

ROSE PRAIRIE • NORTHERN BC

# ROSE PRAIRIE FARMLAND

2,097 ACRES  
**PREMIUM** FARMLAND

Selling the Finest  
FARMS • RANCHES • RURAL PROPERTIES

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## INTRODUCTION

# A Rare Northern BC Landholding

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For more than 50 years, this land has remained under the stewardship of one family, shaped by one growing season after another. Set in the Rose Prairie area of Northern British Columbia's Peace Region, this agricultural holding carries with it generations of farming history and a deep connection to the land. Across 2,097 contiguous acres, expansive fields create the kind of scale increasingly difficult to find within a single agricultural holding.

A long history of cultivation and established agricultural use provide a strong foundation for producers looking to expand an existing operation or establish roots in Northern BC agriculture.

More than farmland, this property represents a legacy built over generations and an opportunity for the next to carry it forward.



*Generations of stewardship. An opportunity for what comes next.*

# Property Overview

|                                   |                            |
|-----------------------------------|----------------------------|
| MLS® Number:                      | C8082185                   |
| Asking Price:                     | \$5,300,000                |
| Offer Date:                       | October 28, 2026           |
| Taxes:                            | \$633.75                   |
| Total Land Area:                  | 2,097 Acres                |
| Total Approx. Arable Acres:       | 1,784 Acres                |
| Number of Parcels:                | 8                          |
| Zoning:                           | A2-BYLAW 1000 within (ALR) |
| Potential Farmland Lease Revenue: | \$89,000/year              |
| Oil & Gas Revenue:                | \$37,521/year              |
| Total Potential Annual Revenue:   | \$126,521/year             |

KMZ FILE FOR PROPERTY  
(Save and open in Google Earth)



VIEW PROPERTY VIDEO  
(Click to watch the tour of the property)





THE FARM TODAY

# In Production. This Season.

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This is working farmland in its truest form, with the 2026 harvest now underway across expansive fields.

Season after season, these fields have been cultivated for grain and oilseed production, continuing a long agricultural tradition in the Peace Region. Today's harvest is another chapter in that history, showcasing farmland that remains actively worked and productive.

For its next owner, these 2,097 acres offer the opportunity to carry that tradition forward and shape the seasons still to come.

Rooted in agriculture. Ready for its next season.





# Versatility by Nature.

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Long summer daylight and wide open agricultural landscapes have made Northern BC's Peace Region a place where agriculture has taken root for generations.

Expansive fields create a landscape shaped for production, with the versatility to support grain, oilseed, pulse and hay crops, along with the flexibility for producers to build a farming program around their own operation.

From one growing season to the next, the opportunity is in the land itself: space to cultivate, diversify and continue a long agricultural tradition in the Peace.

|            |  |                                                           |
|------------|--|-----------------------------------------------------------|
| CANOLA     |  | A signature oilseed crop across the Peace.                |
| WHEAT      |  | A cornerstone of Western Canadian agriculture.            |
| BARLEY     |  | A versatile crop grown for both grain and feed.           |
| OATS       |  | Well suited to the agricultural landscape of Northern BC. |
| FIELD PEAS |  | Adding diversity and flexibility to crop rotations.       |

*Different crops. Changing seasons. Land made to grow.*



CANOLA



WHEAT



BARLEY



OATS



FIELD PEAS



# More Ways to Work the Land.

Beyond grain and oilseed production, this land offers additional opportunity for hay and forage production, whether as part of a diversified farming program, for livestock support or as part of a broader crop rotation.

Hay and forage can play an important role in a wide range of agricultural operations, from feed production and livestock support to enhancing soil health and long-term productivity.

For producers considering cattle or mixed farming, these 2,097 acres offer the flexibility to shape an operation around their own vision, with the space and scale to support future opportunities.



### HAY

A valuable part of a diversified operation.



### FORAGE

Supporting soil health and feed production.



### LIVESTOCK

Flexibility for cattle or mixed farming.



### ROTATION

Another way to maximize the land's potential.



*Healthy land. Endless possibilities.*



LAND GALLERY





# LAND GALLERY





# Land & Property Details

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## ZONING & BYLAWS

Peace River Regional District  
A2-BYLAW 1000

Property is within the Agricultural Land Reserve.



