



UNIQUE PROPERTIES

Confidential Information Package

124 ACRE FARM WITH PRODUCE PROCESSING FACILITY

Spallumcheen, British Columbia



Mark Lester
Personal Real Estate Corporation
Senior Vice President
604 681 4111
mark.lester@colliers.com

Colliers
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
collierscanada.com



Farm and Vertical Farming Business

Canyon Valley Farms and Green Lion Farms

Colliers International is pleased to present this extraordinary opportunity to acquire 124 acres of prime agricultural land, plus a vertical farming operation contained within a modern stand-alone building. 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, a traditional farming operation and the first phase of a fully automated, year-round vertical farming operation producing lettuce and micro greens.

The processing facility is operated as a separate entity - Green Lion Farms. The facility is contained within a 12,960 square foot pre-cast concrete building that was built in 2021. With 16 containers and 252 trays in each container, the facility produces different varieties of lettuces and micro greens for local and regional restaurants and grocery wholesalers.

The Canyon Valley Farm is located in Spallumcheen, which is just north of Vernon and Armstrong in British Columbia's north Okanagan region. 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.

The offering includes the assets of Canyon Valley Farms consisting of the land and buildings. The shares of Green Lion Farms are also included in the offering. Green Lion Farms is the owner/operator of the processing facility and includes all related equipment and contracts to supply major wholesale and retail food distributors and retailers.

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



Table of CONTENTS

Location Overview

British Columbia2
Spallumcheen
Armstrong
Map

Property Overview

The Opportunity8
Saliant Facts
Official Community Plan
Water Information
Zoning and Jurisdiction

