

Investment Opportunity

Piper Farms Ltd and Christensen Bros. Farms Ltd

18 Properties Representing over 4,300 acres
of Farmland For Sale in Creston, BC



Explore

UNIQUE
PROPERTIES

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Colliers

A Unique Investment Opportunity

A rare opportunity to purchase over 4,300 acres of fertile agricultural land in the East Kootenay Region. Located in the Creston Valley, this small but thriving community is a farmer's paradise.



The relatively mild climate year-round, brings a long growing season. Current crops include grains, peas, alfalfa and timothy hay and seed. The site could be used for a wide variety of other potential crops, with some parts suitable for blueberries, fruits and nuts.





Investment Highlights

A rare and extensive offer, unique in British Columbia.

It is rare to see an offering of such productive land on a similar scale in British Columbia.

The offering is comprised of 18 land titles situated on the west side of the Kootenay River, which provides an ample supply of water through the Reclamation Diking District. Located entirely within the Agricultural Land Reserve with predominantly Class 1 and Class 2 soils, the lands are considered to be rich and fertile. The soils are deep and heavily supplied with plant nutrients, allowing for crops to be managed without difficulty.



4,376 acres



Extremely productive and fertile Class 1 and Class 2 soils



18 separate land titles ranging in size from 23 to 451 acres



Located in the Creston Valley, immediately west of beautiful Creston British Columbia in British Columbia's East Kootenay region



Most of the subject lands are located within the area of the Reclamation Diking District

Location Overview

Creston is a Canadian city in British Columbia located in the Regional District of East Kootenay, surrounded by mountains, with natural lakes, rivers and wildlife.

Situated just 10 kilometers north of the U.S. border and at the south end of Kootenay Lake, the Creston Valley is nestled between the majestic Selkirk & Purcell Mountains. The valley is a unique fertile agricultural region and home to many beautiful fruit orchards and wineries.

An attractive climate

Creston has the third longest growing season in British Columbia and one of the most mild climates in the province's interior. This is an area that is ideal for growing cherries and other tree fruit crops, grapes... and just about anything else!

A strong community around local agriculture

Awarded by the British Columbia Association of Farmers' Markets as the 2016 Best Mid-Size Market and Market Manager of the Year, the Creston Farmers Market brings together more than 130 unique vendors throughout the year.

Farmers and food producers offer a year-round selection of fruits, vegetables, meats, eggs, honey, baked goods and more. The Creston Valley is literally the "land of milk and honey."



Demographic Overview

Creston Valley – Kootenay Lake



5,583

Population



52

Median Age



2,670

Number of Households

Main Industries:



Healthcare & Social Assistance



Agriculture, Forestry, Fishing and Hunting



Tourism



Property Overview

The opportunity presented in this offering involves the sale of two companies, Piper Farms Ltd and Christensen Bros. Farms Ltd. Together the companies own 18 separate land titles in the Creston Valley area, just south and west of the charming town of Creston. Comprising of over 4,300 acres of fertile agricultural land, multiple farm utility structures (including grain storage), water rights and a substantial amount of farming equipment, this offering is extremely unique in the context of the market for agricultural lands in British Columbia's agricultural marketplace. These lands have traditionally been planted in grains, peas, alfalfa and high value timothy for hay and seeds, however, the soil capacity and availability of water for irrigation allows for other potential crops and uses. Piper Farms Ltd and Christensen Bros. Farms Ltd land parcels can be purchased separately but there is a preference to sell as a portfolio.



Property Overview

Agricultural Marketplace and Food Security

Global geopolitical instability and climate change have both highlighted the increasing awareness of global threats to food security. This offering provides an excellent opportunity for a long-term visionary to protect valuable land for the use of agricultural production for future generations. Food security issues will increasingly affect the availability of arable land, and as that supply decreases, values will ultimately increase. In 2021, British Columbia recorded the second highest provincial farmland value increase across Canada.

The limited supply and high demand to secure farmland has increased farmland value across the province. Since 2012, British Columbia has seen an average farmland value increase of 18.1%. Historically, smaller parcels of land have sold at higher prices per acre, however, that price gap appears to be getting narrower due to the increase in competition for highly productive farmland.

Soil Information

In British Columbia soils are rated based on their potential productivity, taking into consideration soil conditions and the climate in which they are located. There are seven classes of soil that identify their potential for agricultural productivity. Class 1 soils are considered to be the most productive, allowing for the widest range of crops. Class 7 soils are, alternatively, considered to be non-arable.

The subject lands are comprised of alluvial soils that are considered to be either Class 1 or Class 2. Situated on the delta of the Kootenay River, the Creston Valley consists of rich soils suitable for a wide variety of crops.

