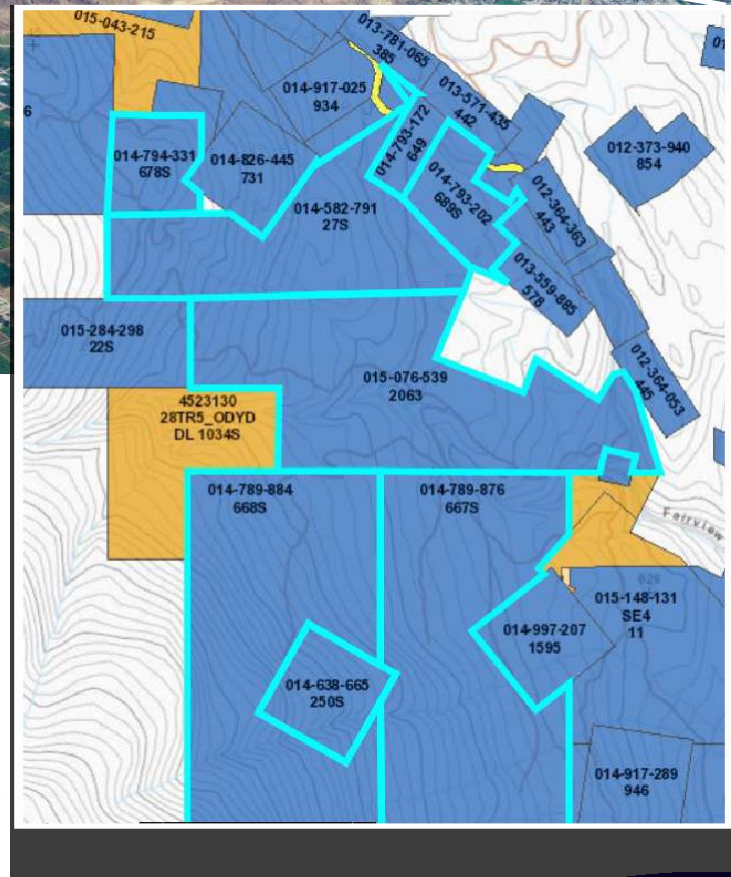
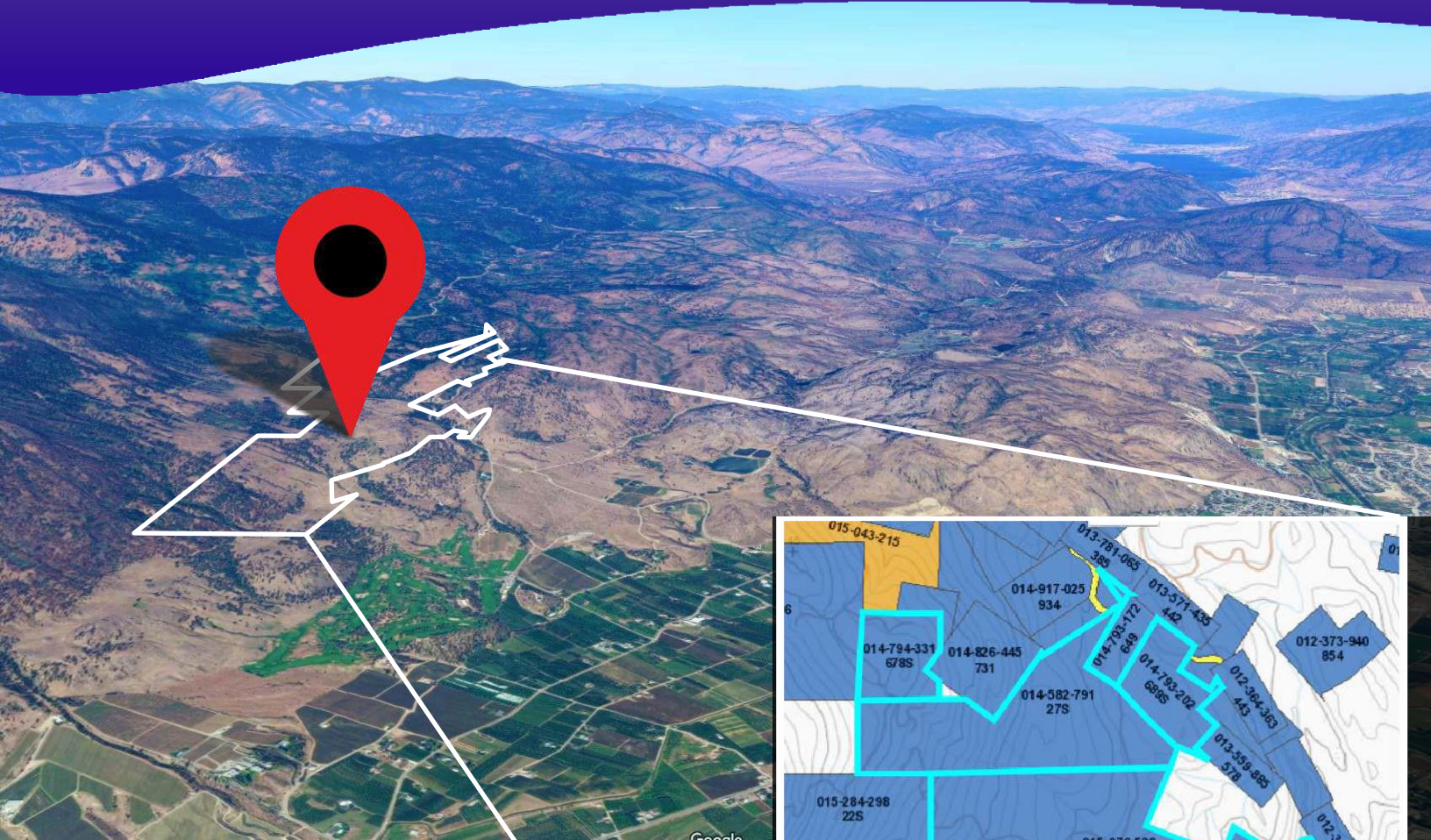


