



# Invest in Riverfront Property

**Naikoon Estates Phase II:**  
**\$134,250—\$183,750**  
*13.91—30.91 acre lots available on Haida Gwaii, BC*



**Riverfront Recreational Acreages**

**[www.niho.com](http://www.niho.com)**  
**(604) 606-7900**

## Naikoon Estates, Phase II

### Sangan Riverfront Recreational Acreages 13-30 Acre Parcels within Naikoon Provincial Park Haida Gwaii (Queen Charlotte Islands), British Columbia

Breathtaking beauty, ecological wonder, and sports fishing paradise are all ways to describe the unparalleled appeal of Haida Gwaii (also known as the Queen Charlotte Islands). With limited private land on the islands, owning property in this remarkable oasis is rare. NIHO's Naikoon Estates Phase II has made it possible to own a piece of this coastal rainforest, either for investment or to create your own unique hideaway.

These lots all have river frontage on the Sangan River, widely considered one of the best fly-fishing salmon rivers in British Columbia.

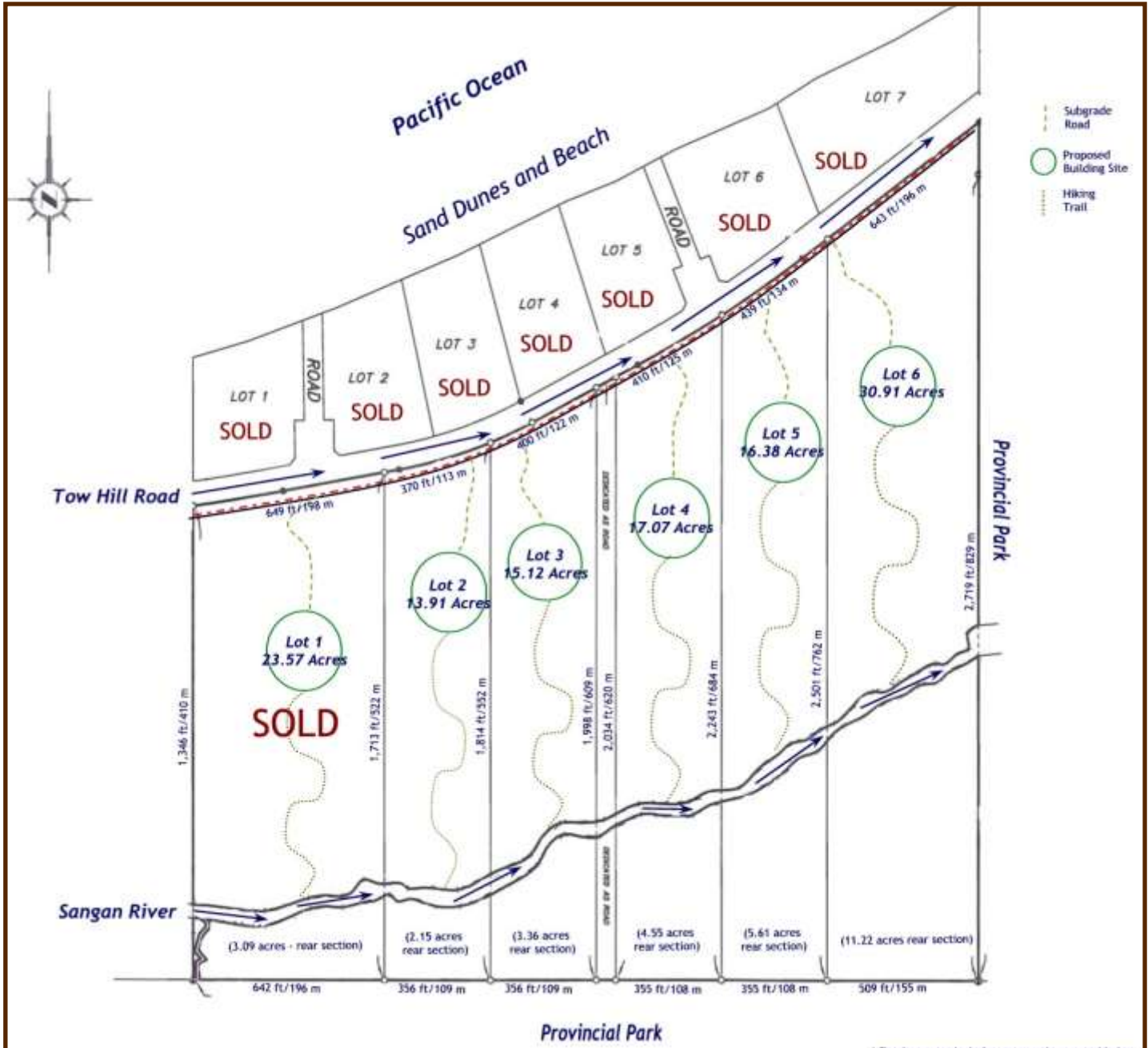
Don't miss your opportunity to own a piece of recreational paradise.

