

The Colliers logo is a dark blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

A wide-angle landscape photograph showing a dark, tilled agricultural field in the foreground. In the middle ground, there are several trees with yellow and orange autumn foliage. The background features a range of dark mountains under a bright blue sky with wispy white clouds.

# Canyon Valley Farms Ltd.

124 Acres in Spallumcheen, British Columbia

**Mark Lester**

*Personal Real Estate Corporation*

Senior Vice President

+1 604 692 1409

[mark.lester@colliers.com](mailto:mark.lester@colliers.com)

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## Introduction

Colliers International is pleased to present this extraordinary opportunity to acquire 124 acres of prime agricultural land. Located at 3922 Hullcar Road in the District Municipality of Spallumcheen in British Columbia's north Okanagan, Canyon Valley Farms represents an excellent combination of land and opportunity.

The Canyon Valley Farm is located in Spallumcheen, which is just north of Vernon and Armstrong in British Columbia's north Okanagan. This is an area that consists of a mix of smaller agricultural properties and country estates. Kamloops, a city of 106,000 is only 1 hour and 20 minutes to the north and west, while Kelowna, with a population of over 145,000 is about an hour to the south. This is a part of British Columbia that is known for its rich agricultural history and endless recreational and lifestyle opportunities.

This offering included productive, irrigated farm land, plus an almost new, ±13,000 square feet building containing a state-of-the-art container farming operation, which is also available on a sale or lease-back basis. The improvements include a newer shop building that is currently used as a residence on a temporary basis.

Available under separate offering are the shares of Green Lion Farms Ltd., which owns all equipment and operates a container farming operation on-site/ Green Lion Farms is available as part of a larger deal or it could enter into a lease-back arrangement with a new owner.

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

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# Area 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.



## Spallumcheen

Spallumcheen is a rural community located in the North Okanagan region of British Columbia, Canada. It is a small municipality that covers an area of approximately 25 square kilometers and has a population of around 5,000 people.

The name “Spallumcheen” is derived from the Secwepemc word for “beautiful valley,” which describes the area’s picturesque landscape of rolling hills and fertile agricultural land. The community is located near the city of Vernon, and is known for its farming, ranching, and outdoor recreational opportunities.

Spallumcheen is home to a number of businesses and industries, including agriculture, forestry, and manufacturing. It is also home to the Armstrong-Spallumcheen Airport, which provides regional air transportation services.

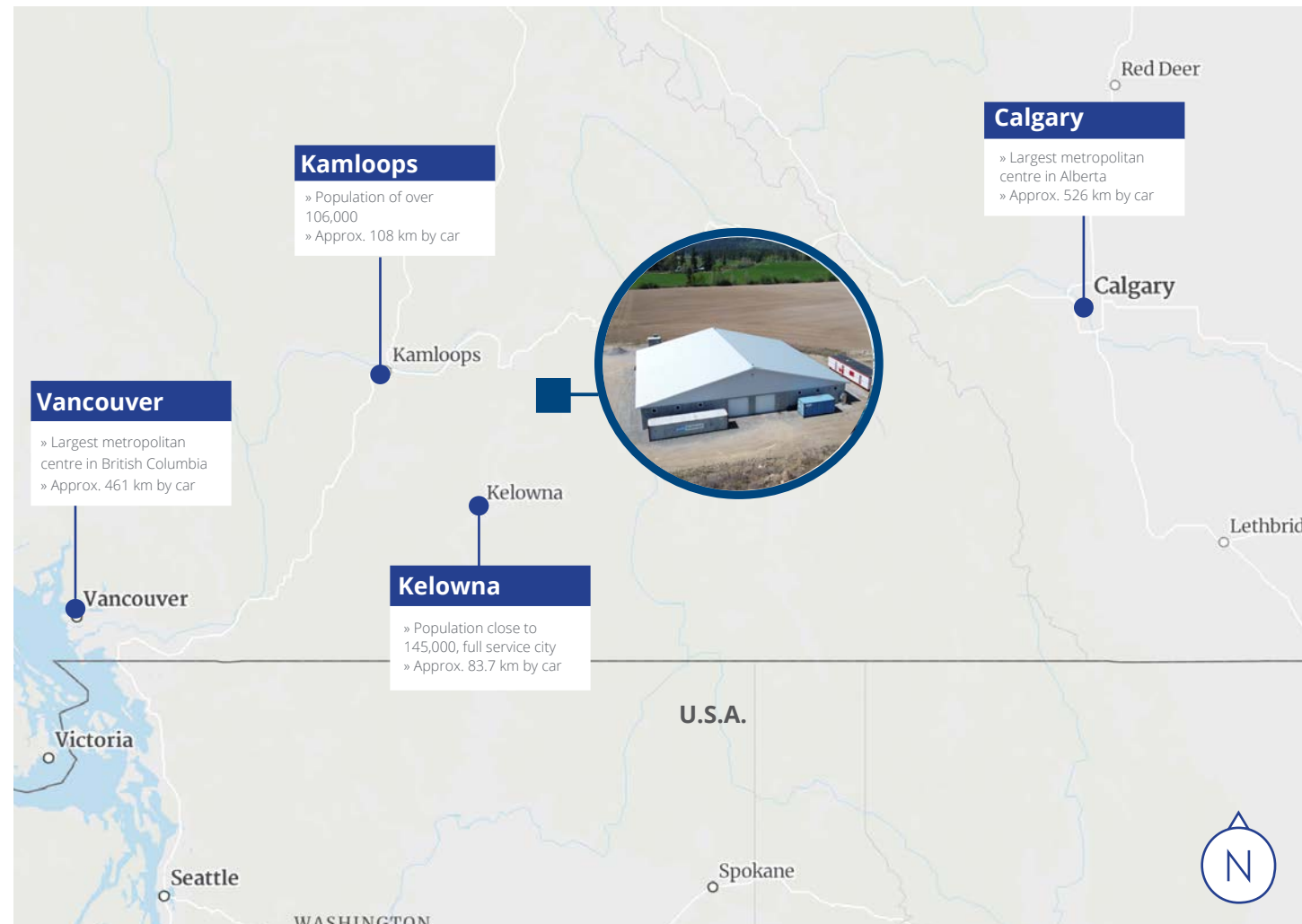
The community offers a variety of amenities for residents and visitors, including parks, hiking and biking trails, and recreational facilities. Spallumcheen is a beautiful and vibrant community that offers a high quality of life for its residents and visitors.

