

# \$6,995,000 - 3850 Loon Lake Road, Clinton

MLS® #10365584

**\$6,995,000**

2 Bedroom, 1.00 Bathroom, 1,200 sqft  
Single Family on 2277.00 Acres

Loon Lake, Clinton, British Columbia

Loon Lake Ranch - 2,275 deeded acres across 12 titles in British Columbia's scenic South Cariboo region, with over 1,500 feet of frontage on Loon Lake. 8 titles stretch along Loon Creek Valley for about six miles, ending at a picturesque parcel on Upper Loon Lake, while four satellite titles feature productive grazing meadows. The ranch irrigates approx. 490± acres via four pivots (340 acres) and wheel lines, flood, and sub-irrigation (150± acres). Water is secured by 11 registered Water Licences and strong storage capacity. Historically, the ranch yielded up to 1,500± tons of hay annually. A major asset is the 3,994 AUM Crown Range Permit, supporting up to 800 cattle, including 496 AUMs for winter grazing. Operations formerly supported an 800-head cow-calf herd and are currently leased to a prominent BC ranch, generating income. (id:6289)

Built in 2002

## Essential Information

Listing #	10365584
Price	\$6,995,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,200
Acres	2,277.00
Year Built	2002
Type	Single Family



Sub-Type	Freehold
Style	Other

## Community Information

Address	3850 Loon Lake Road
Subdivision	Loon Lake
City	Clinton
Province	British Columbia
Postal Code	V0K2E1

## Amenities

Amenities	Recreation
Utilities	Electricity, Water
Parking	RV
View	River view, Lake view, Mountain view, Valley view, View of water, View (panoramic)

## Interior

Appliances	Range, Refrigerator, Dishwasher, Dryer, Oven - Electric, Washer & Dryer
Heating	Electric
# of Stories	1

## Exterior

Exterior	Vinyl siding
Exterior Features	Wooded area
Roof	Asphalt shingle

## Additional Information

Zoning	Agricultural
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## Listing Details

Listing Office	Landquest Realty Corporation
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Listing information last updated on October 13th, 2025 at 2:16am PDT