**Price:** \$134,250—\$183,750  
**Size:** 13.91 Acres—30.91 Acres  
**Area:** Haida Gwaii



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Naikoon Estates, Phase II



Lot #	PID	Size	Price	Riverfrontage	2016 Taxes
1			<b>SOLD</b>		
2	027-183-157	13.91	<b>\$134,250</b>	<b>356 ft</b>	\$826.14
3	027-183-165	15.12	<b>\$141,750</b>	<b>356 ft</b>	\$779.81
4	027-183-173	17.07	<b>\$168,750</b>	<b>355 ft</b>	\$880.17
5	027-183-181	16.38	<b>\$164,250</b>	<b>355 ft</b>	\$903.3
6	027-183-190	30.91	<b>\$183,750</b>	<b>508 ft</b>	\$1119.53

**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**



# Naikoon Estates, Phase II

Breathtaking beauty, ecological wonder, and sports fishing paradise are all ways to describe the unparalleled appeal of Haida Gwaii. This sleepy region is known for its combination of first class fishing and a pace of life pined for by many, attracting visitors from around the globe every year. With limited private land on the Islands, owning property in this remarkable oasis is rare. Naikoon Estates Phase II, has made it possible to own a piece of this coastal rainforest, either for investment or to create your own unique hideaway.

These lots all have river frontage on the Sangan River, widely considered one of the best salmon producing rivers in British Columbia. Chum Salmon, Coho Salmon, Cutthroat Trout, Dolly Varden, Pink Salmon, Staghorn Sculpin, and Steelhead are all present in the Sangan, and fly fishers of all types come out to try and take home one of these feisty fish, a true challenge for any skill level of fisherman.

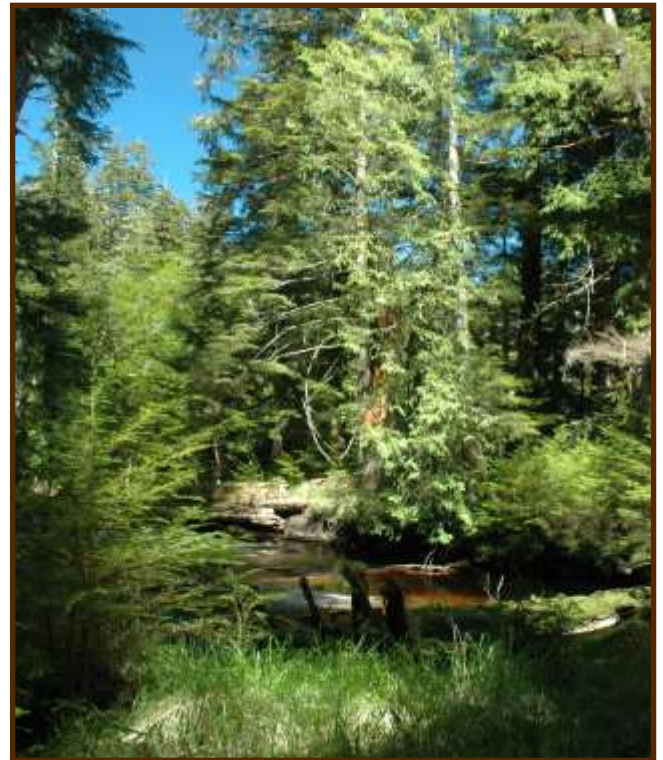
Only minutes away are the year-round recreational opportunities found on North Beach. The beach between the sand dunes and the ocean is wide and very flat and flat enough to drive a car on. You can stand on the beach and look in either direction at miles of beautiful beach as far as the eye can see. On a clear day, a majestic view of Alaska can be seen in the distance.