## Armstrong

Located in the North Okanagan region, the town is situated approximately 480 kilometers northeast of Vancouver and 25 kilometers north of Vernon. Armstrong is only 8 kilometres south of Canyon Valley Farm and the Town of Enderby is about 5 kilometres from the farm.

Armstrong has a population of around 5,000 people and is known for its picturesque farmland, rolling hills, and beautiful natural scenery. The town is home to a number of parks and outdoor recreational areas, including Memorial Park and the Armstrong-Spallumcheen Trail, a popular hiking and cycling trail. Vernon, with a population of a little more than 40,000 is the largest city in the north Okanagan. Vernon is well known as a regional centre and as the gateway to Silverstar Mountain Resort, the north and world famous Okanagan lake.

Armstrong is a local hub for this predominantly agricultural sub-region of the north Okanagan, with the area's fertile soil and temperate climate make it an ideal location for farming. There are also a number of small businesses and shops in the town, catering to both locals and visitors. This is also an area rich in recreational amenities including nearby lakes, fishing, boating, world-class skiing and much, much more.



## Agricultural Land Reserve (ALR)

Canyon Valley Farms is fully contained within the Agricultural Land Reserve (ALR). The ALR is a provincially mandated land-use designation administered by an independent commission known as the Agricultural Land Commission (ALC). Established in the early 1970's, the purpose of the ALR is to preserve and protect agricultural land in the province of British Columbia for future generations. Approximately 5% of BC's land base, the most agriculturally important, is located within the ALR. The ALR covers approximately 4.7 million hectares of land within BC, including both private and public lands and takes precedence over other land uses - as such, local and regional government bylaws are planned in accordance with this provincial policy.

Expanding an agricultural business in the ALR can be a great opportunity for growth and increased profitability, as the ALR provides several positive attributes to the opportunity.

# The Opportunity

The opportunity presented in this offering involves the sale of 124 acres, including an occupied container farming operation (available separately) and a shop building currently used as a residence.

The topography of the property is separated into two components, with the northern half consisting of a sparsely treed hillside on about 58 acres. This portion of the property is slightly elevated with gentle topography. The remaining 67 acres is flat land and offers high agricultural utility. The site has been improved with several buildings currently being used for agricultural production.

The southern portion of the property is currently used for haying purposes and around 67 acres are currently planted. The site has 80% Class 4 soil and 20% Class 3 soil. The soil comprises Stepney soil, also known as loamy soil with rapid draining capabilities.

