

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

**Mark Lester**

Senior Vice President | Team Lead  
Direct: +1 604 692 1409  
Mobile: +1 604 880 7874  
mark.lester@colliers.com

**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 West Creston this small but thriving community is a farmer's paradise.



The relatively mild climate year-round, brings a long growing season. Current operations are grain, grass, and seed crops. However, the soils prove to be high in productivity for a wide range of field crops.





# Investment Highlights

A rare and extensive offer, unique in British Columbia

The scarcity of this offer is due to the large size of the site, but also its configuration and productivity, which is greater than virtually any other farmland portfolio in British Columbia.

These 18 separate land titles are all located within the ARL and situated on the West side of the Kootenay River, providing ample water supply. Soil conditions range from Class 1 to Class 2 providing rich and fertile soil, great drainage, and the ability to hold moisture well. 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 Flats area, immediately east of beautiful Creston British Columbia in BC's East Kootenay region



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

# Location Overview

Creston is a Canadian city in British Columbia located in the Regional District of East Kootenay, surrounded by mountains, and blessed 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.

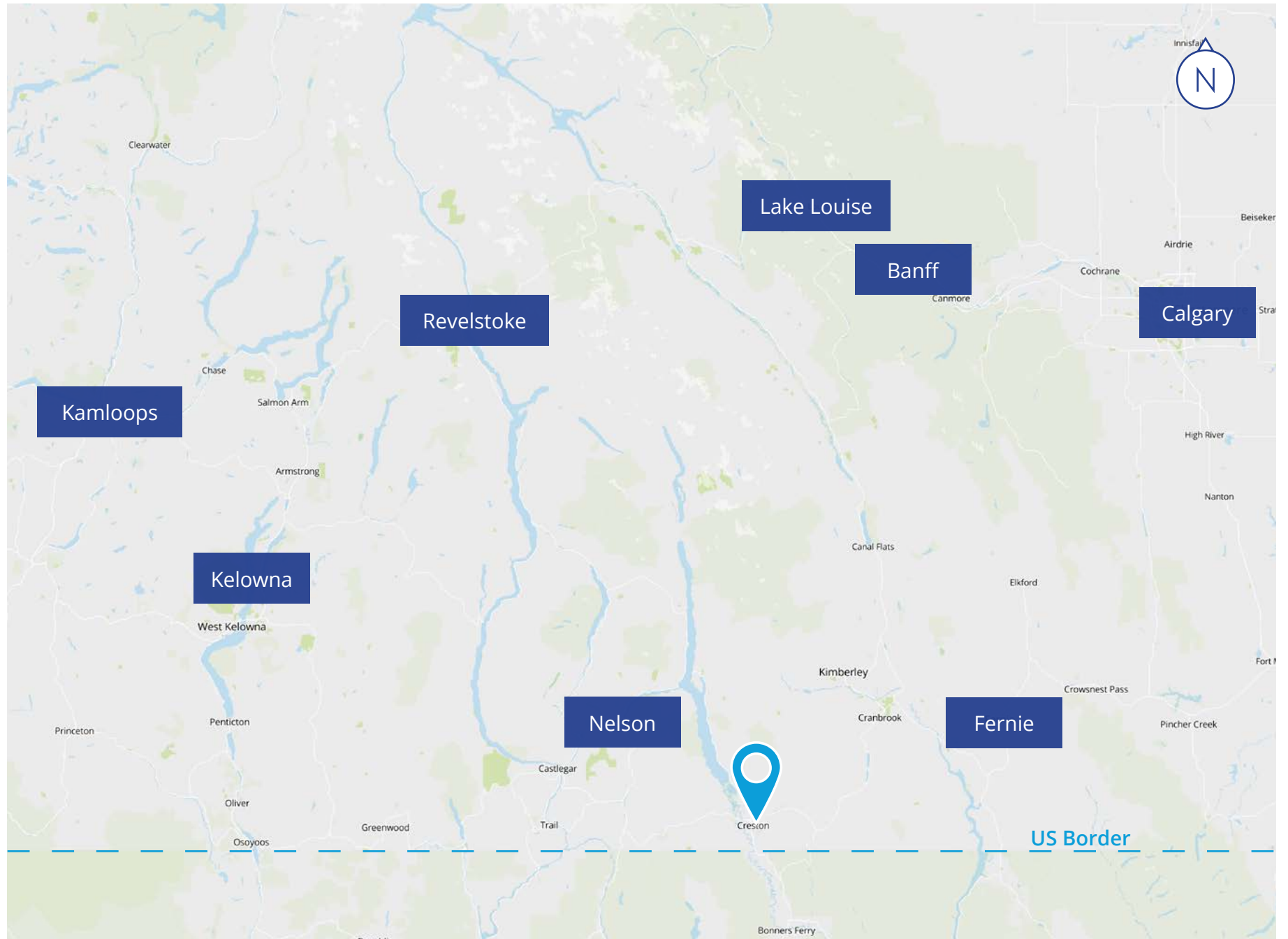
## An attractive climate

Creston has the third longest growing season in BC and one of the mildest climates in the interior of BC, making it ideal for growing cherries, grapes, and just about anything else!

## A strong community around local agriculture

Awarded by the BC 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.