## **Subdivision Development:**

Each lot has a private driveway, a cleared building site and accessible power. These measures have been taken to simplify the development process for the buyer and enhance the value of investment properties. To aid the buyer in executing their vision for the property, extensive planning and preparation have been taken to ensure that the subdivision is above par when it comes to septic, drainage, surveying and environmental consideration. Buyers will find that due care and attention have been given to achieve environmental and hydrological certification for this subdivision, helping to ensure the sustainability and appreciation of this impressive real estate investment over time.

Additional covenants have been included in the disclosure for this subdivision to protect the beauty and allure of the area, placing specific restrictions on the removal of trees from the property. Measures such as this have been taken to protect the value of the recreational subdivision over time, as well as the interests of the local community and government.

Driveways and building sites have been designed to provide the buyer with privacy from the fronting road, while hiking trails have been carved throughout each lot, aiding the buyer and experiencing the true potential of their property.



**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**

# Naikoon Estates, Phase II

## Location

Naikoon Estates Phase II is located approximately 8.7 miles (14 km) east of Masset in the north section of Naikoon Provincial Park, located on the north shore of Graham Island in Haida Gwaii, (also known as the Queen Charlotte Islands). Haida Gwaii is 450 miles (724 km) north of Vancouver and 80 miles (129 km) west of Prince Rupert and are the most westerly islands in Canada.

## Directions

**From Sandspit Airport** drive 6 miles (10 km) to board the Kwuna ferry to Skidegate, the B.C. Ferry terminal on Graham Island. Once at Skidegate, travel north to Masset on Highway 16 for 63 miles (101 km). From Masset travel approximately 8.7 miles (14 km) on Tow Hill Road. The road will widen as you enter the Naikoon Estates subdivision.

For those flying directly to **Masset Airport**, travel north on Tow Hill Road past the 9 hole golf course on your left. You will pass by numerous beachfront homes, framing the Pacific Ocean and providing ingredients for the vision of your future recreational retreat.

## Access:

Haida Gwaii is accessible by plane with daily flights on Air Canada to Sandspit (on Moresby Island) from Vancouver. There is also air service from Vancouver to Masset with Pacific Coastal Airlines. Masset airport also accommodates private jets and helicopters. For those coming from Northern BC, North Pacific Seaplanes offers air service from Prince Rupert to Masset.

BC Ferries provides service from Prince Rupert with 4 sailings a week in summer and 3 in winter from Prince Rupert to Skidegate on Graham Island. Sailing time is approximately 6 hours.

Rental cars are available in Sandspit, Masset and Queen Charlotte City.