FOR SALE

FAIRVIEW HIGHLANDS

Exclusive

in the South Okanagan



THE PROPERTY

- 1,151.5 Acre parcel, consisting of 7 individual land titles
- NOT in the Agricultural Land Reserve (ALR) - multiple existing uses - future development
- Proximity to local amenities in Oliver & Osoyoos, US/Canada border crossing, plus 4 season play: multiple lakes, world class golf courses, ski resorts, central to the Okanagan Wine Belt



GARNET PROFIT, CCM
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GarnetProfit@gmail.com

FAIRVIEW HIGHLANDS

Eastern facing views, towards Oliver

EXECUTIVE SUMMARY

OWNER: Fairview Highlands Estate Inc.

CIVIC: Fairview Road | Oliver, BC

LEGAL:	PID	LOT	ACREAGE
	014-582-791	DL: 27S, SDYD	187 acres
	014-638-665	DL: 250S, SDYD	51.6 acres
	014-789-876	DL: 667S, SDYD	274 acres
	014-789-884	DL: 668S, SDYD	270 acres
	014-794-331	DL: 678S, SDYD	40 acres
	014-793-202	DL: 689S, SDYD	45.9 acres
	015-076-539	DL: 2063, SDYD	283 acres

INVESTMENT DESCRIPTION: To this agent's knowledge, this is the largest land assembly presently available in the South Okanagan. The land is "not" in the Agricultural Land Reserve (ALR). It is a land acquisition that is presently being rented out as pasture to a neighboring rancher.

LOCATION: It is located within the South Okanagan Similkameen Regional District and accessed off Fairview Road leaving Oliver.

SITE AREA: 1,151.5 acres (7 titles)