# 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 Ltd. Together the companies own 18 separate land titles in the West Creston 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. The lands configuration and productivity is superior to virtually any other portfolio of agricultural land in BC. These lands have traditionally been planted in grain, grass and seed crops 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.

## Salient Facts

Zoning	Agriculture 3 (AG3)
Site Area	4,376 acres of fertile agricultural land in Creston, BC
Parcel Type	Subdivision
Plan Number	NEP1908
Regional District	Regional District of Central Kootenay
Municipality	Rural



# 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, following Ontario.

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 Flats area consists of rich soils suitable for a wide variety of crops.

### [Lots 2 – 9 & Lot 11: 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.

### [Lots 16 – 18 & Lots 21 – 24: 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 Information

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

Most of the subject lands are located within the area of the Reclamation Dyking District. In fact, Piper Farms and Christiansen Bros. Farms, together, represent the largest holdings within the Reclamation Diking District. The Reclamation Dyking district is a drainage and irrigation district. The irrigation water rights 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 Necks Island Diking District. It currently has no water rights.

Drinking water is available at the Headquarters on Lot 18. This water is drawn from the Kootenay River by the neighbouring property owner who has an easement across Lots 17 and 18 that services the adjacent dairy farm. That neighbour supplies the Headquarters with a 2" water line from his operation. While the Headquarters has a water supply, it remains untreated.





