BALFOUR TO KASLO WEST

5795 Kaslo South Rd Road

Kaslo, British Columbia V0G1M0

$1,150,000

MLS® 10398538

LOT

47 acres









DESCRIPTION

A rare diamond in the rough, this *47 acre homestead 35 acres within the ALR and 12 acres unzoned* (subdivision in process) is sold as raw land. Offering history, privacy, and exceptional potential just a short drive from Kaslo's main st. Once home to a working regenerative farm and a Waldorf education center, the expansive hand hewn log building remains on site with functioning utilities and awaits restoration by a visionary buyer. The property also includes two serviced modular homes, a 150' x 40' timber frame barn, a 90' x 40' shop/barn, a 50' x 30' covered livestock feeding shed, and an irrigated 4 acre fenced enclosure, secured with 6 foot fencing and installed security cameras. Water license off of Lofstead Creek which bisects the property, flowing across the land before disappearing along the cleared fields, adding a unique natural ecosystem and valuable water presence. The ranch has been free of livestock for over a year, allowing the rich soil to produce abundant grasses and wild regrowth reaching over five feet tall across much of the acreage. The bowl shaped topography creates a protected and peaceful setting with no highway noise, minimal light pollution, and a wide skyline. Established recreation trails on the adjoining public lands enhance the remote feel, yet amenities remain close at hand. As the last property on the road with access to the electrical grid this site is a blank canvas ready for homesteading, agricultural pursuits, or creative redevelopment.

DETAILS

MLS®	10398538
PID	009-247-882
Status	Active
Listed	Sep 7, 2026
Days on market	82
Property type	Agriculture
Structure	Other
Lot size	47 acres
Water	Creek/Stream, Spring, Licensed
Sewer	Septic tank
Taxes	$2,216

PROPERTY DATA

Public-record information for this listing's PID, from the regional district GIS, BC Assessment, the Agricultural Land Commission's ALR maps, BC Water Rights licences and the GWELLS well database. It is shown as published by each source and has not been verified by eXp Luxury Nelson or the listing brokerage; confirm anything important with the source.

Regional District GIS

Site address	5795 KASLO SOUTH RD, RDCK REGION
Folio	786.03051.000
Actual use	2 Acres Or More (Single Family Dwelling, Duplex)
Lot size	59.95 acres
Legal description	PLAN NEPX77 DISTRICT LOT 819 KOOTENAY LAND DISTRICT SUBLOT 11 EXC PCL A (SK PL 20351A) ALSO SEE MH FOLIO 03051.002
Plan number	NEPX77
Electoral area	Electoral Area D
Fire service area	KASLO · Bylaw 2003
Official community plan	AG – Agriculture · Bylaw 2435 RA – Resource Area · Bylaw 2435
Development permit areas	9 – The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development. · Bylaw 2435
RDCK agricultural land reserve	ALR

Source: RDCK public map service · maps.rdck.bc.ca

BC Assessment

Roll year	2026
Total assessed value	$653,000
Land	$417,000
Improvements	$236,000
Previous year	$596,000
Property type	2 STY house - Basic
Year built	1917
Bedrooms	3
Bathrooms	2
Land size	59.95 Acres
First floor area	1,215 sqft
Second floor area	440 sqft
Storeys	2
Jurisdiction – roll	786-03051.000
Legal description	PLAN NEPX77, SUBLOT 11, DISTRICT LOT 819, KOOTENAY LAND DISTRICT, EXC PCL A (SK PL 20351A) ALSO SEE MH FOLIO 03051.002, MANUFACTURED HOME REG.# 55378

YEAR	ASSESSED VALUE	CHANGE
2026	$653,000	+10%
2025	$596,000	+9%
2024	$547,000	+9%
2023	$503,000	+10%
2022	$458,000	+8%

View this PID at the source

Source: BC Assessment · www.bcassessment.ca

Agricultural Land Reserve

In the ALR	Yes. All or part of the parcel is in the Agricultural Land Reserve.

Source: Agricultural Land Commission, ALR maps · www.alc.gov.bc.ca

BC Water Rights licences

LICENCE	STATUS	PURPOSE	SOURCE	QUANTITY	PRIORITY DATE
C117709	Current	Domestic	True Blue Spring	2.27 m3/day	2002-11-06
C117709	Current	Livestock & Animal: Stockwatering	True Blue Spring	1.02 m3/day	2002-11-06
F104280	Current	Domestic	Loftstead Creek	4.55 m3/day	1946-07-06
F104280	Current	Irrigation: Private	Loftstead Creek	41321.58 m3/year	1946-07-06

View this PID at the source

Source: BC Water Rights licences · j200.gov.bc.ca

GWELLS groundwater wells

No wells are recorded for this PID in GWELLS.

View this PID at the source

Source: BC Groundwater Wells and Aquifers (GWELLS) · apps.nrs.gov.bc.ca

LINKS

View this listing online https://www.expluxurynelson.com/listings/10398538/5795-kaslo-south-rd-road-kaslo
View on REALTOR.ca https://www.realtor.ca/real-estate/30242417/5795-kaslo-south-rd-road-kaslo-balfour-to-kaslo-west

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