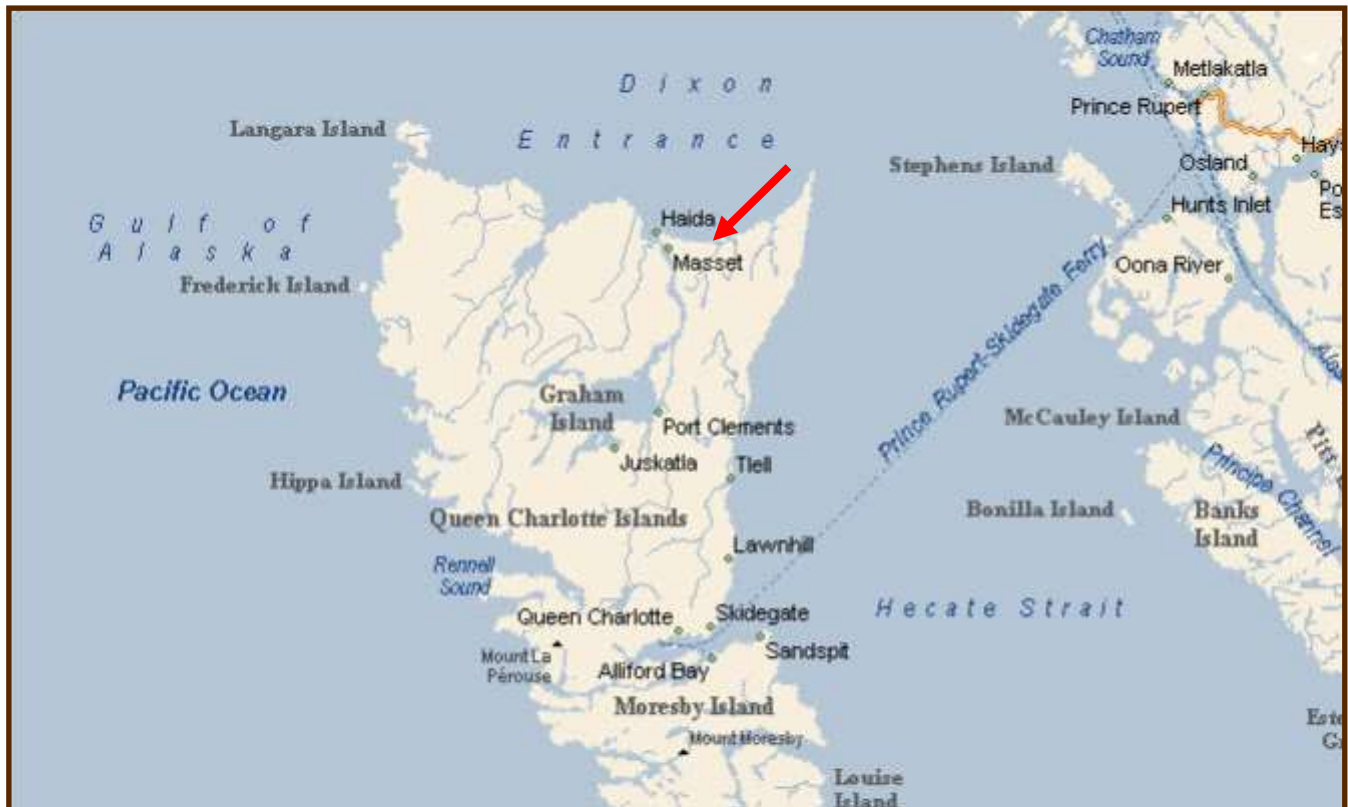


Driving Times: Masset: 15 minutes, Skidegate (BC Ferry Terminal): 1.5 hours, Queen Charlotte City: 1.5 hours, Sandspit: 2 hours

Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

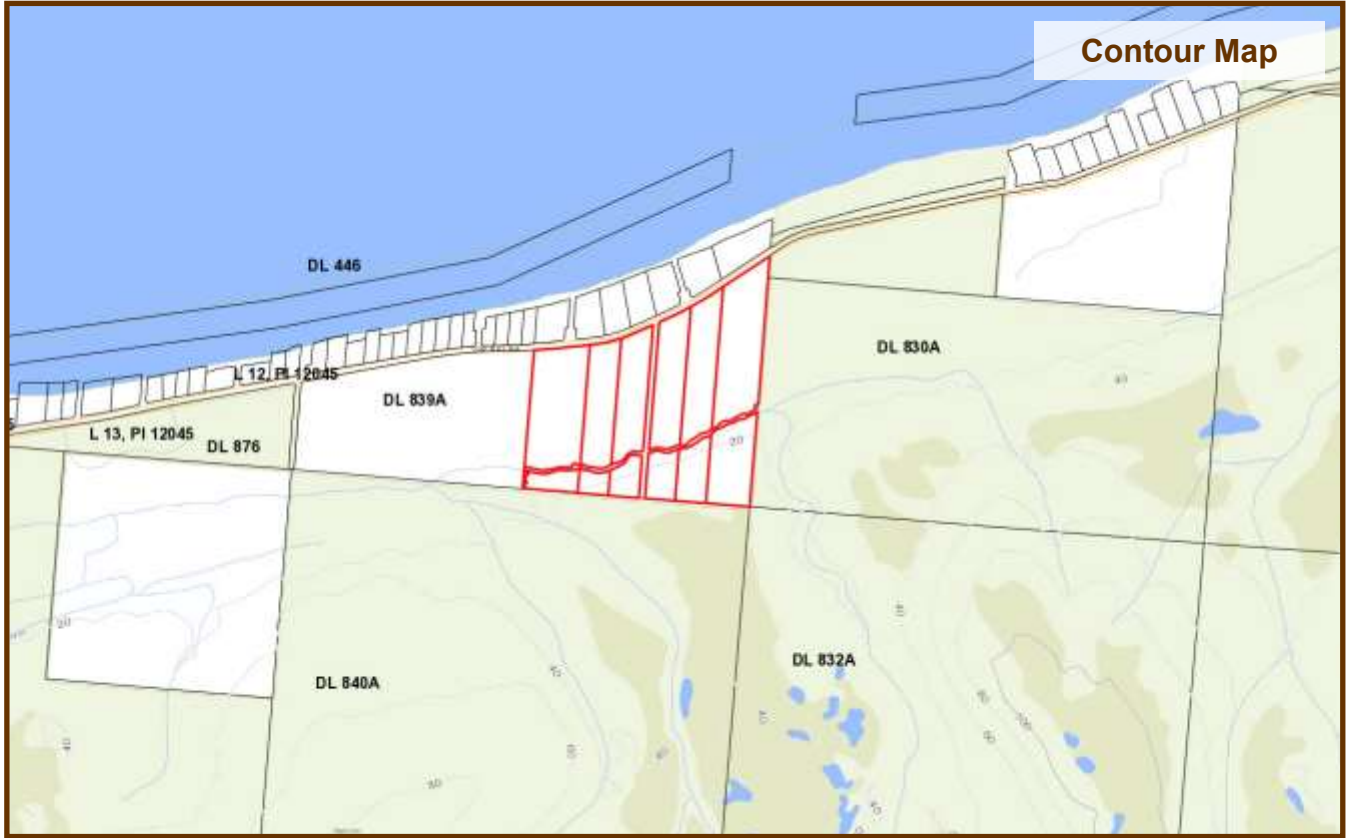


# Naikoon Estates, Phase II



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Naikoon Estates, Phase II



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900



# Naikoon Estates, Phase II



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900



# Naikoon Estates, Phase II

## Recreation

Haida Gwaii is world-renowned for their fishing, both fresh and saltwater. There are freshwater streams to tempt the avid fly-fisher as well as the majestic Pacific Ocean to lure adventurous fishermen to this unique region. This area is a legend among sports fishermen worldwide with numerous first class fishing lodges attracting hundreds of visitors every year.

The avid fishing enthusiast can play in this coastal playground all year round, attracting all five species of Salmon, plus Steelhead, Trout and Halibut. One can anticipate catching spring salmon upwards to 60 lbs while Halibut on the Island have topped 40 lbs.

Starting in mid-May, the fish appear on the northern Graham Island coast and follow the herring and needlefish down the coastline. Coho show up in early July, and can be found in abundance by late August. Steelhead are the winter catch on the islands, with the first run showing up in October, and running through to March with the peak months being December and January.

Fishermen come from all parts of the world to the Tlell and Yakoun Rivers for the Steelhead run. Crabbing and clam digging along North Beach is a popular past time year round on Graham Island. Razor clams and dungeness crabs are abundant, and can be collected to create world class dinners.



Masset Marina



North Beach

Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Naikoon Estates, Phase II

## Recreation

Hiking, biking and walking on the beaches, trails, or in your own backyard provides enjoyment as well as relaxation for outdoor enthusiasts. Exploring the wonders of the rainforest is something the whole family can enjoy year round in this coastal paradise.