# Parcel Overview

## Lot 2



Lot 2      030-243-718

Parcel Type      Subdivision

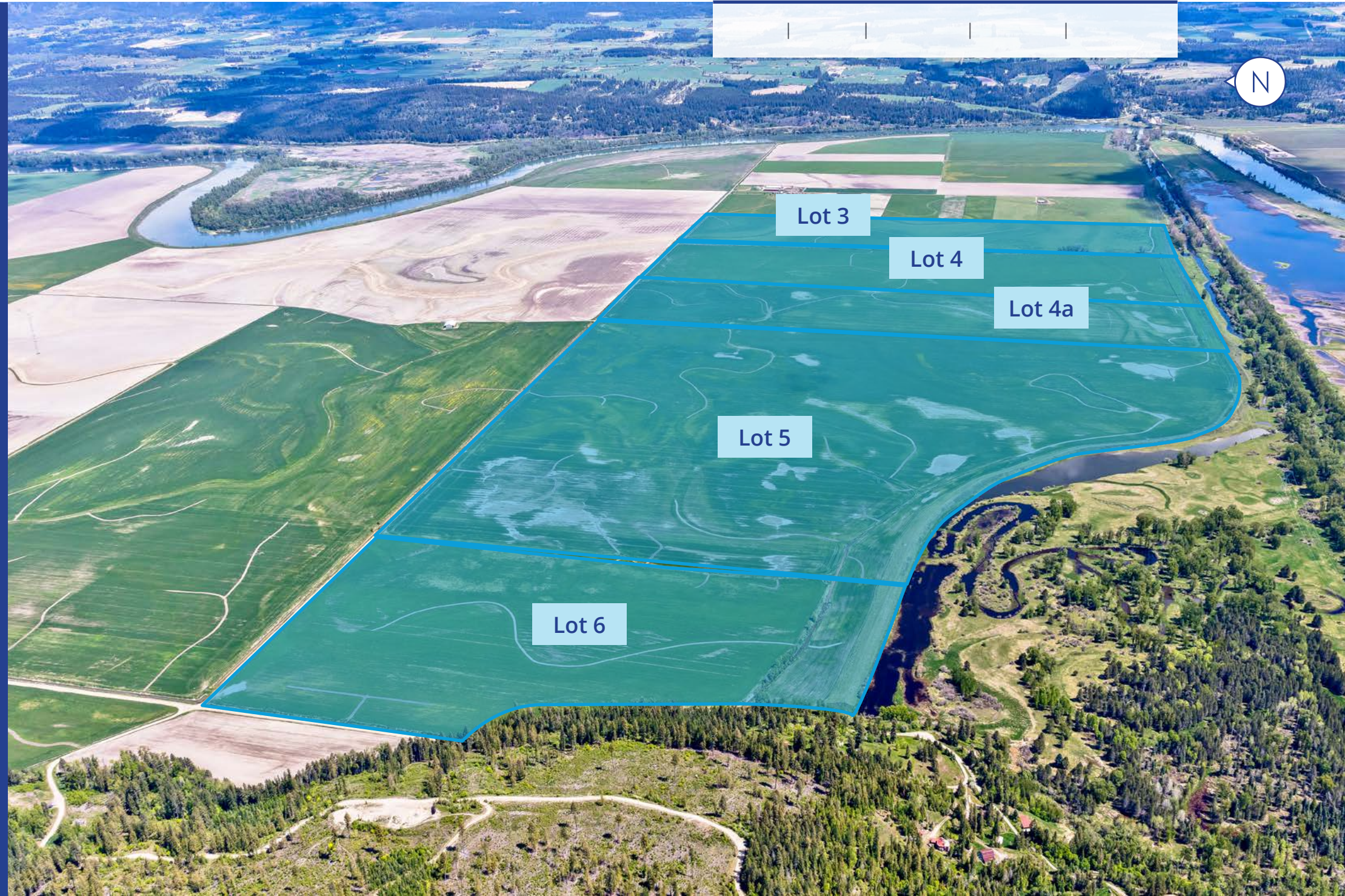
Plan Number      NEP1908

Regional District      Regional District of Central Kootenay

Municipality      Rural

# Parcel Overview

## Lot 3-6



Lot 3      015-619-974

Lot 4      008-294-402

Lot 4a     008-294-437

Lot 5      011-355-671

Lot 6      011-355-786

Parcel Type    Subdivision

Plan Number    NEP1908

Regional District    Regional District of Central Kootenay

Municipality    Rural

# Parcel Overview

## Lot 7-9, 11



Lot 7      011-355-794

Lot 8      011-355-808

Lot 9      008-001-570

Lot 11     011-355-794

Parcel Type    Subdivision

Plan Number    NEP1908

Regional District    Regional District of Central Kootenay

Municipality    Rural