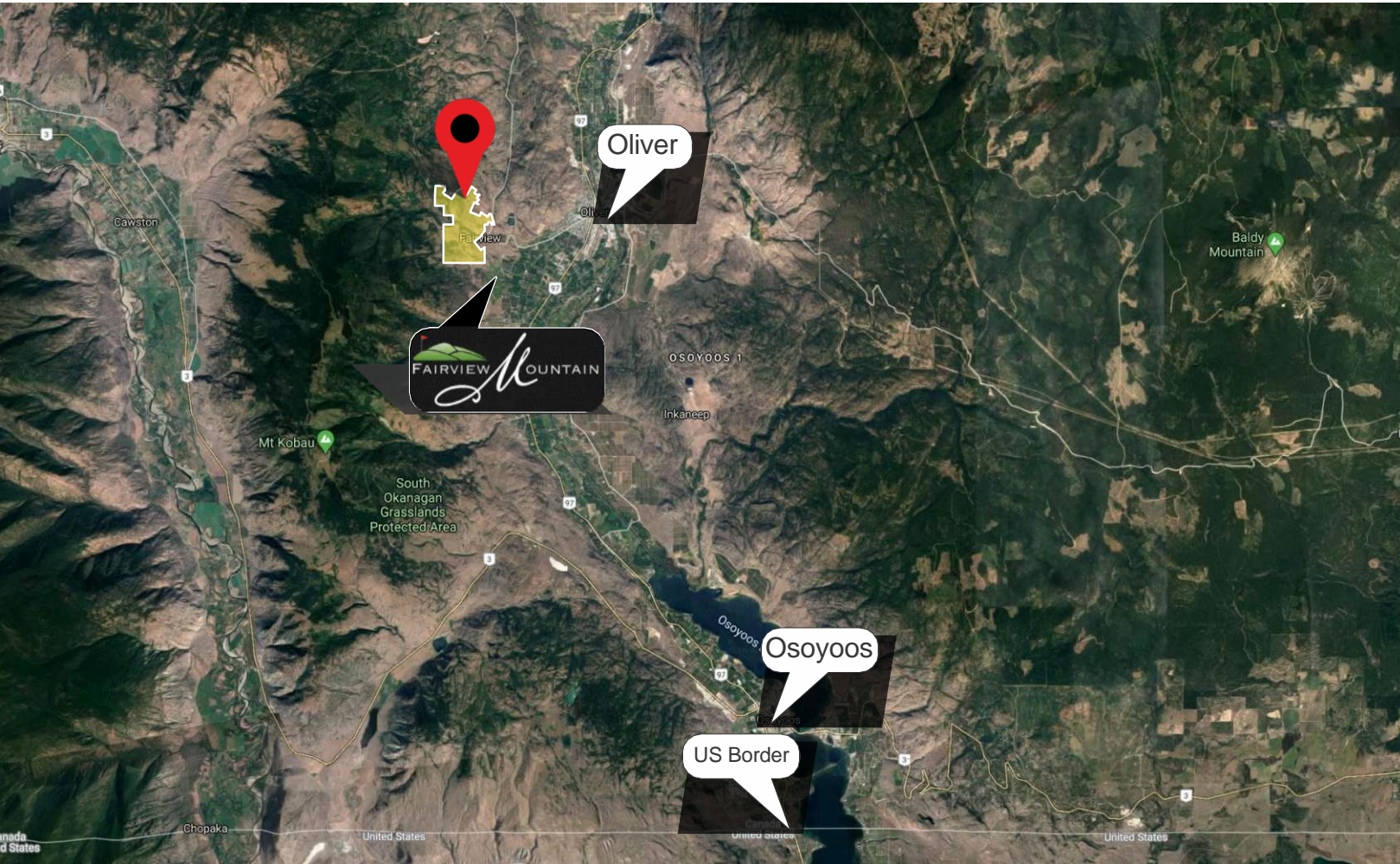
ZONING: Resource Area Zone (RA)

TAXES: 2022 – under \$300 total

PRICE: \$22,000,000

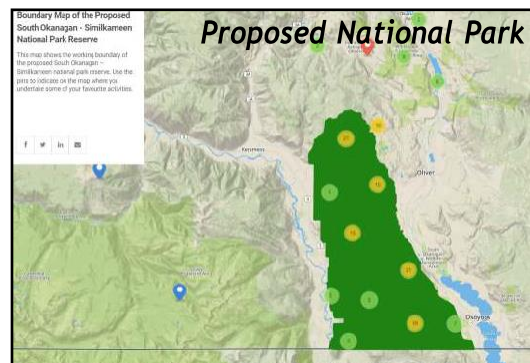
FAIRVIEW HIGHLANDS

LOCATION



FAIRVIEW HIGHLANDS

SALIENT FACTS



- The properties are located in Canada's warmest climate and home to Canada's only recognized desert.
- The land is presently being rented to a neighboring rancher and under the existing use and zoning the total annual taxes for the entire acreage as a holding property is less than \$300.
- Most of the agricultural land throughout the Okanagan is within the Agricultural Land Reserve (ALR) which completely restricts the use of these lands to agricultural and associated uses. These properties are not included in the ALR which would allow for future developments outside of agricultural uses.
- The property is located minutes from Oliver, "The Wine Capital of Canada" and approximately 20 minutes to Osoyoos and the US border.
- The views from the site are breathtaking, with the Fairview Golf Course and the Okanagan Valley immediately below, Canada's warmest lake, Lake Osoyoos is minutes away.
- Besides being close to multiple golf courses, lakes, wineries, skiing and the US Border, Oliver is home to Area 27, a 4.83 km world class race track circuit designed by Jacques Villeneuve.
<https://www.area27.ca/>
- This is a 4-season recreational wonderland! In the winter you are a 40-minute drive to skiing at Mount Baldy or an hour to Apex near Penticton. Big White Ski Resort in Kelowna, Silver Star in Vernon or Sun Peaks in Kamloops can all be day trips from here. During shoulder seasons there are days you can golf, boat and ski on the same day.
- There is a Memorandum of Understanding in place with the intent of establishing a future National Park in the area. The proposal has the Fairview Highland lands at the north end and extending south to the US border.