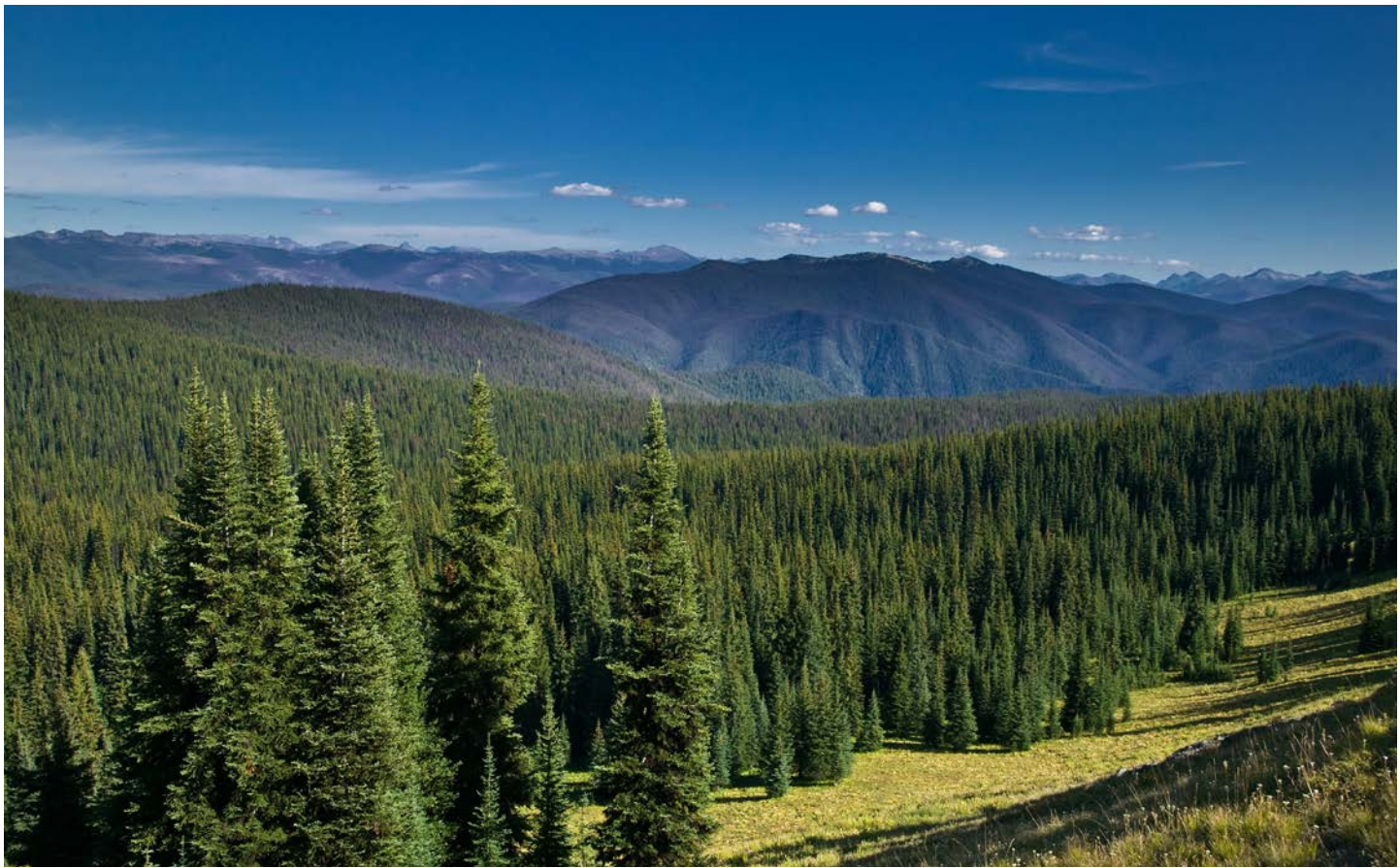
Improvements

Building Information12

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.



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 incuding nearby lakes, fishing, boating, world-class skiing and much much more.



Agricultural Land Reserve (ALR)

Canyon Valley Farms Ltd and Green Lion Farms Ltd are 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 1970s, 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.