Class 1

Class 1 soils have no significant limitations for crop use. They are deep, imperfectly drained, hold moisture well and are heavily supplied with plant nutrients. The soil can be managed and cropped without difficulty and have high productivity levels for a wide range of field crops.

Class 2

Class 2 soils have moderate limitations in comparison to Class 1, restricting to an extent, the range of crops. They requiring more of a moderate conservation practice. Despite the minor restrictions and requirements associated with Class 2 soil, the soils prove to be deep and hold moisture well. The soils can be managed and cropped with little difficulty and are moderately high to high in production for a fairly large range of crops.



Water

Annual water allocation of 2,960,352 cubic meters/year

Most of the subject lands are located within the area of the Reclamation Diking District. In fact, Piper Farms Ltd and Christensen Bros. Farms Ltd, together, represent the largest holdings within the Reclamation Diking District. The irrigation water rights within the District are based on the acreage and the water resource is shared amongst the property owners within the District. Currently, the annual water allocation of 2,960,352 cubic meters/year under License No C041958. A recent application was submitted that would significantly increase the allocation. Water rights for the Reclamation Diking District are on Boundary Creek and Kootenay River.

All of the subject lands are located in the Reclamation Diking District, other than Lot 2. Lot 2 is located in the Nicks Island Diking District. It currently has no water rights.