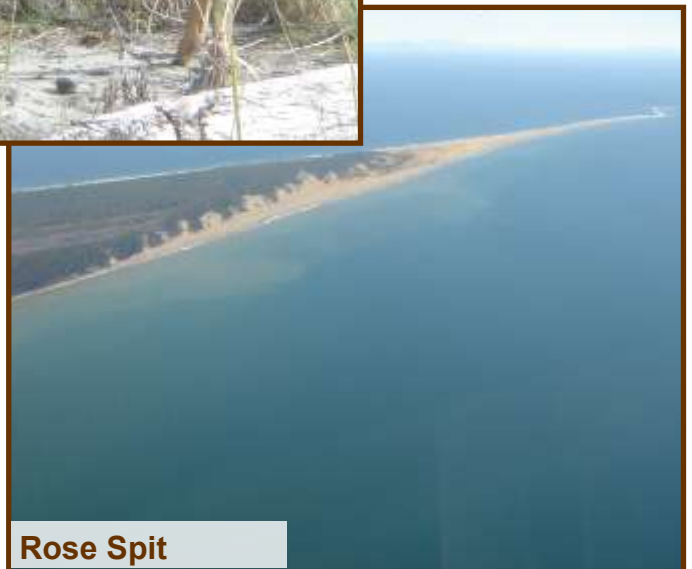
Naikoon Provincial Park, one of two provincial parks on Graham Island, consists of 72,660 ha (179,493 acres) of low wetlands and superb sand dunes, with forests thriving only along river valleys and hills. Naikoon reaches out into Hecate Strait and culminates in Rose Spit, an ecological reserve and excellent spot for watching birds migrating south. Naikoon Park is known for its beautiful scenery, excellent hiking trails and wilderness campsites.

For those looking for time on the links, Dixon Entrance Golf and Country Club, located only minutes away, is Canada's most northwesterly 9 hole golf course.

Haida Gwaii is well known for its abundant wildlife, especially hundreds of small deer. Seeing fifty to sixty in a day is not uncommon while spotting a herd of elk in remote areas is customary on these islands.



Dixon Golf Course



Rose Spit

Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900



# Naikoon Estates, Phase II

## Area Data

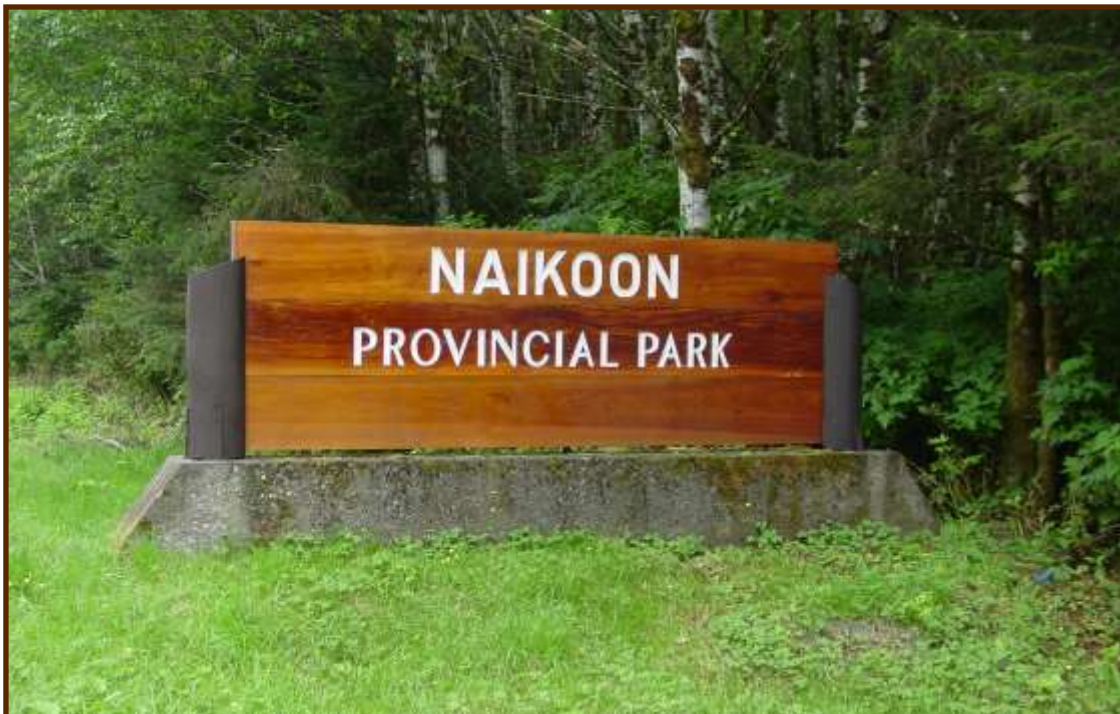
**Haida Gwaii (Queen Charlotte Islands)** are a triangular archipelago of some 200 islands, most of them small and uninhabited, covering an area of 9,596 sq. km, running 156 miles (251 km) from south to north, and 52 miles (84 km) west to east. They are separated from the mainland by Hecate Strait, to the north, ranging in width from 31 miles (50 km) to 81 miles (130 km). The largest islands are Graham to the north, and Moresby to the south.