PROPERTY LOCATION

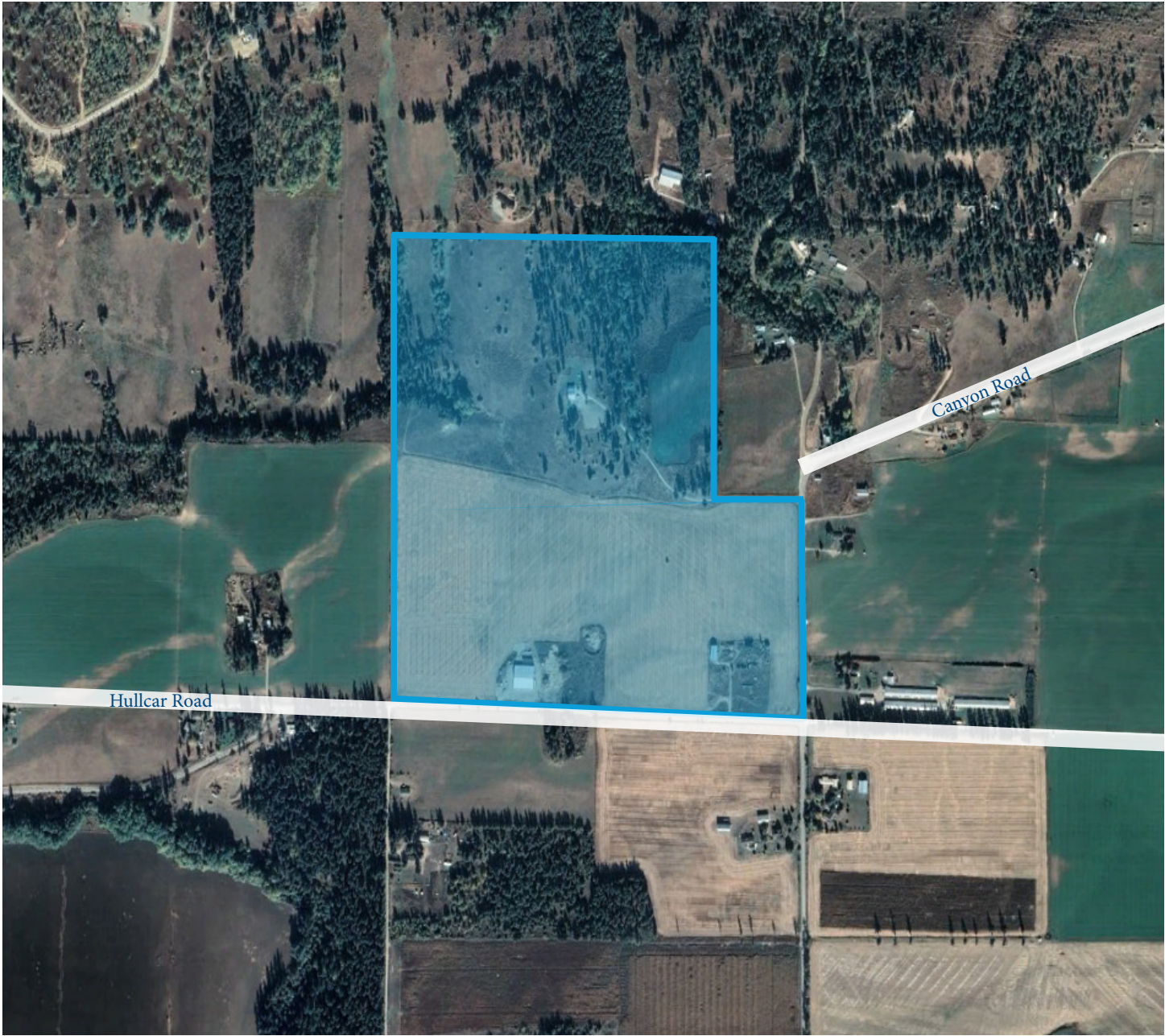
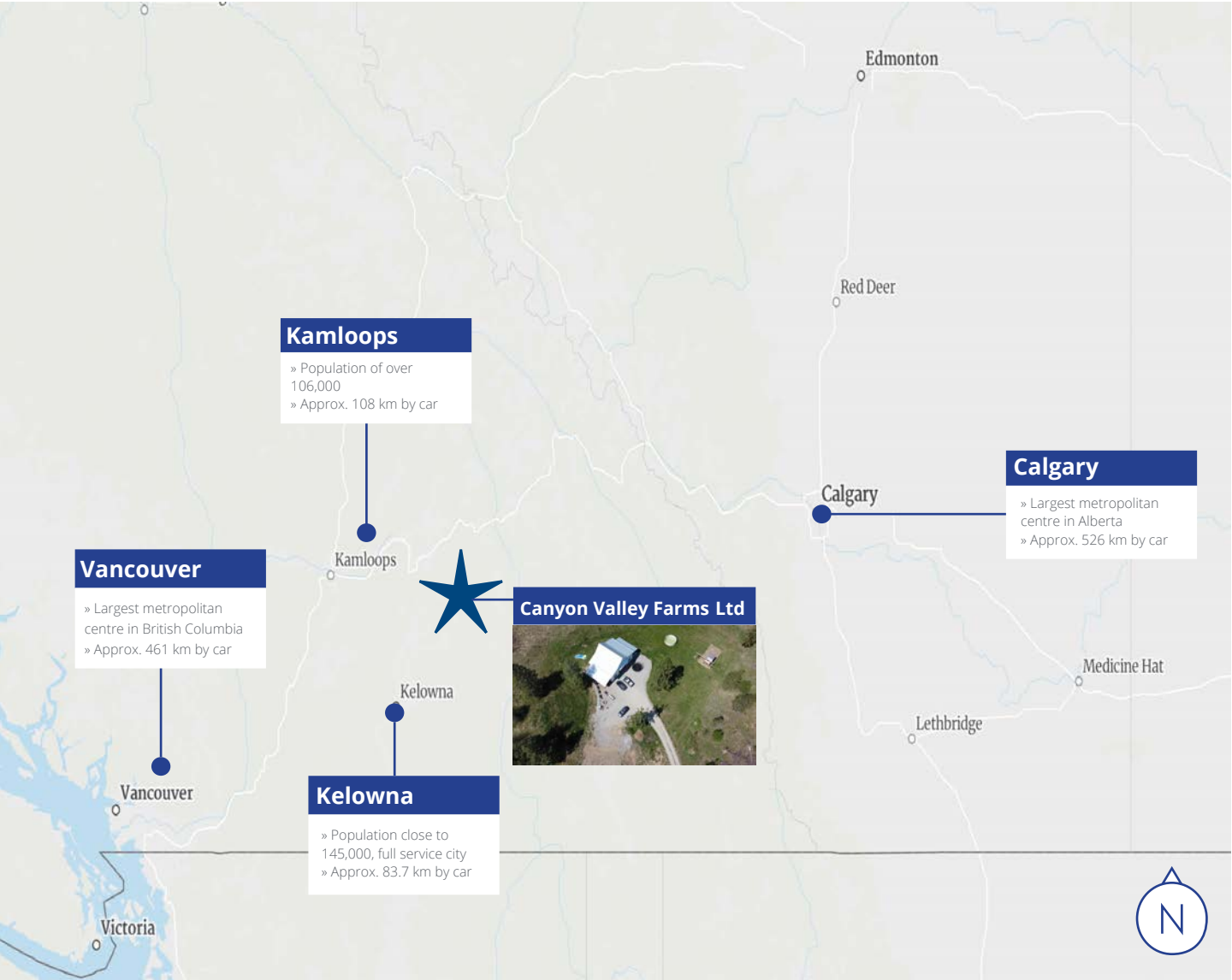


Figure: Google Earth Land Parcel with access roads

PROPERTY OVERVIEW

The Opportunity

The opportunity presented in this offering involves the sale of 124 acres of land owned by Canyon Valley Farms plus the shares of Green Lion Farms which operates a profitable lettuce and micro greens processing facility. The assets include land, the processing facility, shop with living quarters, a mobile home and a pole barn used for hay and equipment storage.