## ACCESS

Excellent access from Prespatou Road & Rose Prairie Road.



## LEGAL DESCRIPTIONS

See Parcel Map & Title Information, Page 11.



## DIRECTIONS

See Location & Access, Page 12 & 13.



## TOPOGRAPHY

Predominantly cleared agricultural land with generally flat to gently rolling topography suited to large-scale farming operations.



## CULTIVATED LAND

Large, open fields provide the scale and workable configuration required for grain and oilseed production.



## FENCING

The property is partially perimeter fenced.



## WATER & DRAINAGE

Multiple water sources & natural drainage.



# Land That Works in More Ways.

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Beyond its agricultural potential, this property can work in more ways than one. Established oil and gas surface leases provide annual revenue, while the expansive agricultural acreage offers additional potential for farmland lease income. Together, these revenue opportunities add another dimension to an already substantial Northern BC agricultural landholding.



**\$89,000**

**POTENTIAL  
FARMLAND LEASE REVENUE**



**\$37,521**

**ANNUAL OIL & GAS REVENUE**

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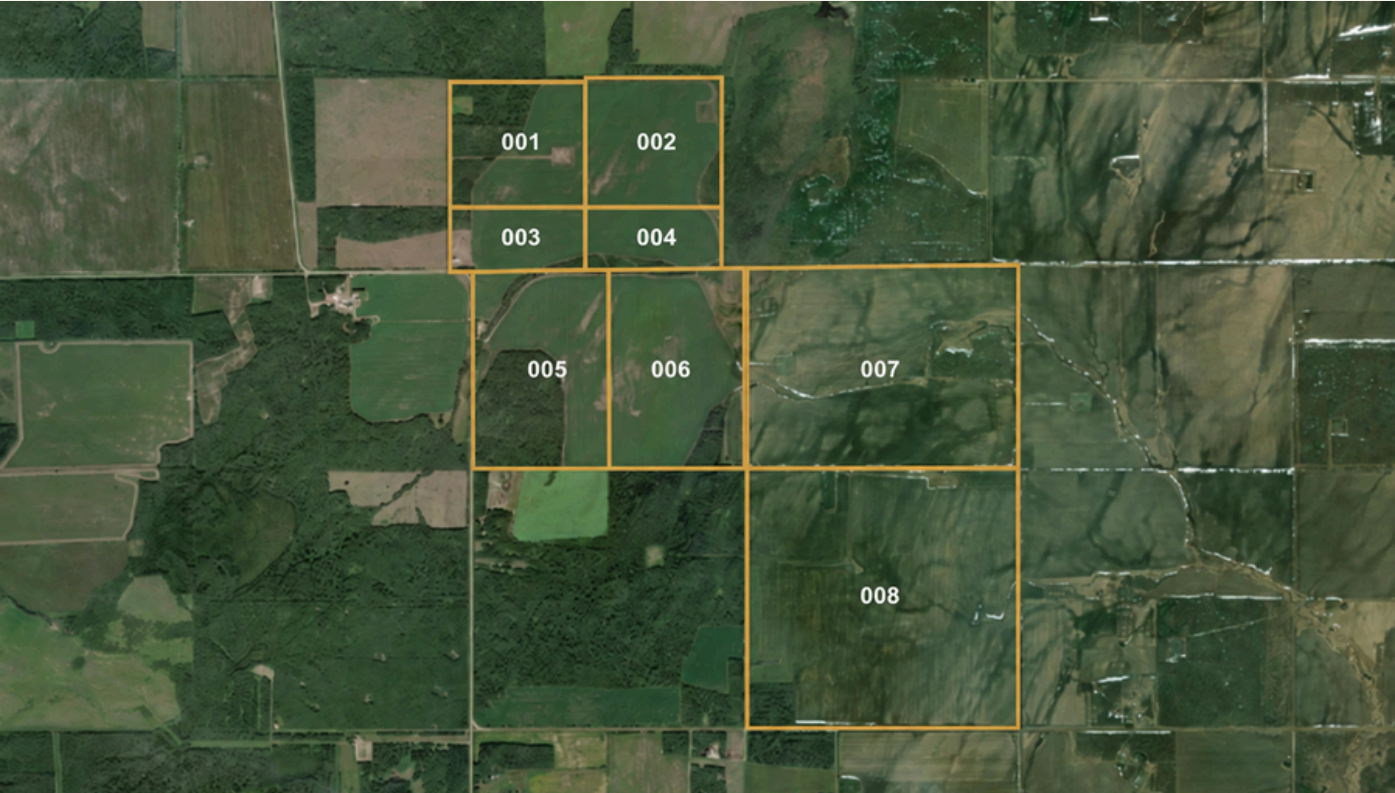
TOTAL