# Parcel Overview

## Lot 15-18



Lot 15      015-515-672

Lot 16      015-515-681

Lot 17      015-515-702

Lot 18      015-515-711

Parcel Type      Subdivision

Plan Number      NEP1908

Regional District      Regional District of Central Kootenay

Municipality      Rural

# Parcel Overview

## Lot 21-24

Lot 21 013-674-358

Lot 22 013-674-561

Lot 23 015-515-729

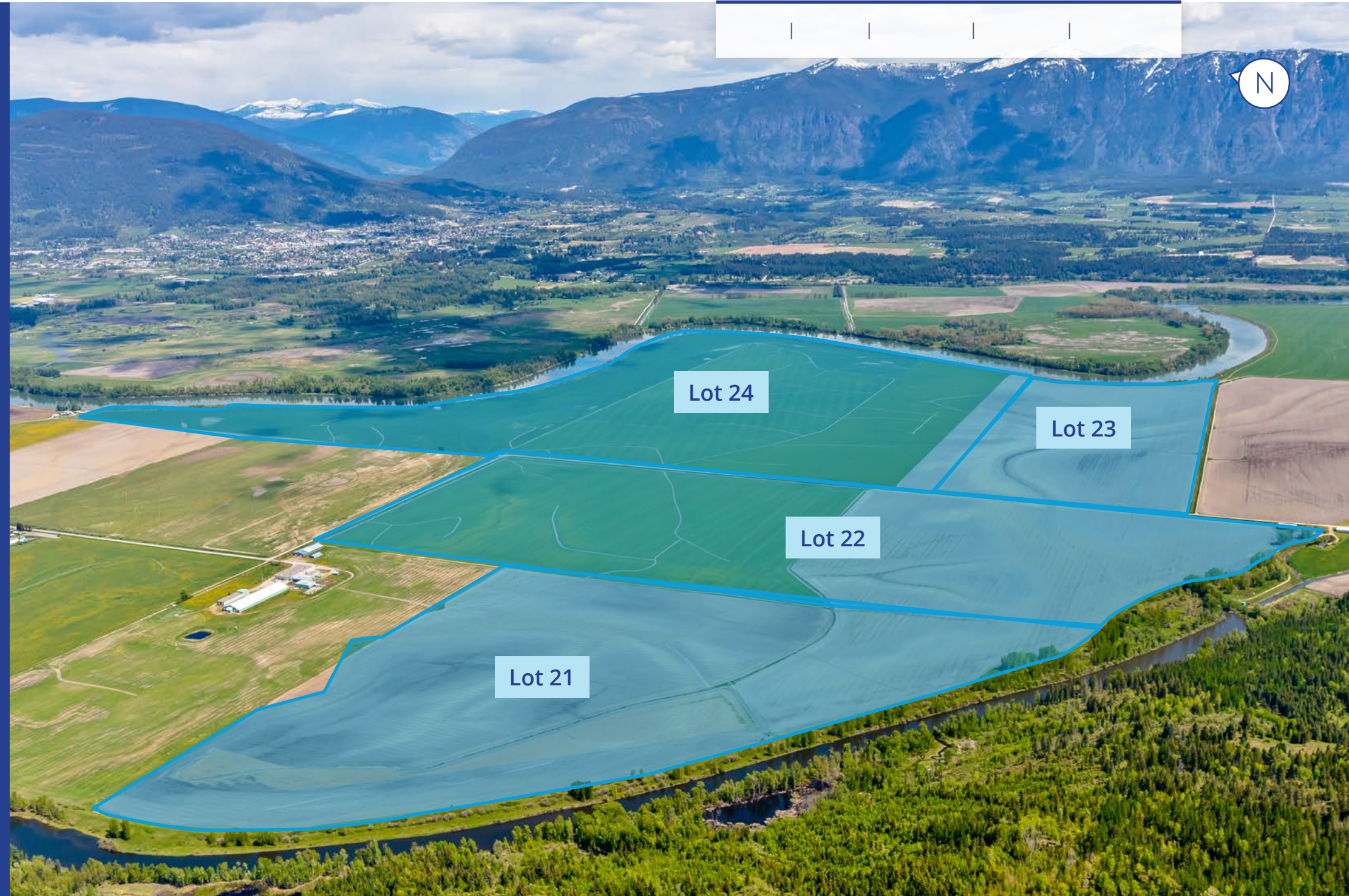
Lot 24 015-522-067

Parcel Type Subdivision

Plan Number NEP1908

Regional District Regional District of Central Kootenay

Municipality Rural





### Mark Lester

Senior Vice President  
Direct: +1 604 692 1409  
Mobile: +1 604 880 7874  
mark.lester@colliers.com

### Colliers International

1067 West Cordova Street, Suite 1100  
Vancouver, BC V6C 1C7  
+1 604 681 4111



Home

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver, BC.