The topography is separated into two components, with the northern half consisting of elevated hillside and sparse forested land on about 58 acres. The property being sparsely forested rolling 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 both agricultural business and production purposes.

The southern portion of the property is currently used for ground crops on around 67 acres. The site has 80% Class 4 soil and 20% Class 3 soil. The soil compromises 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 growing business is expanding and looking for a buyer to expand the land the company operates on.



Propagator

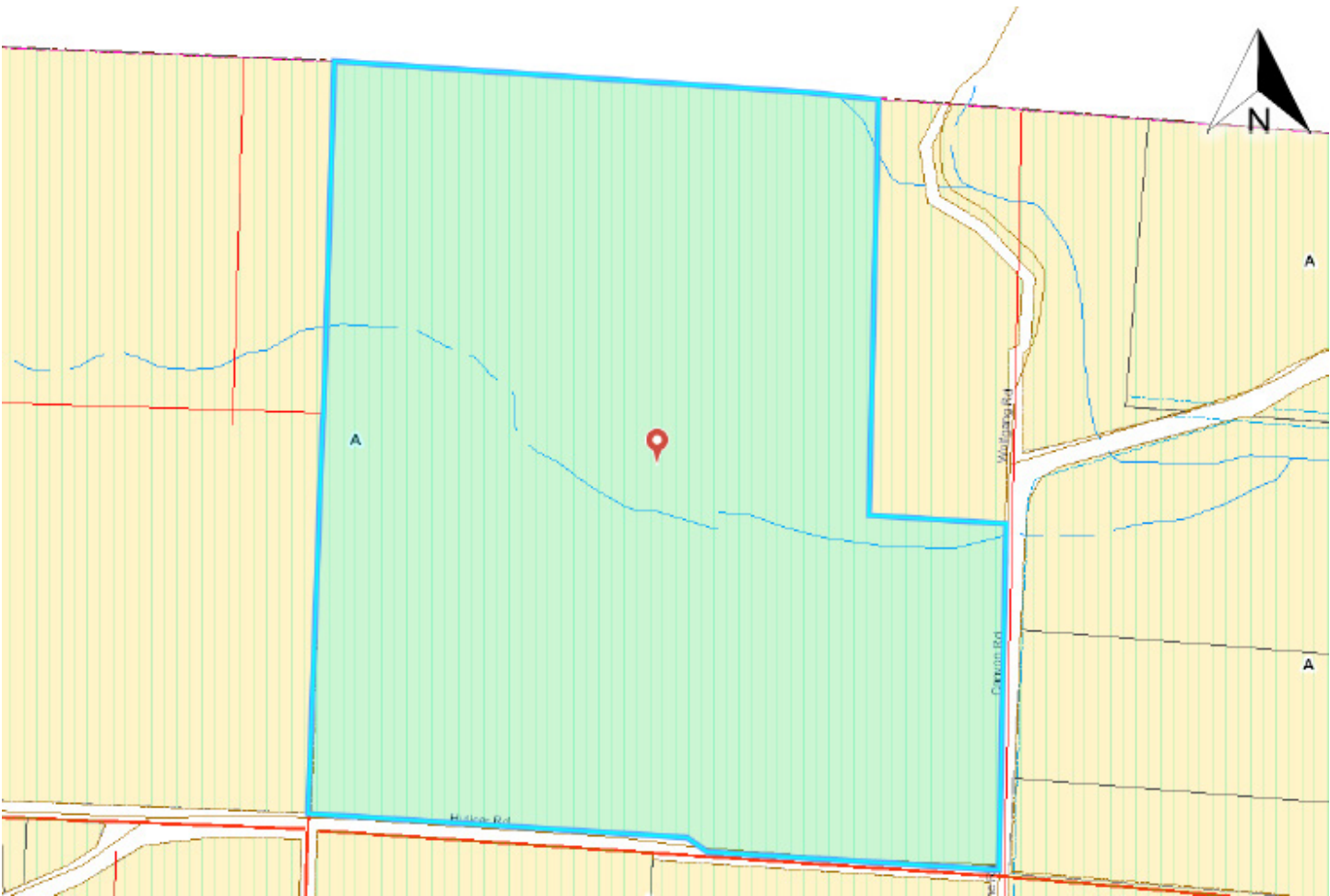


Tray System

Salient Facts

CANYON VALLEY FARMS LTD	
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)	An assortment of lettuces, micro greens, basil, green leaf
Access	Hullcar Road and Canyon Road
Features	Greenhouse Structure
Ownership	Canyon Valley Farms Ltd & Green Lion Farms Ltd
Water Information	3 newer wells

Official Community Plan



The subject property is currently designated as Agricultural within the Township of Spallumcheen Official Community Plan Bylaw No. 1794, 2011. This designation encourages the land toward agricultural and related business uses for the purpose of contributing to the local and regional economy.

