



Osoyoos, BC

# Agricultural Portfolio for sale

Four Prime Osoyoos/Oliver Agricultural Properties

Please request access to the online data room for Titles, Plans, Water licenses and additional photos and details

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# Opportunity

Offered for sale on a portfolio basis are 4 separate agricultural properties situated between Osoyoos and Oliver in BC's Okanagan Valley.

Consisting of approximately 81 acres and 4 titles of 12, 15, 22, and 33 acres, the Vendor is seeking offers for the comprehensive portfolio. While purchaser interest in individual titles will be reviewed and noted, the Vendor is not currently seeking offers for individual titles within the portfolio at this time, with the intent to affect a single transaction for all properties. In the event a single transaction for all properties is not completed, the Vendor will review offers on individual properties.

All four properties are within the ALR, have excellent access to the Highway, and were actively farmed in the past. Two of the properties are contiguous and are currently set up as a single farm, while the other two properties are separate.



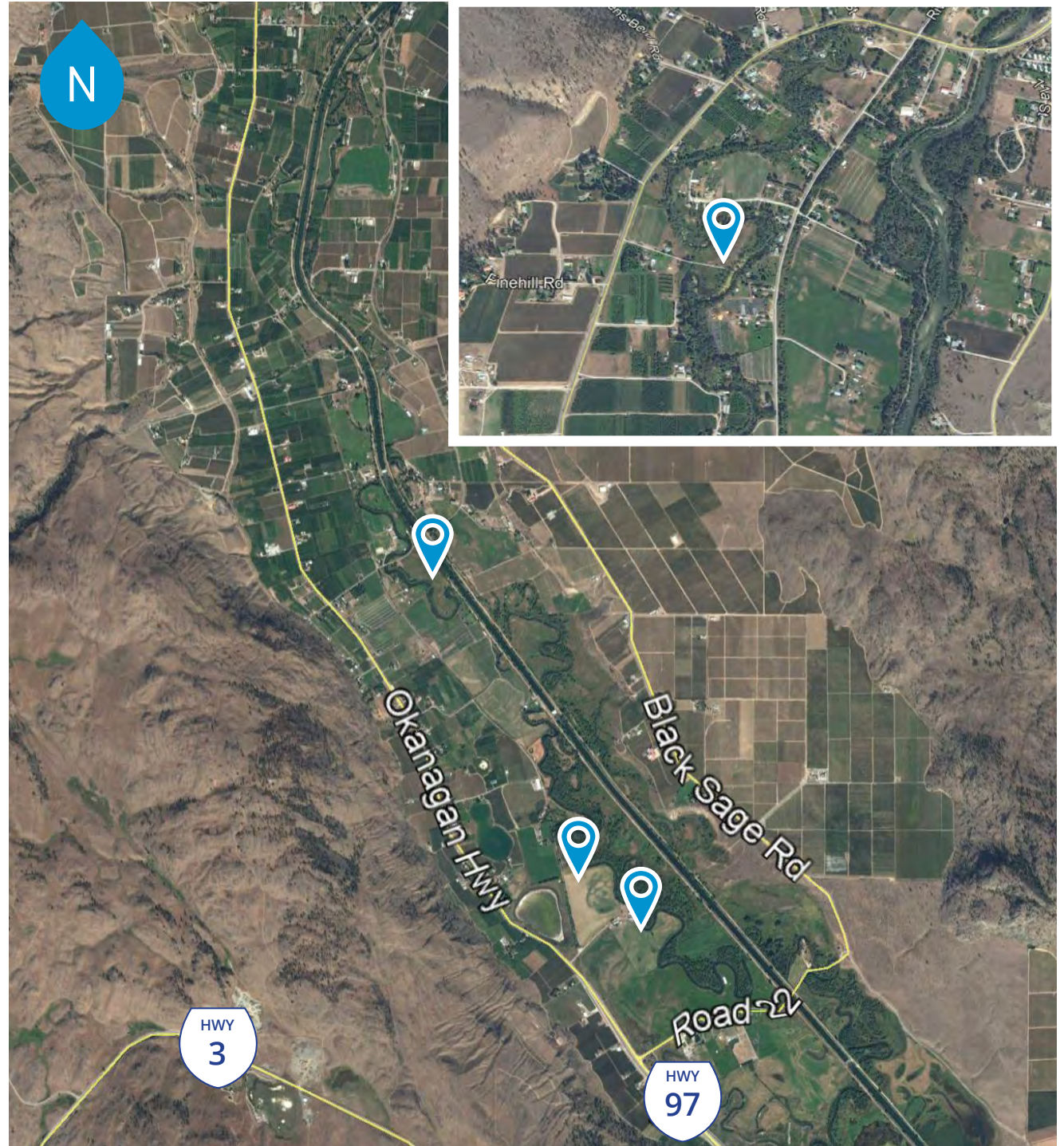


# Location

The properties are generally situated between Osoyoos and Oliver in southern British Columbia's Okanagan Valley.

