



298 Test Orchard Road Oliver British Columbia \$13,985,000

A trophy agricultural property & world class opportunity. 87.18 total acres (35.28 ha) of land in the center of Wine Country (Oliver) bordering BC Provincial Park land/trails and near the World Class cycling route of White Lake Road. A combination of approx. 45.5 cultivated and developable acres. There are currently 20 acres of productive fruit trees - Apple mix: Ambrosia, Honey Crisp, Rub Mac, Gala, Cherry, Plum and Peaches. 18 acres of fallow land planted in Rye. There is a prime 7 plus flat acres nestled at the infinite edge of the property overlooking the valley, lakes and river with breathtaking views & offering privacy, ready for a World Class winery, accommodation, production facility and or a family estate. A water license in place and state of the art (recently upgraded) pump house allowing 173 880 cubic meters and 39 acres of irrigation water. The underground irrigation system is in place for 23 acres (another 18 acres have heads in place). Approx 46 acres are fenced with wire and a large electrical system to keep the bears at bay. There is a lease (can be ended or renegotiated) in place with a local farmer includes small home/office space and a mfg home with tenants. The property is zoned Ag2 with an Agri-tourism allowance of 10 sleeping units. Preferred share sale. Open to offers. Imagine! (id:6769)

Full bathroom 8'2" x 7'8"

Bedroom 9'10" x 10'9"

Living room 13'2" x 16'3"

Dining room 13'2" x 8'10"

Kitchen 7'7" x 8'1"

Laundry room 15'8" x 12'7"

Bedroom 15'8" x 10'10"

Bedroom 11'1" x 10'1"

Full bathroom 6'3" x 9'3"

Primary Bedroom 16'1" x 9'3"

Dining room 11'8" x 9'1"

Living room 13' x 16'

Kitchen 15'4" x 9'2"

Listing Presented By:



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Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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