



## 2304 82nd Avenue Osoyoos British Columbia

\$7,999,000

This 21.77-acre orchard offers a sanctuary for agricultural endeavors. Renowned as the starting point of the tree fruit industry in the Okanagan Valley, this orchard was planted between 2003 and 2004, and is renowned by the Ministry of Agriculture and Summerland Research station for their studies. Benefiting from a southwest-facing gradual slope, Lot 1 enjoys the longest sun exposure and highest heat degree days in the valley, ensuring optimal fruit maturity. Its unique microclimate dubbed the "golden circle of the Okanagan," experiences minimal rainfall and is sheltered from storms by surrounding mountain formations. Frost protection is enhanced by the orchard's topography, with temperatures ranging strategically from bottom to top, mitigating frost risk. During spring and summer, warm air from Osoyoos rises above the orchard, while evening downdrafts contribute to temperature regulation. The irrigation system, installed in 2002-2003, harnesses water from a variety of sources with a focus on the main pumping station at Osoyoos Lake. Plantings on this property include cherries, peaches, apricots, pears, and apples. Lot 1's fertile soil, ranging from sandy loam to gravel, supports early cherry production and late-maturing red grapes, with additional potential for expansion. The property features two wells and a historical plateau with panoramic views, offering great building sites. With meticulous care and strategic planning, this orchard has thrived for over 58 years. (id:6769)

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