Located adjacent to the US Border, Osoyoos boasts the warmest freshwater lake in Canada and has a semi-arid climate that makes it very well suited to one of its principal industries, agricultural production. Although orchards dominated the landscape for many years, viticulture has all but taken over making this region one of Canada's more prominent and major wine producers.

Osoyoos has a population of around 5,000, which, like many similar towns in BC, sees a dramatic rise in the summer with seasonal residents coming to enjoy its dry climate and magnificent natural amenities.





# Property One

8707 296 Avenue  
Osoyoos, BC



## PID

011-259-540



## Site Size

21.5 acres



## Zoning

Agricultural



## Improvements

1 single storey house  
and farm related  
improvements



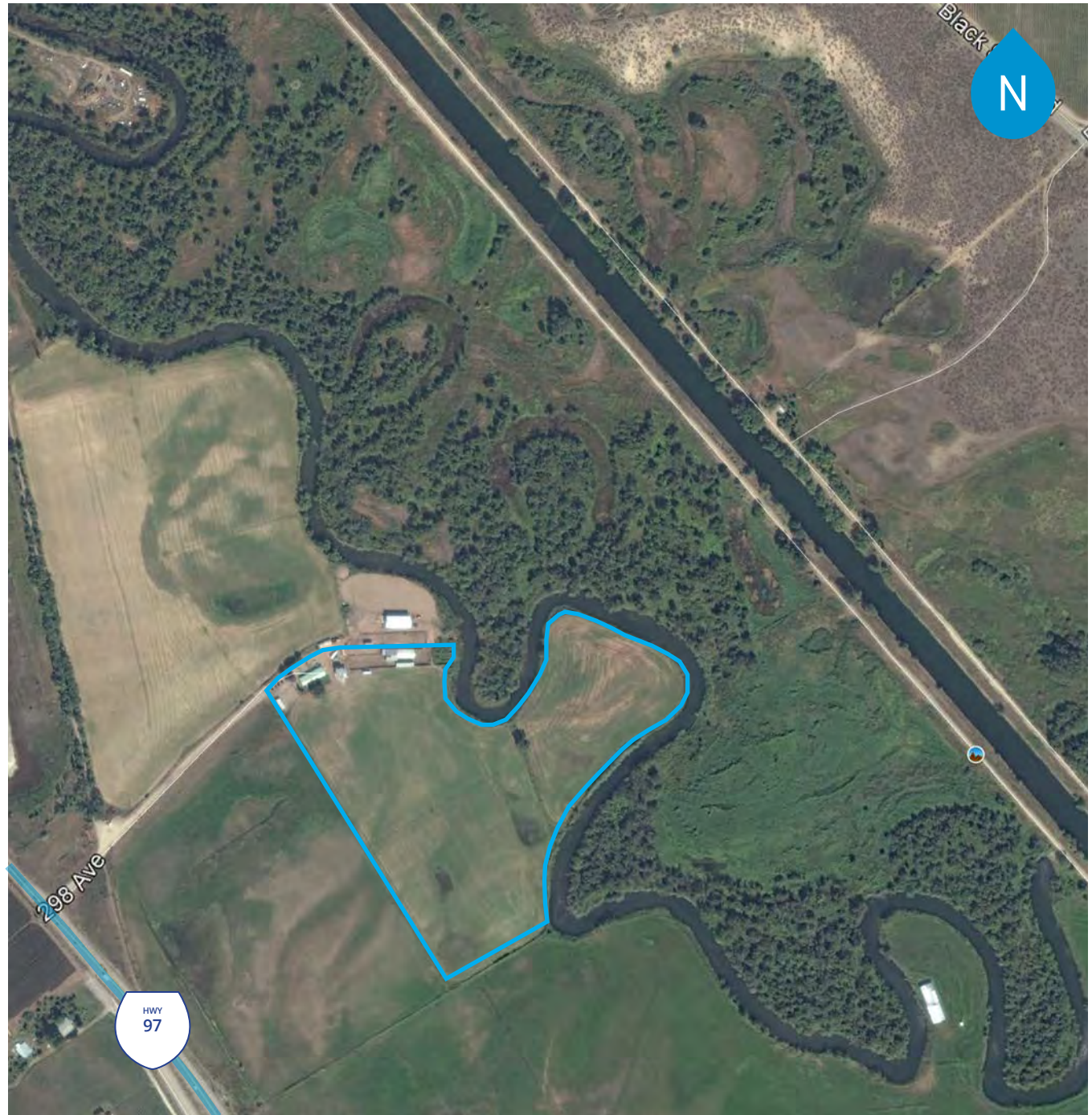
## Residence

Yes



## Water Licences

80 acre feet & 20  
acres





# Property Two

296 Avenue, Osoyoos, BC



## PID

007-861-940



## Site Size

32.9 acres



## Zoning

Agricultural



## Improvements

Minimal



## Residence

No



## Water Licences

115.6 acre feet & 28.9 acres





# Property Three

894 Juniper Road  