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**\$126,521**

**TOTAL POTENTIAL ANNUAL REVENUE**

# PARCEL MAP & TITLE INFORMATION



| PARCEL | PID         | ACRES |
|--------|-------------|-------|
| 001    | 014-215-675 | 160   |
| 002    | 014-234-513 | 160   |
| 003    | 014-276-551 | 78    |
| 004    | 014-234-530 | 77.8  |
| 005    | 014-888-998 | 240   |
| 006    | 014-889-064 | 245.2 |
| 007    | 014-586-771 | 496.8 |
| 008    | 014-728-541 | 640   |



## LOCATION & ACCESS

# In the Heart of the Peace.

Located in the Rose Prairie area of Northern British Columbia, this property is approximately 40 minutes North of Fort St. John and well positioned within the region's agricultural landscape. The location provides convenient access to agricultural services, transportation and infrastructure throughout the North Peace.

### ACCESS

Paved access along Prespatou Road, with high-grade gravel access along Rose Prairie Road bordering the south side of the property.

### DIRECTIONS FROM FORT ST. JOHN

Turn right onto 100 St - 2.3 km

Continue onto Rose Prairie Rd - 3.1 km

Slight left onto Montney Rd - 13.5 km

Slight right onto Rd 271 - 6.4 km

Turn left onto 256 Rd/Montney Hwy - 3.2 km

Turn right onto Prespatou Rd - 25.2 km

[VIEW DIRECTIONS IN GOOGLE MAPS](#)