The uses for the property that exist today include but are not limited to:

- a large single estate property with vineyards, orchards and rangeland.
- selling off the titles separately creating multiple acreage estates.
- further subdividing the larger parcels to create additional estate lots.
- moving forward with vineyards and/or orchards on the lower agriculturally receptive land while putting a master plan together for a portion of the remaining acreage.

NOTE

- The owner has been assured by grape experts in the area that not only are lower portions of the property suitable for vineyards, but the slope will help mitigate frost pockets that occur on the valley floor.
 - Producing vineyards in the South Okanagan today are approaching \$350,000 an acre and most, if not all, are in the Agricultural Land Reserve.
 - Farm Credit Canada released their report of March 2023 indicating that raw farmland has increased in value by \$10,000 over the past 2 years. The range is from \$15,900 to \$95,800 with the average being \$34,000.
 - Average asking price for this property is \$19,105/acre with none in the ALR.
<https://www.castanet.net/news/Kelowna/362846/Average-price-of-Okanagan-farm-acre-increases-to-nearly-30K>
 - Converting the suitable acreage into vineyard will cost approximately \$50,000/acre X the acreage converted.
- Additional lands will be suitable for orchards (cherries are presently being grown further up Fairview Road)
 - There is substantial timber value on the property and it is estimated to appreciate at approximately 3%/ year.
 - There were 7 operating gold mines along Fairview Road in the past and gold was seen in several of the test wells that have been drilled.
- The existing RA zoning uses also include agriculture, educational facilities, equestrian centre, forestry, natural resource extraction, outdoor recreation, packing, processing and storage of farm and off-farm products, single detached dwelling, veterinary establishments along with additional secondary uses.
- *Incredible sweeping views stretching from North of Oliver, all the town of Osoyoos, Osoyoos Lake and into the United States. The possibilities for tomorrow are limited only by your imagination and time!**

FAIRVIEW HIGHLANDS

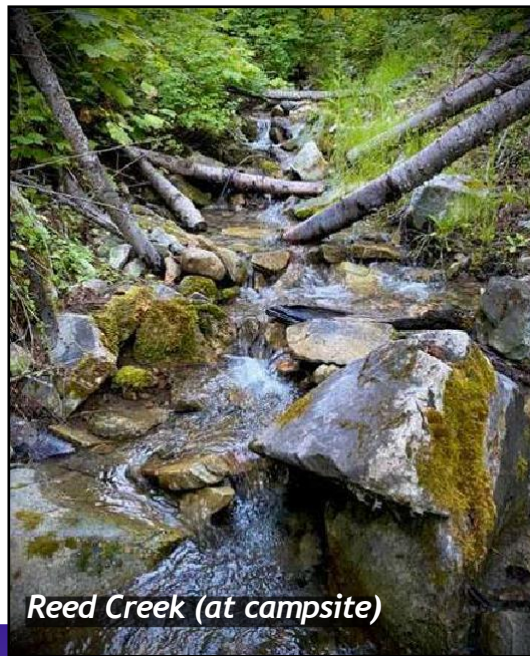
SALIENT FACTS



Togo Creek Waterfall



Artesian Well Head



Reed Creek (at campsite)

WATER

- Water will be a factor going forward. There are several drilled wells, all of which produce water to different degrees. Two of them are artesian wells, one which produced 22 gpm and another that was drilled approximately 100 ft onto Crown Land, produced 76 gpm. A Permit over Crown Land (PCL) will need to be applied for access to that well.
- A hydrologist indicated water flows would be higher on the southern portions of the property, which proved correct.
- A pit was dug some years ago which presently remains as a small pond today.
- A future reservoir could be created to provide a gravity feed system for irrigation and fire protection.
- The present owner is the only Licensee on Togo Creek for a surface water license and holds both a domestic and an industrial (stock watering) water license for Togo Creek which runs through the property.
- Togo Creek has an onsite waterfall at the higher elevation where it enters the property from the south (with a runoff estimated at 60 acre/ft.).

Lot lines are for location example only.



View of property, from East looking West

For additional images, video and complete information package visit www.ProfitintheOkanagan.com

