

MARGUERITE · CARIBOO · BRITISH COLUMBIA

Fraser River Farmstead

37 riverfront acres at 9811 Marguerite Ferry West No. 2 Road, Quesnel, BC

Asking

\$829,000 CAD

37 acres

Fraser River frontage

4 bed / 2 bath

1959, extensively
renovated

1948 priority

licensed Leonard Brook
water

Studio & barn

26×40 studio · 30×50
barn

THE FARM

Thirty-seven acres of field, garden and forest on the western bank of the Fraser, with an extensively renovated 1959 farmhouse, a bright studio, a two-storey barn and licensed water from spring-fed Leonard Brook.

We've farmed this land on the Fraser since 2012: market-garden rows, watermelons sold in 100 Mile House, Williams Lake, Quesnel and Prince George, and fall harvest boxes. Across the road, a serviced trailer pad with water, power and septic.



The farmhouse at blue hour



The living room and its wood stove

AT A GLANCE

The property in detail

HOME

Built 1959, extensively renovated: new windows, metal siding and roof; new insulation; brand-new drywall everywhere except the living room's wood ceiling; new copper plumbing; an updated kitchen; two new bathrooms with heated natural slate floors; built-in fir cabinetry in the bedrooms; cottage fir floors. 4 bed / 2 bath, 1,609 sq ft plus a ~400 sq ft partial basement (furnace room, storage and canning room).

HEAT

Pacific Energy wood stove with a glass door, set in rockwork; electric heat.

PORCHES

About 950 sq ft of covered porches framed in rough-sawn fir, and exposed aggregate patios.

STUDIO

26×40, with a bath and two lofts, power and water.

BARN & YARD

Two-storey 30×50 barn, about 3,000 sq ft, with power and water. Woodshed; garden shed and wood-fired sauna with power and water.

LAND

37 acres with Fraser River frontage: about 1 acre of established gardens and some 15 acres of open field, with forest and river beyond.

WATER

Licensed water from Leonard Brook, fed by the spring at the head of Leonard Brook, just off the property. Two separate pump houses: the irrigation pump house supplies water to the garden area (some sprinklers and hoses are included), and a domestic pump house feeds the house, shop, barn and outbuildings. The irrigation overflow runs out into the middle of the pond, and the overflow from the domestic pump house runs into the water feature (the cast-iron tub) and then into the pond.

WATER LICENCE

Leonard Brook. Issued 1958, priority date July 31, 1948. Irrigation: 20 acre-feet a year, April 1 to September 30, up to 20 acres. Domestic: 500 gallons a day, year-round. (Final Water Licence, BC.)

BACK ACREAGE

A serviced trailer pad across the road with water, power and septic.

ACCESS

Mostly paved, with short gravel sections; about 45–60 minutes to Quesnel or Williams Lake. Starlink and cell.

ZONING & TAXES

Rural 1 (RR 1), Cariboo Regional District; within the Agricultural Land Reserve. 2026 taxes \$967.43.

LEGAL

Parcel A (S21624) of the Fractional North East



The property from above. Markers are approximate.



The shop and studio at dusk



The cast-iron tub water feature by the pond

Wide covered porches face the fields, and the long northern summer evenings seem to go on forever.

VIEWINGS & ENQUIRIES

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All enquiries and viewings through LandQuest® Realty. MLS® R3137069.

SEE MORE BEFORE YOU VISIT

Photos, films and maps: caribooriverfrontfarm.ca

3D tours: the [farmhouse](#) and the [studio & shop](#), linked from the website and the LandQuest® listing

Water & Irrigation package available to serious buyers through LandQuest® Realty.