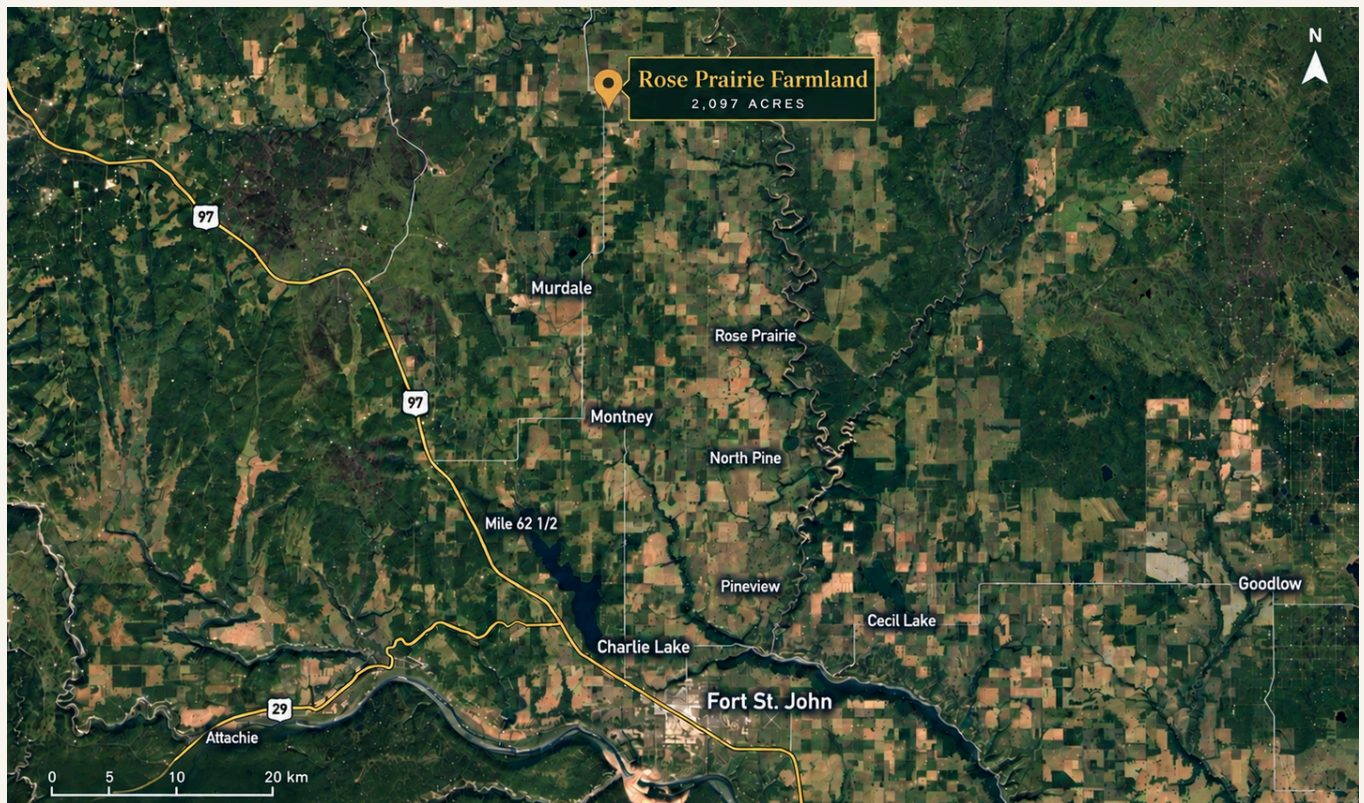


### APPROXIMATE DRIVE TIMES

|               |                   |
|---------------|-------------------|
| Prespatou     | 23 Minutes        |
| Fort St. John | 40 Minutes        |
| Charlie Lake  | 40 Minutes        |
| Hudson's Hope | 1 Hour 29 Minutes |
| Dawson Creek  | 1 Hour 30 Minutes |



# LOCATION & ACCESS





# OILFIELD SURFACE LEASE INFORMATION



| PARCEL # | PID         | WELL NAME                                                            | OWNER             | WA #           | STATUS    | TYPE                    | PAY MONTH        | SURFACE LEASE REVENUE |
|----------|-------------|----------------------------------------------------------------------|-------------------|----------------|-----------|-------------------------|------------------|-----------------------|
| 001      | 014-215-675 | CNRL ET AL BUICK D-27-L/94-A-10<br>HARVEST BUICK BATT A-26-L/94-A-10 | CNRL<br>HARVEST   | 21155<br>12038 | ABANDONED | UNDEFINED               | JAN 20<br>NOV 25 | \$2,900<br>\$5,260    |
| 002      | 014-234-513 | CNRL BUICK D-25-L/94-A-10                                            | CNRL              | 21156          | ABANDONED | UNDEFINED               | JAN 20           | \$7,600               |
| 003      | 014-276-551 | N/A                                                                  | N/A               | N/A            | N/A       | N/A                     | N/A              | N/A                   |
| 004      | 014-234-530 | N/A                                                                  | N/A               | N/A            | N/A       | N/A                     | N/A              | N/A                   |
| 005      | 014-888-998 | CNRL ET AL BUICK 12-34-88-19                                         | CNRL              | 3265           | ABANDONED | PRODUCTION              | NOV 28           | \$4,783               |
| 006      | 014-889-064 | HARVEST BUICK 2-34-88-19                                             | HARVEST           | 11506          | ABANDONED | UNDEFINED               | JUL 22           | \$4,478               |
| 007      | 014-586-771 | CNRL ET AL BUICK 5-35-88-19<br>CNRL ET AL BUICK 9-35-88-19           | CNRL              | 12139<br>21141 | ABANDONED | PRODUCTION<br>UNDEFINED | MAR 31<br>JAN 20 | \$4,400<br>\$8,100    |
| 008      | 014-728-541 | ERIKSON BUICK 11-26-88-19                                            | ORPHAN<br>ERIKSON | 07379          | ORPHAN    | ORPHAN                  | N/A              | N/A                   |
|          |             |                                                                      |                   |                |           |                         |                  | <b>\$37,521.00</b>    |



# Agriculture Runs Deep Here.

The Peace Region is one of British Columbia's most important agricultural areas, with a landscape shaped by generations of farming and a strong connection to the land.

Long summer daylight, expansive farmland and an established agricultural community have made agriculture an enduring part of life in the North Peace. Across the region, wide open fields and generations of agricultural knowledge continue to shape the landscape.

