



UNIQUE PROPERTIES

Confidential Information Package

331 ACRES OF AGRICULTURAL LAND

1680 Nicks Island Road Creston, British Columbia



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331 ACRES OF AGRICULTURAL LAND FOR SALE

Colliers International is pleased to present 1680 Nicks Island Road, in the beautiful Creston Valley: A rare investment opportunity encompassing 331 acres of fertile agricultural land in the coveted East Kootenay Region. Nestled within the picturesque Creston Valley, this property offers an idyllic haven for farmers and investors alike. The thriving community of Creston is renowned for its rural charm, temperate climate and access to endless recreational opportunities.

A farmer’s paradise, this expansive parcel presents an array of possibilities for agricultural ventures. Currently, the land is actively planted in alfalfa, timothy hay and yellow peas as part of the larger Piper Farms operation, which farms a variety of crops, including grains, peas, alfalfa, and timothy hay, as well as seed production. Beyond its existing cultivation, the property holds immense potential for other agricultural pursuits such as dairy, nurseries, fruit trees and more. A virtual endless supply of water for irrigation, the possibilities are extensive. This property also enjoys over 9,665 feet of direct highway frontage with direct access and visibility to Highway 3.

Whether you seek to expand your existing farming operations or embark on a new agricultural adventure, 1680 Nicks Road offers an unparalleled canvas for your aspirations. Seize the opportunity to acquire this exceptional piece of land, and unlock the untapped potential that awaits within the bountiful Creston Valley.



