

Windy Point Ranch

22698 Verdon Bishop Road, Tatalrose B.C



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Presents

WINDY POINT RANCH

22698 Verdon Bishop Road, Tatalrose B.C



LIST PRICE: \$ 369,000.00

- *Picture perfect cow/horse ranch*
- *355 acre deeded land base*
- *2 homes (1 wood fame 1 mobile)*
- *Hip roof barn/attached corrals*
- *Hay barn/attached feed lot pens*
- *Outdoor sand riding arena*
- *Wynkes Creek runs through*
- *Crown range for 100 units*



22698 Verdon Bishop Road MLS# N4502492

Directions: Travel west on Hwy 16 from Prince George 240 Km to the Village of Burns Lake. Take Hwy 35 south from Burns Lake 27 Km. to Francois Lake ferry landing. Take ferry (15 minute trip) across lake to South Francois. Travel south 8 Km. to Tatalrose Road and head west 13Km. to Bickle Rd left 2 Km. to Verdon Bishop Rd. right 1 Km to ranch.

**Legal Description:**

Title #1- NE ¼ of District Lot 785 Range 4 CD
 PID 008-807-787 Property size – 160 acres
 Title #2- Block A District Lot 2093 Range 4 CD
 PID 015-362-191 Property size – 195 acre

Taxes (2007) - \$ 1,130.84

Picture Perfect Hobby Ranch

Located 30 min. from the ferry landing on the south side of Francois Lake this little ranch radiates pride of ownership with 2 homes, hip roof barn, hay barn, 2 feedlot pens, corrals and outdoor riding arena.

Wynkes Creek runs through the home site with the 2 homes [wood frame 2 storey & 3 bedroom mobile] and the planked riding arena on one side of the creek with a gravelled roadway running over a new beam bridge up to the barnyard. A lean too off the back side of the hay barn provides shelter for the feedlot pens rated at 80 head per pen with self waterer and good ground is placed approximately 500' from the creek and slopes the opposite direction.

All pens and corrals are in plank fencing and along with the out buildings are in excellent condition. A shallow well off the creek supplies the barns and corral pens and a drilled 80' well supplies the 2 homes.

The property is fenced and the 1200 acre crown range is also fenced. Currently cropping 20 acres deeded 30 acre leased with a 200T yield.

There is currently a Woodlot License attached to the property and would be negotiable if interested. Farm equipment would also be available at fair market value. (details available upon request)

Viewing is a must for full appreciation. Call Charlie to view.



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South Francois Lake Hobby Ranch

Acreage:

Deeded Land - 355 acres

Private Lease - 30 acres

Government Range - 1200 acres



Capacity:

- Hay land – deeded 20 acres / leased 30 acres ; alfalfa, timothy, wheatgrass (yield 200 T)
- Home site and Barnyard – 20 acres
- Grazing – Deeded pasture 250 acres / Crown Range 1200 acres (all fenced)
- Range permit RAN
- Water License # C107765 / Irrigation 80 acre feet / Stock 750 GD / Dom 500 GD
- Woodlot License — negotiable
- Year round creek through property (Wynkes Creek)

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Ranch Home



Main Home

- Two storey wood frame with 1080 sq. ft on the main floor and 900 sq.ft.upstairs. This home built in the mid 1980's has a European style to it and was designed for a couple with large open rooms, one large master bedroom up, two bathrooms one up one down, wood features and great hand craftsmanship. .
- Main floor – Kitchen 11' x 20' / Living room 14' x 20' / Foyer 19' x 8' / Mud room 12' x 8'
- Up Stairs - Master bdrm 26' x 13' with Sauna, Large Bathroom
- Attached 25' x 30' carport
- wood heat with electric and oil back up..
- drilled well with good quality and quantity
- sewage is a septic field system.





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Mobile Home

Comfortable 1107 sq. ft. 3 bedroom home with an open design in a beautiful setting overlooking the hay fields.

- Kitchen 13' x 15'
- Living room 13' x 16'
- Master bedroom 10' x 13'
- Bedroom 10' x 8' / Bedroom 10' x 8' /
- Mudroom 10' x 15'
- wood heat with propane backup
- sewage septic field
- drilled well with good quality and quantity



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Barn and Outbuildings





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Corrals



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