



## 298 Test Orchard Road Oliver British Columbia

Oliver Rural

# \$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 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 are is a 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. Imagine! (id:6769)

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