Water Information

Zoning and Jurisdictional

The subject property is currently designated as A2 (Agricultural 2) under the Township of Spallumcheen Zoning Bylaw No. 1700, 2008. The permitted uses in this zoning include accessory buildings and structures, accessory employee bunkhouse use, accessory farm sales use, bed and breakfast facilities, intensive agricultural use, resource use and secondary single family dwellings.



Water dosing



Renewable energy source

IMPROVEMENTS

Building one – Processing Facility

Description	Detached, single storey on grade
Total building area	12,960 SF
Construction	Concrete
Roof	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 two – Shop

Description	Detached, single storey on grade
Total building area	1,692 SF
Construction	Wood framing
Roof	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 three – Pole Barn

Description	Open shed on concrete posts
Total building area	2,550 SF
Construction	Wood framing
Roof	Tin

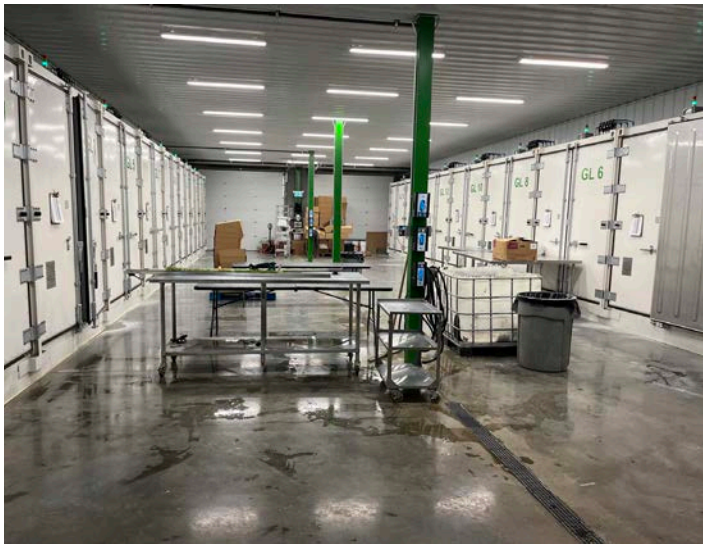
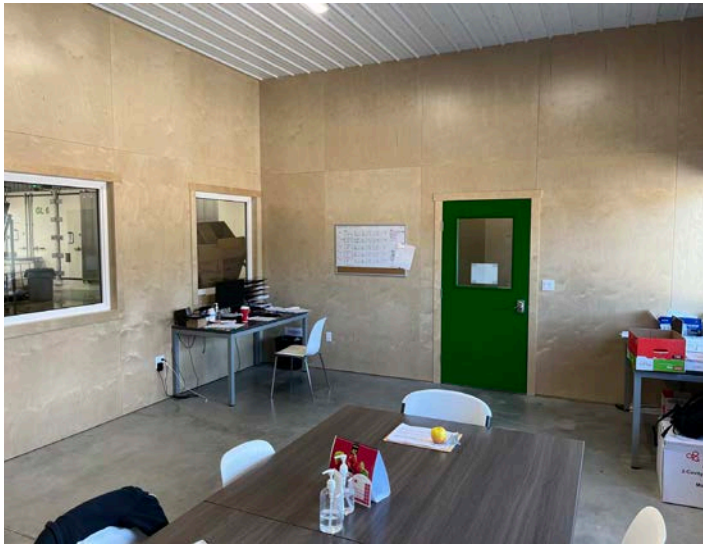
The building is nearing the end of its economic life and has an estimated remaining economic life of 15 years

Building four – Mobile Home

Description	Detached, single storey on portable foundation
Total building area	400 SF
Construction	Wood framing
Roof	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.

PROCESSING FACILITY PHOTOS



UNIQUE PROPERTIES

UniqueProperties.ca

CANYON VALLEY FARMS LTD AND GREEN LION FARMS LTD

Armstrong, British Columbia



COLLIERS

200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
TEL: 604 681 4111 FAX: 604 661 0849
collierscanada.com

Mark Lester

Personal Real Estate Corporation
Senior Vice President
604 681 4111
mark.lester@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Vancouver). *Personal Real Estate Corporation.

Accelerating success.