

FOR SALE

O'KEEFE RANGE LANDS

2,310 ACRES

VERNON, BC

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OVERVIEW

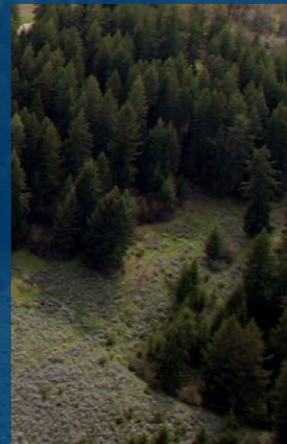
Colliers International is pleased to present the sale offering of the O'Keefe Range Lands in Vernon, British Columbia.

At 2,310 acres, the O'Keefe Range Lands represents one of the largest offerings of land adjacent to an urban area in British Columbia today. Comprised of 20 separate land titles, the O'Keefe Range Lands are located just 3 kilometers from Vernon's downtown business district and are partially designated for urban growth.

Founded in 1867, the O'Keefe Ranch was, at one time, a thriving ranch community with a post office, grist mill, blacksmith shop and its own church. The O'Keefe was one of British Columbia's earliest and most prominent ranches and it holds a special place in the province's pioneering and ranching history. The subject lands represented summer grazing lands or range lands, for cattle from back in the Ranch's early history. The Range consists of an undulating landscape occupying a height of land that overlooks Okanagan Lake, Vernon, the Coldstream Valley and the Monashee Mountain Range in the distance. The Range Lands offer varying topography, open grass lands, several small lakes and both gentle and steeper topography.

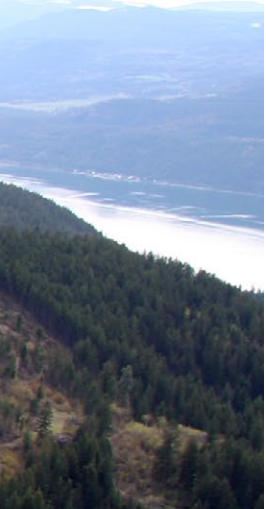
The Lands are primarily designated as long range, large holding lands within the City of Vernon's Official Community Plan. Most of the acreage should be considered for long-term holding. However, about 315 acres of the offering are designated within the proposed East Bella Vista neighbourhood which will provide of a mix of residential and neighbourhood commercial uses.

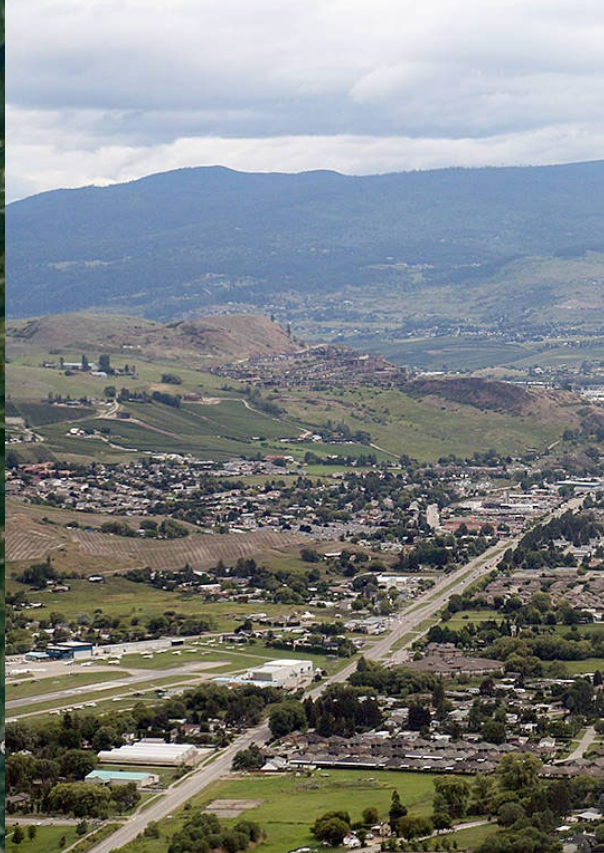
Listing Price: \$28,800,000



HIGHLIGHTS

- › Large land holding comprising 2,310 acres
- › 20 land titles ranging in size from 1.15 to 164 acres
- › Located within the City of Vernon- immediately adjacent to downtown area
- › 315 acres located within the proposed East Bella Vista Neighborhood Plan area and designated for residential and commercial neighbourhood node
- › Only a small portion, and only one title, impacted by the Agricultural Land Reserve
- › Elevated height of land offering private lakes, varying topography and spectacular views







LOCATION HIGHLIGHTS

- › Vernon is the Okanagan's second largest city with a population of over 40,000 (while the North Okanagan District has over 85,000)
- › The Okanagan is Canada's premier wine region and is well known for the high quality of its agricultural products
- › The Okanagan has an abundance of readily accessible recreational opportunities including: boating and water activity; world class golf; downhill and cross-country skiing; hiking; mountain biking and much, much more
- › Vernon averages over 300 sunny days per year making it both an attractive destination for travelers, residents and retirees
- › Vernon is only 36 minutes from Kelowna International Airport





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