From grain and oilseed production to hay, forage, livestock and mixed farming, the region supports a diverse range of agricultural operations and opportunities.



### AGRICULTURE

The North Peace has a strong agricultural community supported by farm suppliers, equipment dealers and agricultural services.



### FORT ST. JOHN

The North Peace's major service centre, offering healthcare, shopping, professional services, transportation and regional air travel.



### ENERGY

Agriculture and energy are key regional industries, supported by extensive oil and gas activity and infrastructure.



### CONNECTED

The Alaska Highway connects the Peace Region with Northern BC and beyond.





# Beyond the Fields.

Life in the Peace is shaped by the land and the seasons. Beyond its agricultural roots, wide open spaces, rivers, lakes and forests create an outdoor lifestyle that feels distinctly Northern BC.



## OUTDOOR RECREATION

Fishing, boating, camping, hiking, hunting, snowmobiling and cross-country skiing are part of everyday life throughout Northern BC.



## LAKES & RIVERS

Charlie Lake, Williston Lake and the Peace River are among the region's many waterways, creating endless opportunities to get outside.



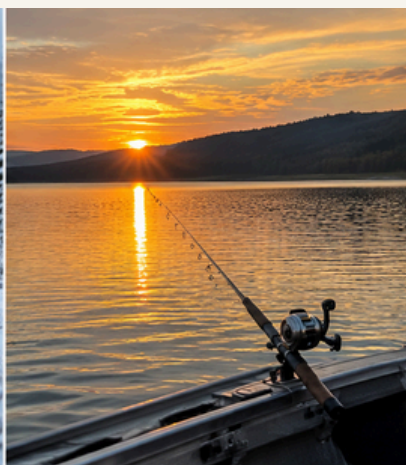
## FOUR SEASONS

Long summer days give way to colourful autumns and snow-covered winters, with each season bringing a different way to experience the Peace.



## COMMUNITY

Fort St. John offers the amenities of a regional centre, while surrounding rural communities remain closely connected to agriculture and the outdoors.



## SECTION 36 A-2 (Large Agricultural Holdings Zone)

### Permitted Uses

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an A-2 zone:
  - (a) agriculture;
  - (b) oil and gas activities;
  - (c) temporary worker camps of not more than 30 people;
  - (d) wood harvesting and forestry;
  - (e) trapping, hunting, guiding, outfitting establishments;
  - (f) guest ranch;
  - (g) airstrip;
  - (h) equestrian centre
  - (i) gymkhana grounds;
  - (j) gravel extraction and processing;
  - (k) kennel;
  - (l) dwelling unit or dwelling units;
  - (m) limited agriculture;
  - (n) intensive agriculture;
  - (o) intensive livestock operations;

Permitted accessory uses and buildings on any parcel include the following:

- (p) bed and breakfast accommodation;
- (q) home occupation or home industry; and
- (r) private aircraft landing strips.

### Regulations

2. On a parcel located in an A-2 zone:

#### Minimum Parcel Size

- (a) The minimum parcel size is 63 hectares (155 acres).

#### Number and type of Dwelling Units

- (b) No more than two single detached family dwellings or a semi-detached dwelling shall be permitted, but not both.

### Regulations

#### Setbacks

- (c) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

#### Additional requirements

See Sections 13 - 32 of this by-law.

#### Additional Uses [By-law No. 1414, 2002]

- (d) the following additional uses are permitted on land legally described as:  
District Lot 2199, except Plan 31513, PRD
  - (i) campground; and
  - (ii) convenience store.



## OFFERING

# A Significant Agricultural Offering.

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An opportunity to acquire a substantial contiguous agricultural landholding in the Rose Prairie area of Northern British Columbia's Peace Region.

Interested parties are encouraged to review the complete property information and conduct their own due diligence regarding the land, agricultural capability, leases, title and intended use.

**OFFERS DUE  
OCTOBER 28, 2026**

**[VIEW OFFER PROCESS & REQUIREMENTS](#)**

*Click above to review the complete offer instructions and submission requirements.*



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# Selling the Finest

## FARMS • RANCHES • RURAL PROPERTIES

*This information is provided for discussion and marketing purposes only and is not to be relied upon without independent verification. Buyers are responsible for conducting their own due diligence and verifying all property information.*