Figure 1: Farm Utility Structure



Figure 2: Kootenay River

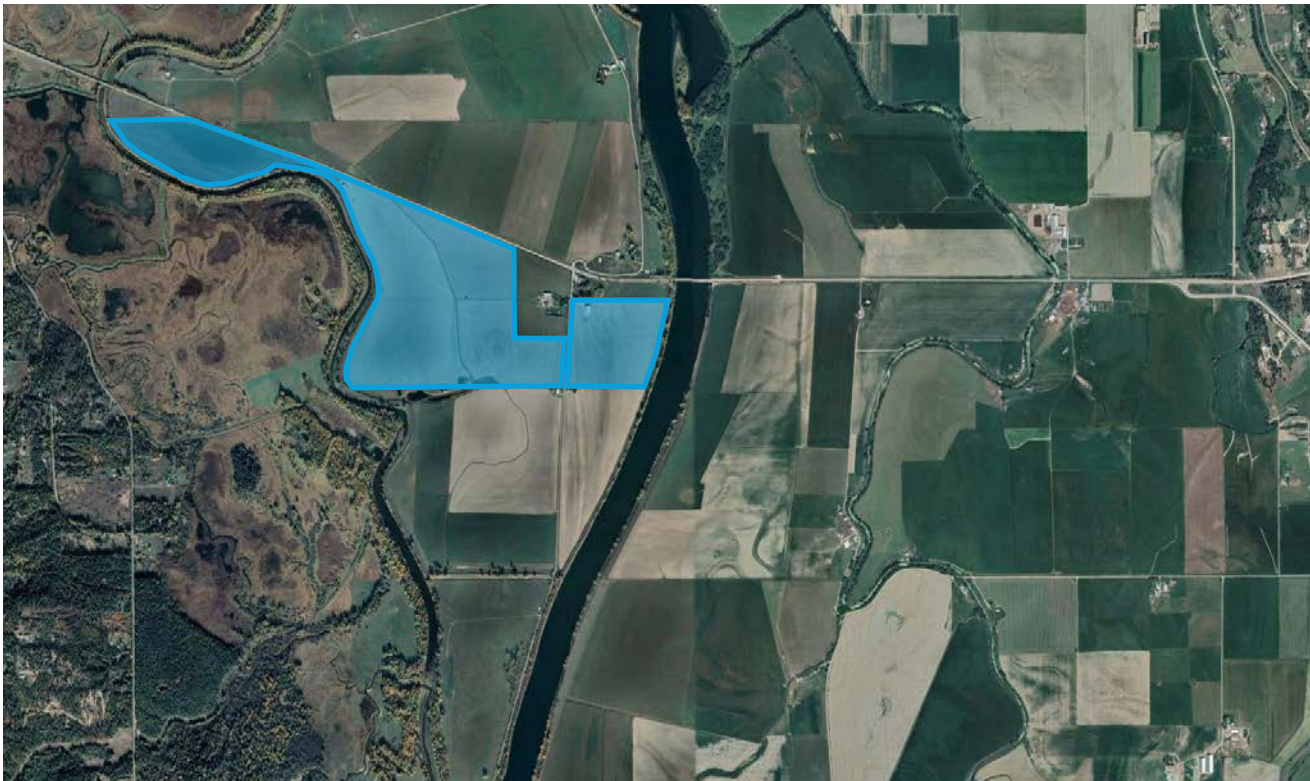


Figure 3: Google Earth Land Parcel

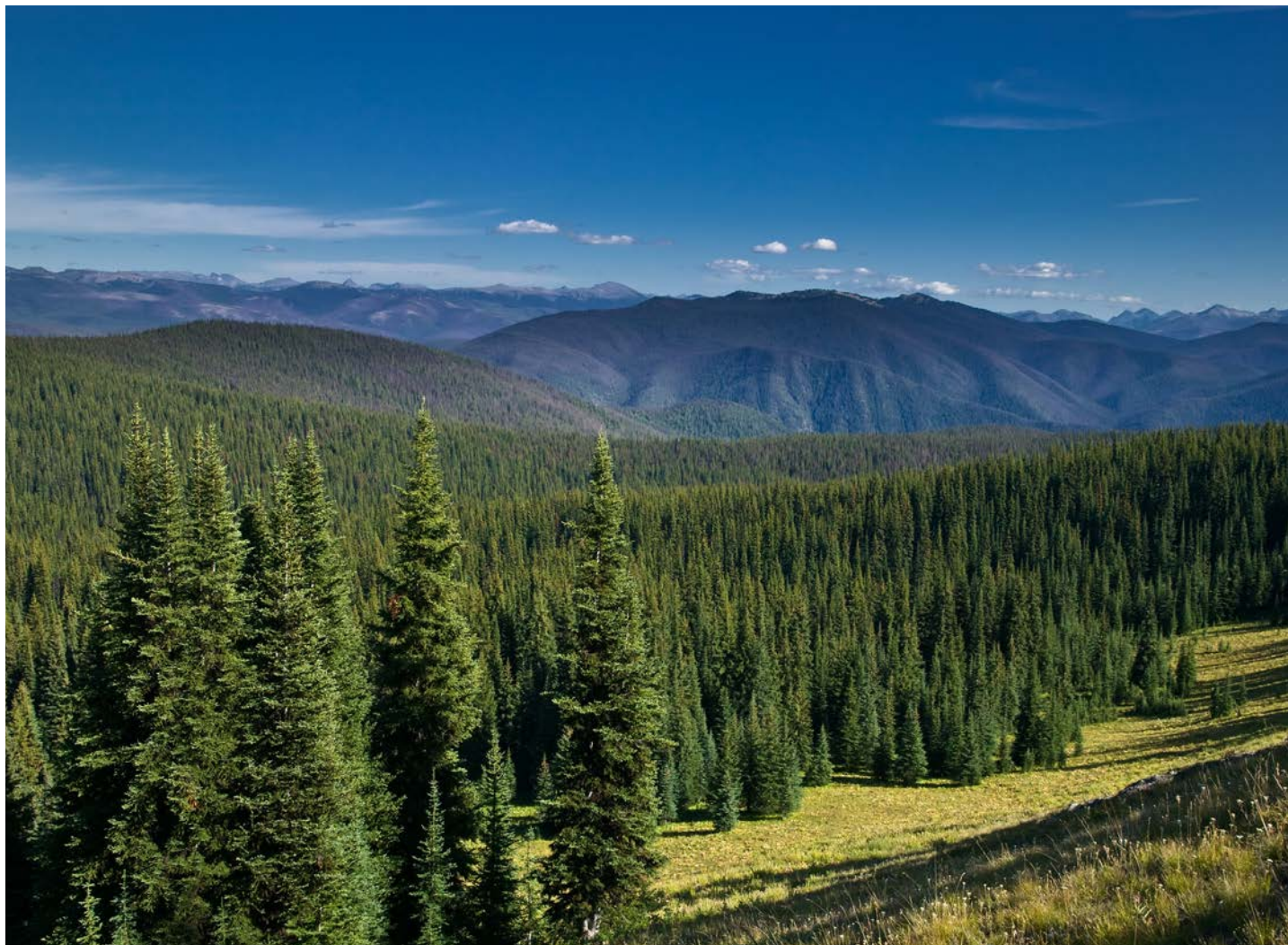


Figure 4: Aerial Land Parcel

LOCATION OVERVIEW

British Columbia

British Columbia is bordered between the Pacific Ocean on the West, the Rocky Mountains on the East, Washington to the south and Alaska to the North. It is well known for its unique geography, with over 10 mountain ranges, thousands of lakes, lush valleys and rolling grasslands, making it the most diverse geography in North America. The province experiences a variety of climates but the southern part is known to be the most favourable for people, plants and animals because of its year round mild temperature. British Columbia is one of the leading provinces across Canada in population size, economic wealth and overall growth. Home to over 5,000,000 the main economic drivers are agriculture, forestry, film and television, technology, construction, mining, manufacturing and tourism.



Kootenay Region

Located in the southeastern region of British Columbia, along the Alberta border and extending west through the Monashee range of the Columbia Mountains this picturesque area is known for its vast mountain ranges and large fresh water supply. Flowing through the region and into the United States, is the Kootenay River, one of the major tributaries of the Columbia River. With a relatively mild climate year round, this area is known for its productive growing season. In 2020 the region recorded the most significant farmland value increase at 28.1%, buyers being attracted to the vast quantity of fertile land outside of the megalopolis areas. With over 5,772,130 hectares of land and 6.6% being located in the Agricultural Land Reserve (ARL) the region accounts for 2.4% of total gross farm receipts in the province.

