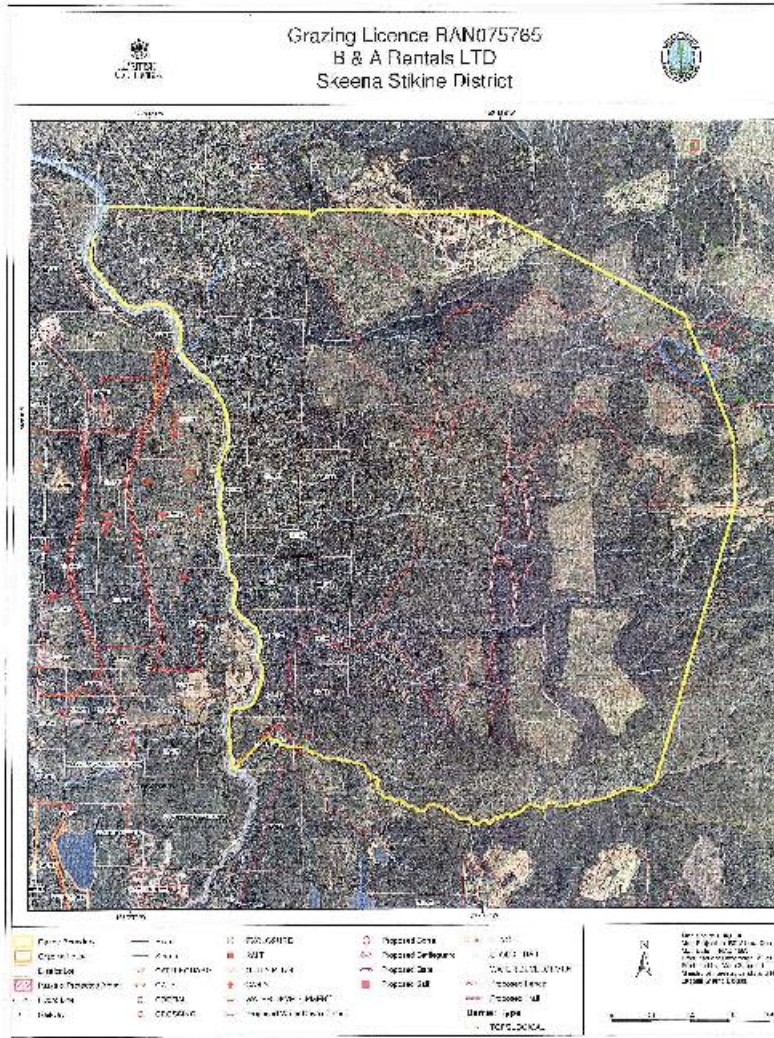
List Price \$ 850,000.00

Presented By

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Schedule A



Schedule B