Osoyoos, BC



**PID**  
007-523-033



**Site Size**  
15.9 acres



**Zoning**  
AG1- Agricultural



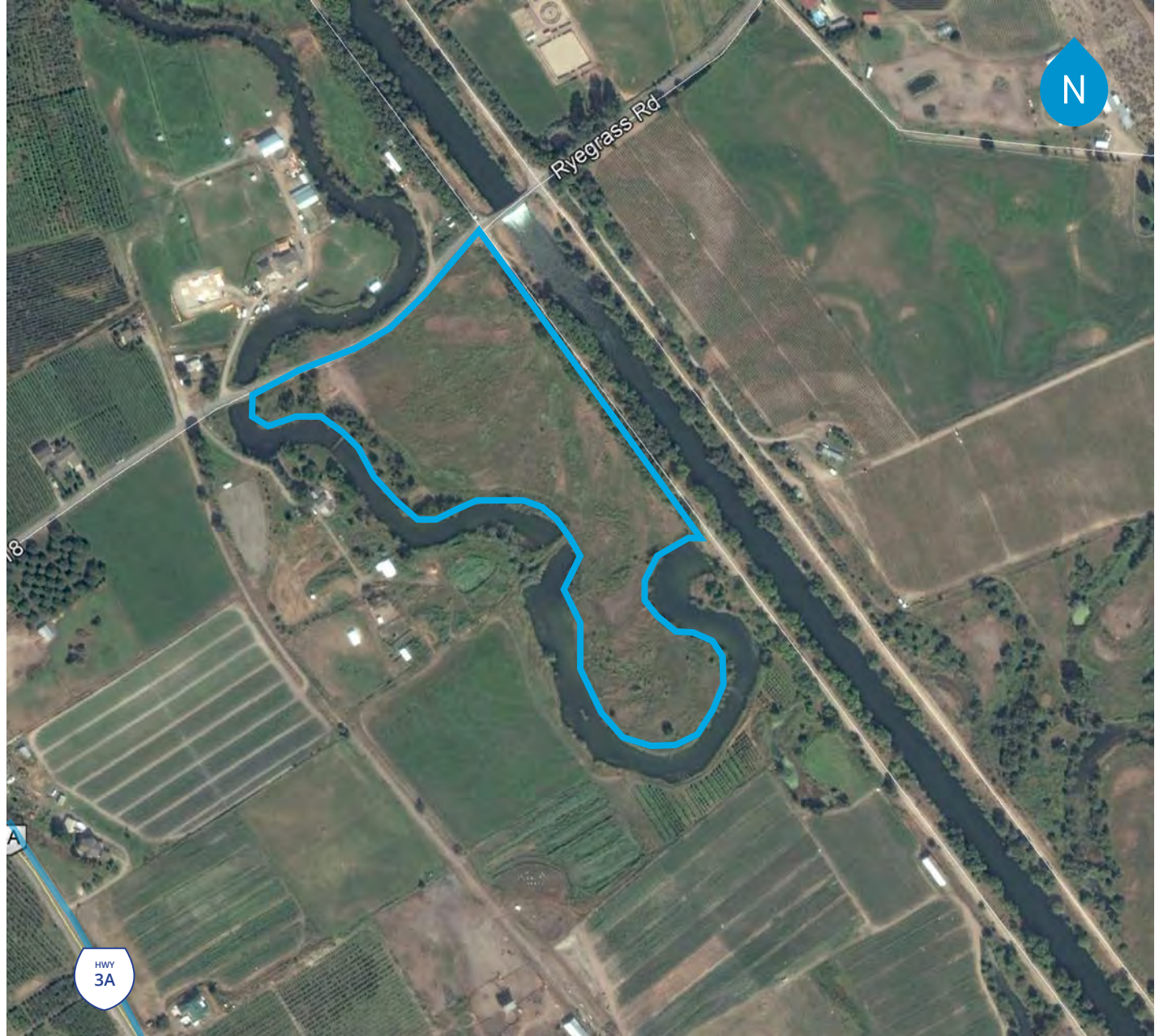
**Improvements**  
Vacant Land



**Residence**  
No



**Water Licences**  
28.32 acre feet & 9.44  
acres





# Property Four

7621 Highway 97  
Oliver, BC



**PID**  
002-841-258



**Site Size**  
11.6 acres



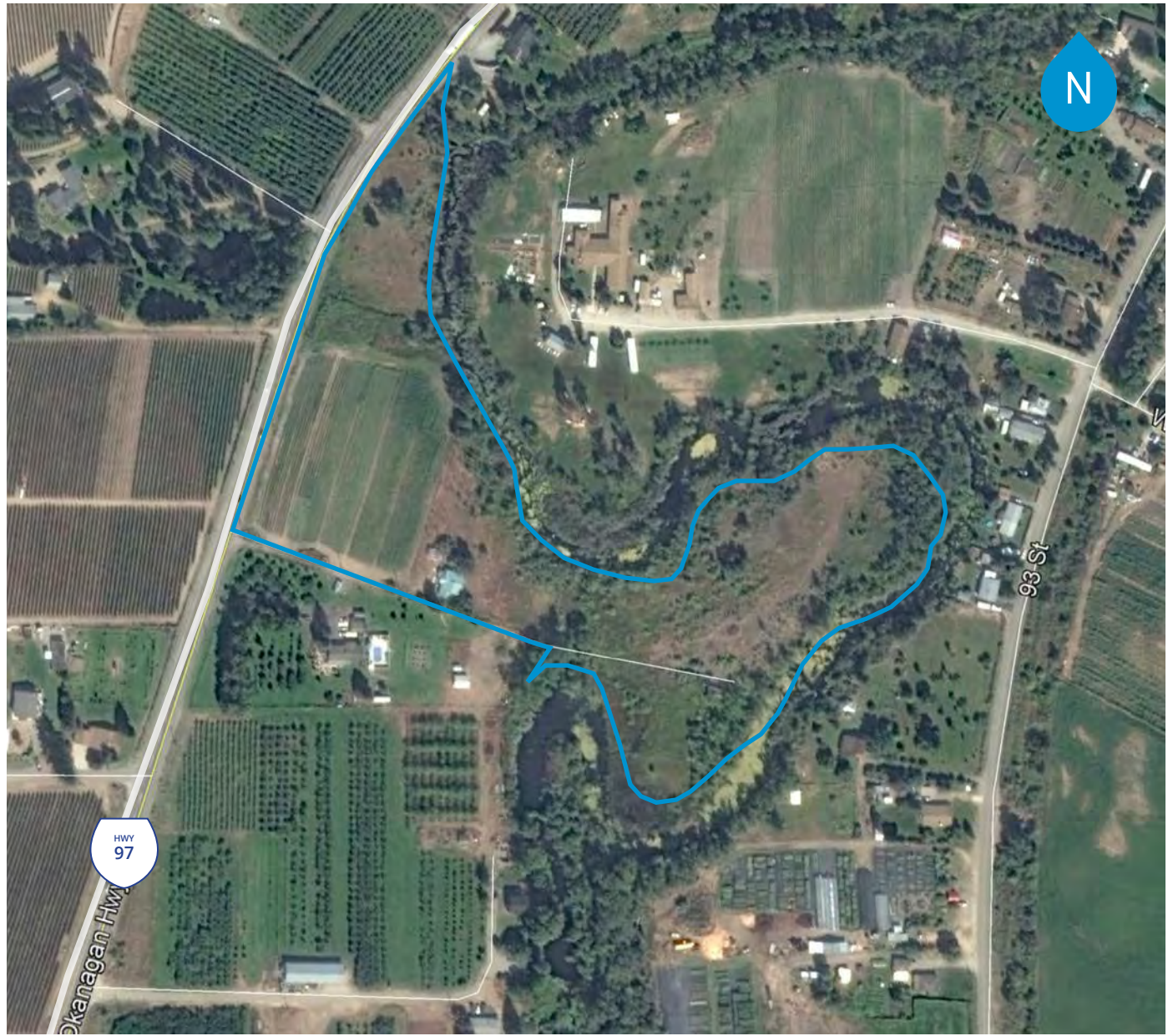
**Zoning**  
AG1- Agricultural



**Improvements**  
1 single storey house



**Residence**  
Yes







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