

Charlie McClary

Your BC Farm & Ranch Realtor...

REMAX Bulkley Valley

(250) 877-1770 or (250) 847-1588

www.charliemcclary.com



Presents

BONNEY BEEF RANCH

2710 Bonney Beef Road , Vanderhoof



LIST PRICE: 784,000.00

Featuring:

- 623.2 deeded acres
- 300 acres cultivated , high yielding 2 crop Alfalfa
- Rancher style home overlooking the Valley
- Second home close by
- Machine Shop, calving barn
- Feedlot pens, granaries
- 150 cow/calf pair unit capacity with extra feed
- Beautiful setting at the end of quiet road.



2710 Bonney Beef Road

MLS # N4502198

Directions:

17 Km. on Hwy 16 West of Vanderhoof to Bonney Beef Road. North 1 Km. on Bonney Beef Rd. ends at ranch



Legal Description:

Section 19 Township 12 Range 5 except Pt PL DD 16561 & Pt PL 6727 HP 20

PID# 008-492-255

Taxes: (2007) \$ 1157.83

BONNEY BEEF RANCH

Vanderhoof, BC

Acreage:

Deeded Land - 623.2 acres



Capacity:

- Cultivated Hay Fields - 300 acres - high yielding, 2 crop, alfalfa
- 70 acres - irrigated, 2 crop, alfalfa
- 35 acres - irrigated, 2 crop, alfalfa
- Tame Pasture - 185 acres
- Water Ways - 16 acres (ponds and creeks)
- Home site and barnyard - 17 acres

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Ranch Home



Ranch Home - Main

- Rancher style home with 1800 sq. ft.
- 3 bedroom and 1 bathroom. H
- Home has a full length cover porch
- Ground level attached garage/shop.
- Flower beds all along front
- Home is sound but needs TLC.



BONNEY BEEF RANCH

Vanderhoof, BC

Ranch Home - Second



- Labor Home
- One story 1,070 square foot
- 3 bdrm. home.
- Home is fair and needs TLC

Services:

- Drilled well 350'
- Septic system
- 200 amp Electrical

BONNEY BEEF RANCH**Vanderhoof, BC****Summary:**

Bonney Beef Ranch is located between Vanderhoof and Fort Fraser and offers some of the most productive land in the area.

The home sites and cattle facilities are set on a high knoll overlooking the ranch and the Nechacko Valley. Large, level 300 acre hay field newly seeded to alfalfa offers 2 crops and has never been pastured. Another 105 acres is irrigated, cropped and fall pastured. Cattle are pastured and rotated on 185 acres of irrigated tame pasture of which 150 acres could be irrigated and cropped. Owner has run 150 cow/calf pairs comfortably on the deeded land base comfortable with extra processed feed left to sell. Property would excel as a production ranch.

This is a beautiful setting at the end of a quiet road a short distance from Hwy 16 with the home set high above the valley floor giving a spectacular view for miles in all directions. Owner is over 80 and the improvements are in need of some maintenance. The basics are all here and with a little bit of work this package would be picture perfect.

Call Charlie for your viewing of this property. 250-877-1770.



BONNEY BEEF RANCH

Vanderhoof, BC



Barns, Outbuildings

- 30' x 40 Machine Shop-1200 sq. ft. 3 bays.
- 36' x 30' Livestock Barn-1080 sq. ft.
- Chicken Coop and fenced run
- 2 - 40 ton granaries
- Working Corrals
- Feedlot pens
- Calving area



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