Parcel Overview

Lot 2



Lot 2 030-243-718 331.65 acres

Parcel Type Acreage

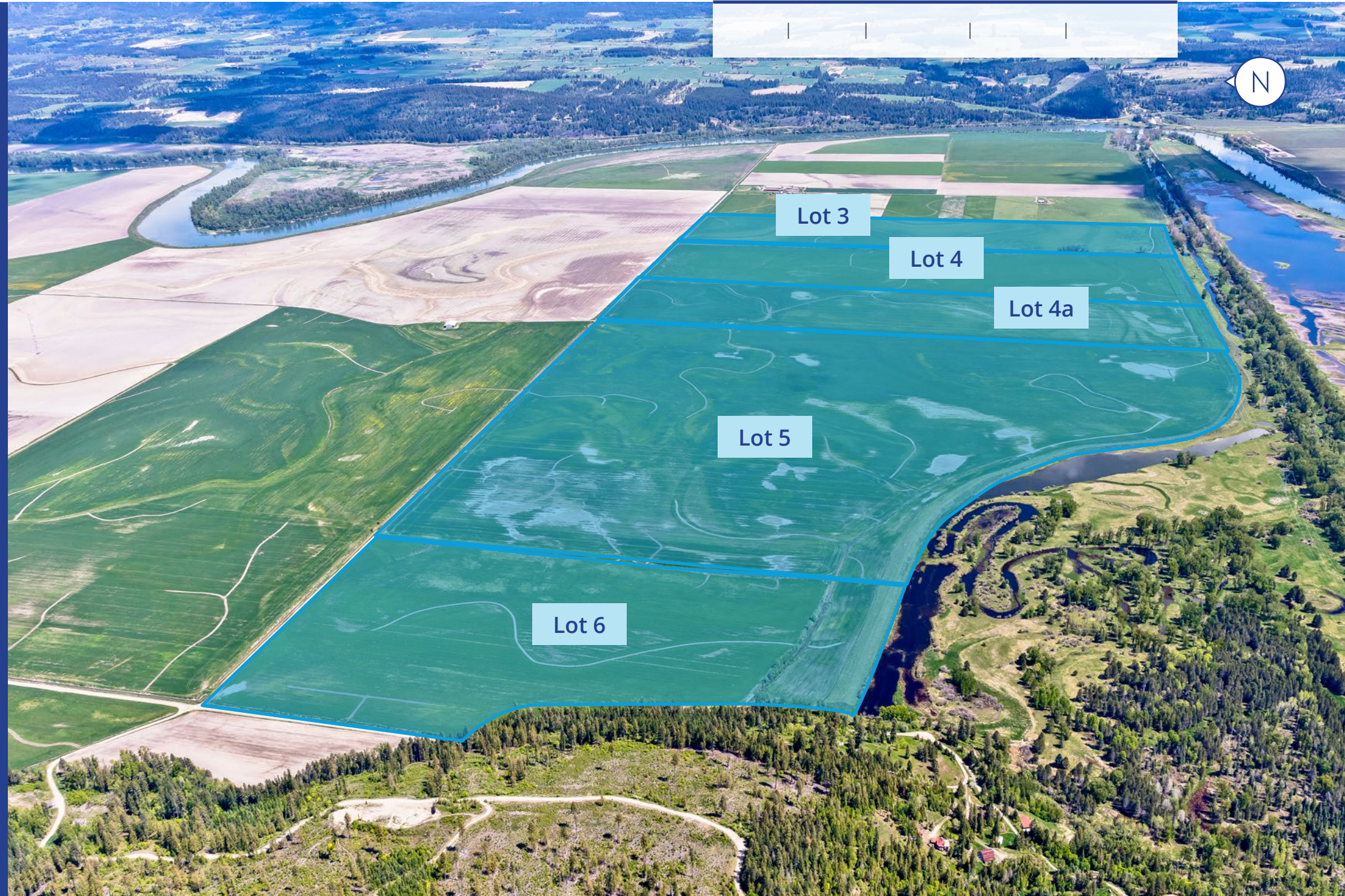
Plan Number NEP1908

Regional District Regional District of Central Kootenay

Municipality West Creston

Parcel Overview

Lot 3-6



Lot 3 015-619-974 149.14 acres

Lot 4 008-294-402 150.70 acres

Lot 4a 008-294-437 149.30 acres

Lot 5 011-355-671 278.86 acres

Lot 6 011-355-786 170.04 acres

Parcel Type Acreage

Plan Number NEP1908

Regional District Regional District of Central Kootenay

Municipality West Creston

Parcel Overview

Lot 7-9, 11



Lot 7 011-355-794 451.57 acres

Lot 8 011-355-808 272.64 acres

Lot 9 008-001-570 178.34 acres

Lot 11 011-355-794 160.56 acres

Parcel Type Acreage

Plan Number NEP1908

Regional District Regional District of Central Kootenay

Municipality West Creston

Parcel Overview

Lot 15-18



Lot 15	015-515-672	23.58 acres
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Lot 16	015-515-681	244.48 acres
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Lot 17	015-515-702	249.72 acres
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Lot 18	015-515-711	252.67 acres
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Parcel Type	Acreege
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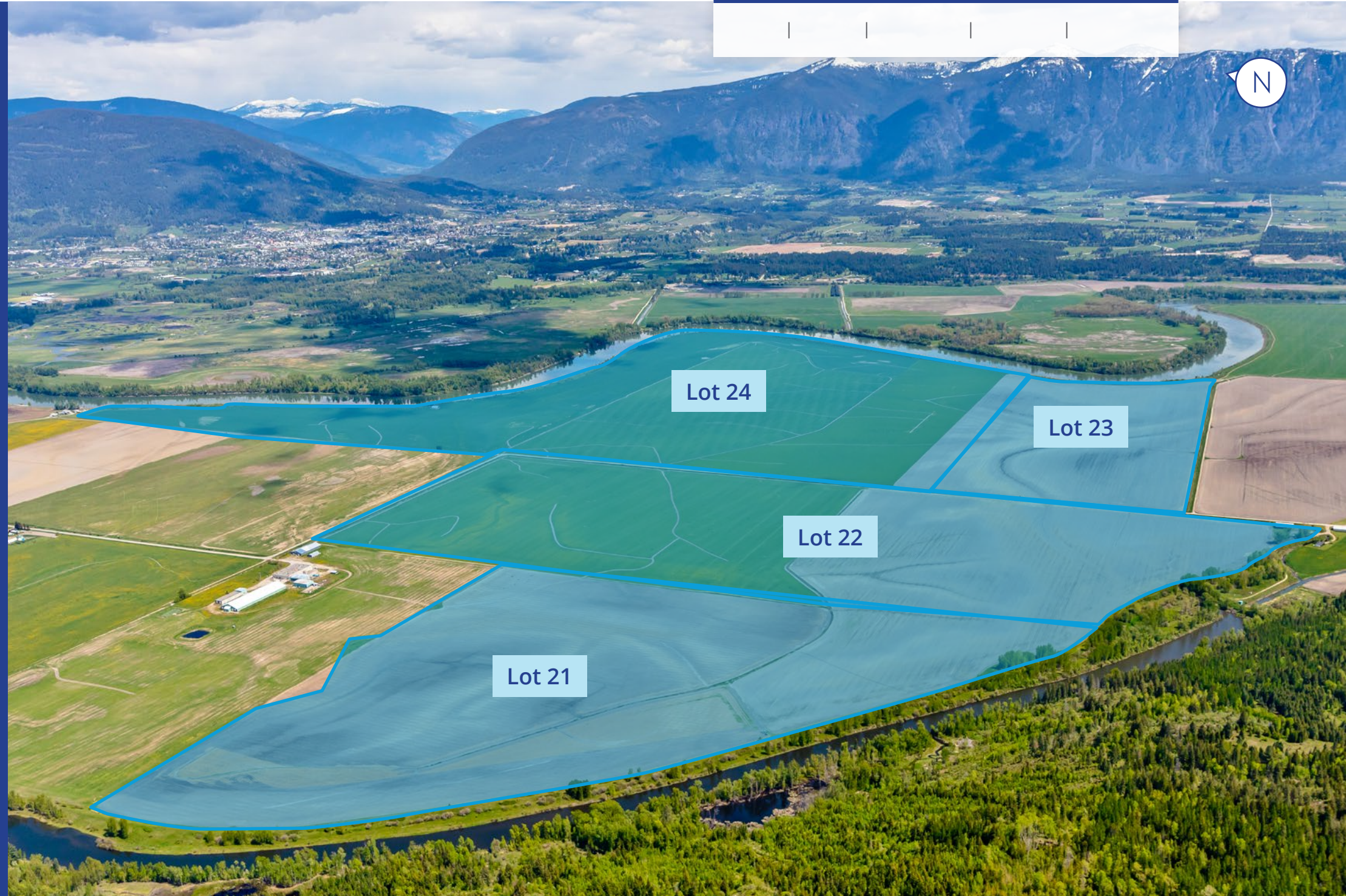
Plan Number	NEP1908
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Regional District	Regional District of Central Kootenay
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Municipality	West Creston
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Parcel Overview