Home to over 148,000 residents located in many small towns and municipalities, the economy is primarily made up of tourism and resource producing sectors.

PROPERTY OVERVIEW

1680 Nicks Island Road, Creston, British Columbia

PID	030-243-718
Legal Description	LOT 2 DISTRICT LOT 14878 KOOTENAY DISTRICT PLAN EPP75126
Size (acres)	331.65 acres
Farmable size (acres)	317 acres
Zoning	AG3 - Agriculture 3
Soil	Class 1
Previous Crops	Soft White Winter Wheat, Hard Red Winter Wheat, Alfalfa Hay, Barley
Current Crops (2022)	Alfalfa, Timothy Hay and Yellow Peas
Access	Nicks Island Rd & HWY 3 E
Features	Farm Utility Structure
Ownership	Piper Farms Ltd.
Water Information	Household water, irrigation water rights



Zoning and Jurisdictional

The subject property is located within Electoral Area C of the Regional District of Central Kootenay (RDCK), in the area known as the Creston Flats, or Creston Valley. The lands are designated as Agricultural under the Electoral Area ‘C’ Comprehensive Land Use Bylaw No. 2317, 2013 and zoned Agriculture 3 (AG3).

The intent of the AG3 zoning is to support and regulate agricultural land uses that are contained within the Agricultural Land Reserve. Permitted uses include agriculture, single family dwellings, horse riding arenas and stables, greenhouses dog kennels and the cultivation and processing of cannabis.

Accessory uses can include secondary suites, farm retail sales, farm product processing and secondary residences and farm help accommodations. Subdivision is not permitted in the Agricultural Land Reserve.

For further information please contact Mark Lester at (604) 692-1409.

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