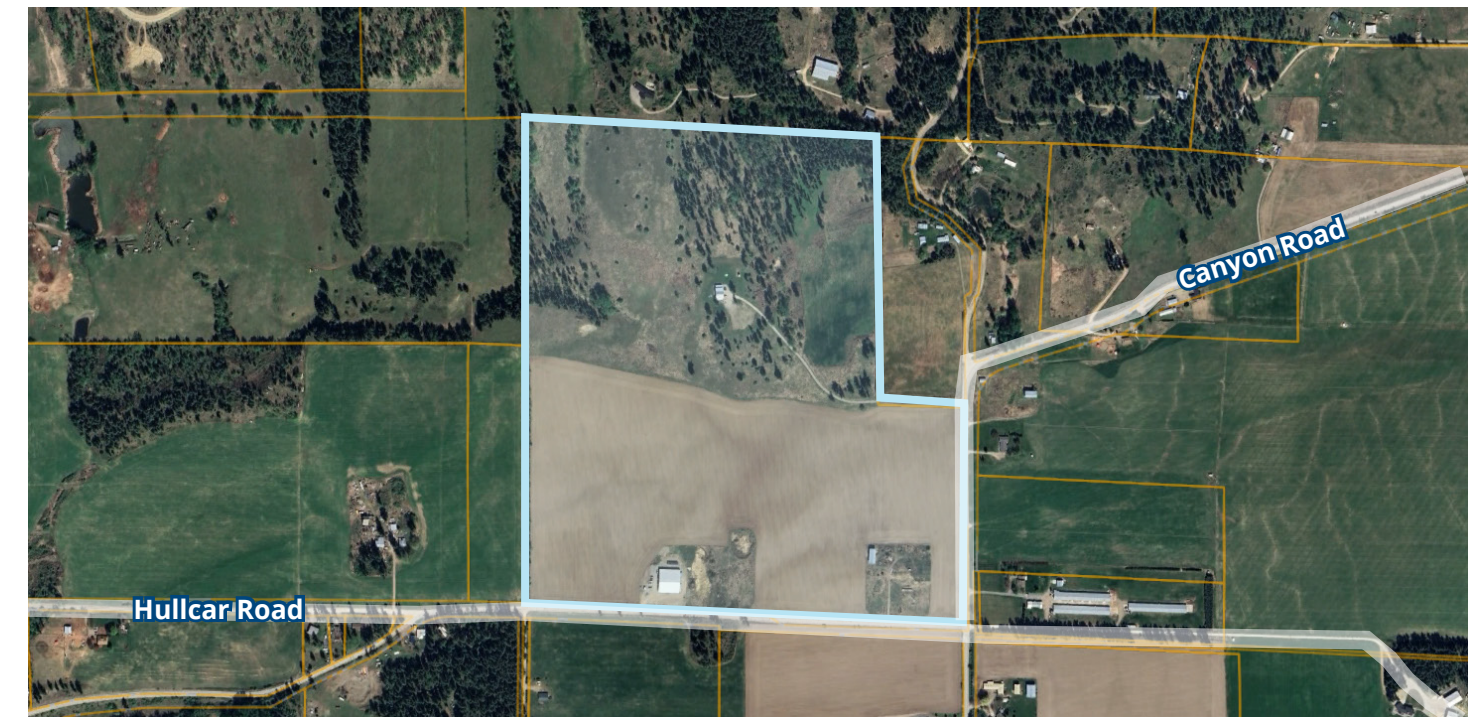
The site provides water rights and three newer wells on the site. These irrigation wells are licensed for 108,480 cubic meters per year. The site has positive development potential within the confines of the zoning bylaw and the stipulations of the Agricultural Land Reserve.

The near-new 12,960 square foot, concrete tilt-up, container farming facility is located on a rocky outcropping of land adjacent to Hullcar Road. It occupies about 3 acres of land at present and is easily expandable. This building is included in the offering but the equipment contracts and container farming operation is available separately.



# Property Overview

CANYON VALLEY FARMS	
PID	011-074-973
Legal Description	LOT 1 SECTION 31 TOWNSHIP 35 KDYD PLAN 1916
Size (acres)	124 acres
Zoning	A2 - Agriculture
Current Crops (2023)	Peas, alfalfa and hay
Access	Hullcar Road and Canyon Road
Features	Concrete tilt-up container farming plant
Water Information	3 newer wells



## Water Information

The site provides water rights and three newer wells on the site. These irrigation wells are licensed for 108,480 cubic meters per year. The site has positive development potential within the confines of the zoning bylaw and the stipulations of the Agricultural Land Reserve.

# The Improvements

Photo	Building	Description	Area	Construction	Roof	Comments
	Building 1 Processing Facility	Detached, single storey on grade	12,960 SF	Concrete	Metal	The interior compromises of an office, bathroom, insulated cooler, electrical room and production floor. The interior is finished with polished concrete floors, exposed ceilings and corrugated metal walls. The building is in good condition with an effective age of 3 years and a remaining economic life of 52 years.
	Building 2 Shop	Detached, single storey on grade	1,692 SF	Wood framing	Metal	The interior compromises of an open shop with mezzanine which has been converted to living quarters. The building offers a full washroom, three bedrooms, a mezzanine loft, and a living room / kitchen area. The interior has been finished with birch plywood finished walls, polished concrete flooring and kitchen implements. Overall, the building is in good condition with an effective age of 3 years and a remaining economic life of 52 years.
	Building 3 Pole Barn	Open shed on concrete posts	2,550 SF	Wood framing	Tin	The building is nearing the end of its economic life and has an estimated remaining economic life of 15 years
	Building 4 Mobile Home	Detached, single storey on portable foundation	400 SF	Wood framing	Metal	The interior compromises 2 washrooms, 2 bedrooms and an open living room/ kitchen area. The interior offers both carpet and laminate flooring, panelled walls and ceilings and vinyl countertops. The building has been in effect for 20 years and has a remaining economic life of 30 years





# UNIQUE PROPERTIES

[UniqueProperties.ca](http://UniqueProperties.ca)

## Canyon Valley Farms Ltd.

3922 Hullcar Road, Spallumcheen, B.C.

### **Mark Lester**

*Personal Real Estate Corporation*  
Senior Vice President  
+1 604 692 1409  
[mark.lester@colliers.com](mailto:mark.lester@colliers.com)

### **Colliers**

1067 West Cordova Street  
Suite 1100  
Vancouver, BC V6C 1C7



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