Lot 21-24



Lot 21 013-674-358 133.17 acres

Lot 22 013-674-561 313 acres

Lot 23 015-515-729 157.30 acres

Lot 24 015-522-067 697.60 acres

Parcel Type Acreage

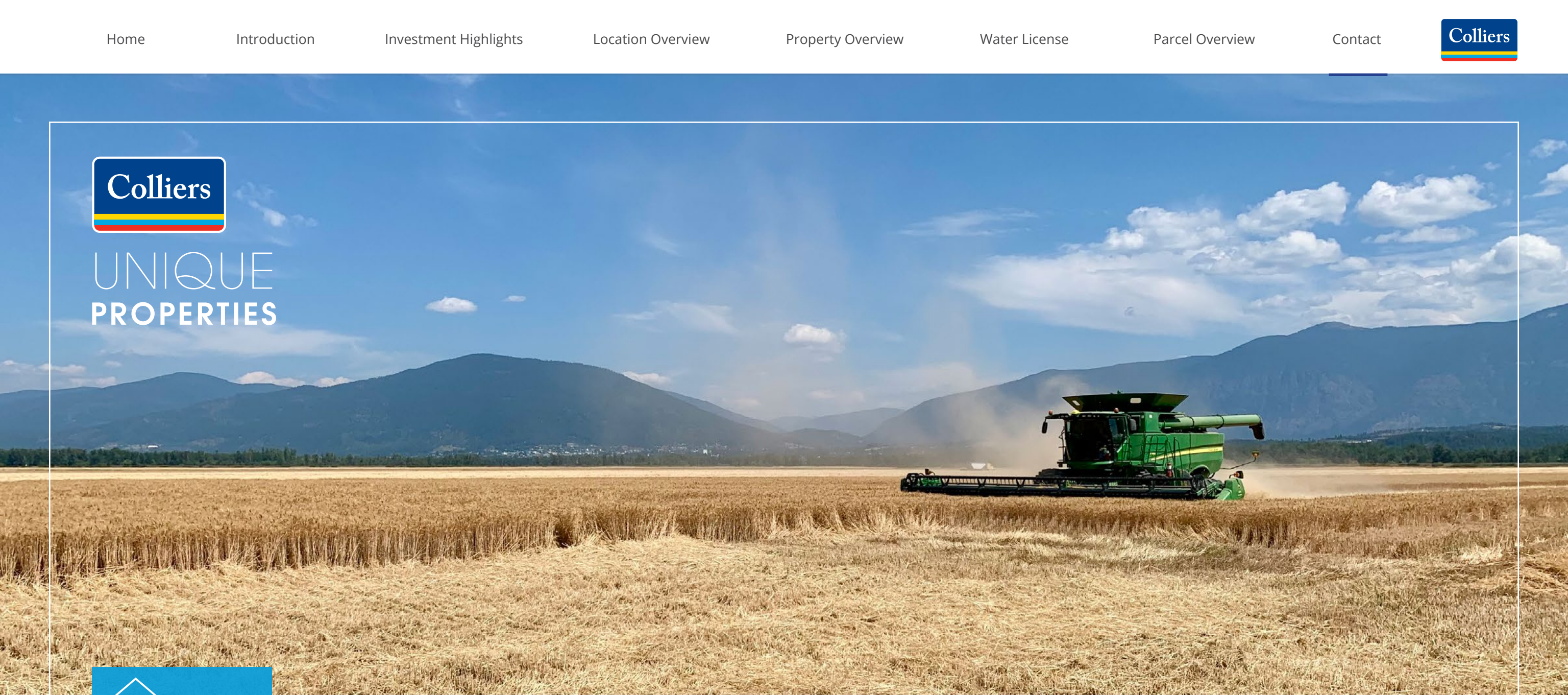
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