**Graham Island** is the largest, most accessible, and most populated of Haida Gwaii. The average actual rainfall is higher than the average actual rainfall at Vancouver International Airport, but less than that of North Vancouver. The isolation and climate make the islands distinctly different from the mainland and permit unique subspecies to thrive here. Luxurious rain forests, shell scattered shorelines and sandy beaches provide superlative wilderness adventures.

**Masset** (Pop. 884) is 25 miles (40 km) north of Port Clements. Masset, on Masset Sound is the largest community on Graham Island. Located at the end of Highway 16, amenities include full tourist services, restaurants, accommodations, RV park open year-round and groceries. Boat launching and moorage facilities are available along with Canada's most northwesterly 18 hole golf course Dixon Entrance Golf and Country Club.

Visit Old Masset, only minutes away where local Haida artists display their silver, gold, argillite carvings and jewelry. Road access available to the north end of Naikoon Provincial Park on Tow Hill Road. Tow Hill's 358 ft (109 meter) basalt cliff is the most prominent landmark on the northeast coast.

The immediate property area was settled in the early 1900's with the area around Silver Lake being a 1500 acre ranch on which beef cattle were bred. In recent years it is reported that the hard packed beach area served as a roadway for the extraction of forest products.



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900

# Naikoon Estates, Phase II

## History

The Haida First Nation people have lived on Haida Gwaii for thousands of years. They have been referred to as the Vikings of the Northwest Pacific for their seafaring prowess. They are also well known as skilled artists, importing raw materials from the mainland and transforming them into amazing works that could still be functional. Today there are two major Haida communities left on Haida Gwaii, Old Masset and Skidegate. Both communities are vital to the island's major industries, while preserving their cultural heritage.

Haida Gwaii was the first place in British Columbia discovered and recorded by a European, Juan Perez, in July 1774. In 1787, British explorer Captain George Dixon named the islands Queen Charlotte after his ship and his Queen.

In 2009, the Queen Charlotte Islands were officially renamed Haida Gwaii.

## Services

Power and telephone service is available to the front boundary. Garbage collection is available through a private contractor service in the area.

## Zoning:

Rural District R-1

## Boundaries:

Staked with iron pins and white posts at each corner of the lot.

## Legal

Lot 1-6, District Lot 839A Queen Charlotte District  
Plan BCP31960



Our property descriptions and geographical information are taken from the B. C. Assessment Authority, Land Titles Office, government maps and other sources. While NIHO does not guarantee the information, we believe it to be accurate. All measurements are approximate. All prices are in Canadian funds and are subject to change without notice. NIHO reserves the right to remove any property from the market at any time, without notice.

**Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900**



## Naikoon Estates, Phase II



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900



## Naikoon Estates, Phase II



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900



## Naikoon Estates, Phase II



Contact us: [sales@niho.com](mailto:sales@niho.com) or 604-606-7900





# Naikoon Estates, Phase II

*Haida Gwaii, British Columbia*



**NIHO Land & Cattle Company**

**200—313 Sixth Street, New Westminster, BC V3L 3A7**

**Phone: (604) 606-7900 Toll Free: 1-866-987 NIHO (6446)**

**email: [sales@niho.com](mailto:sales@niho.com)**