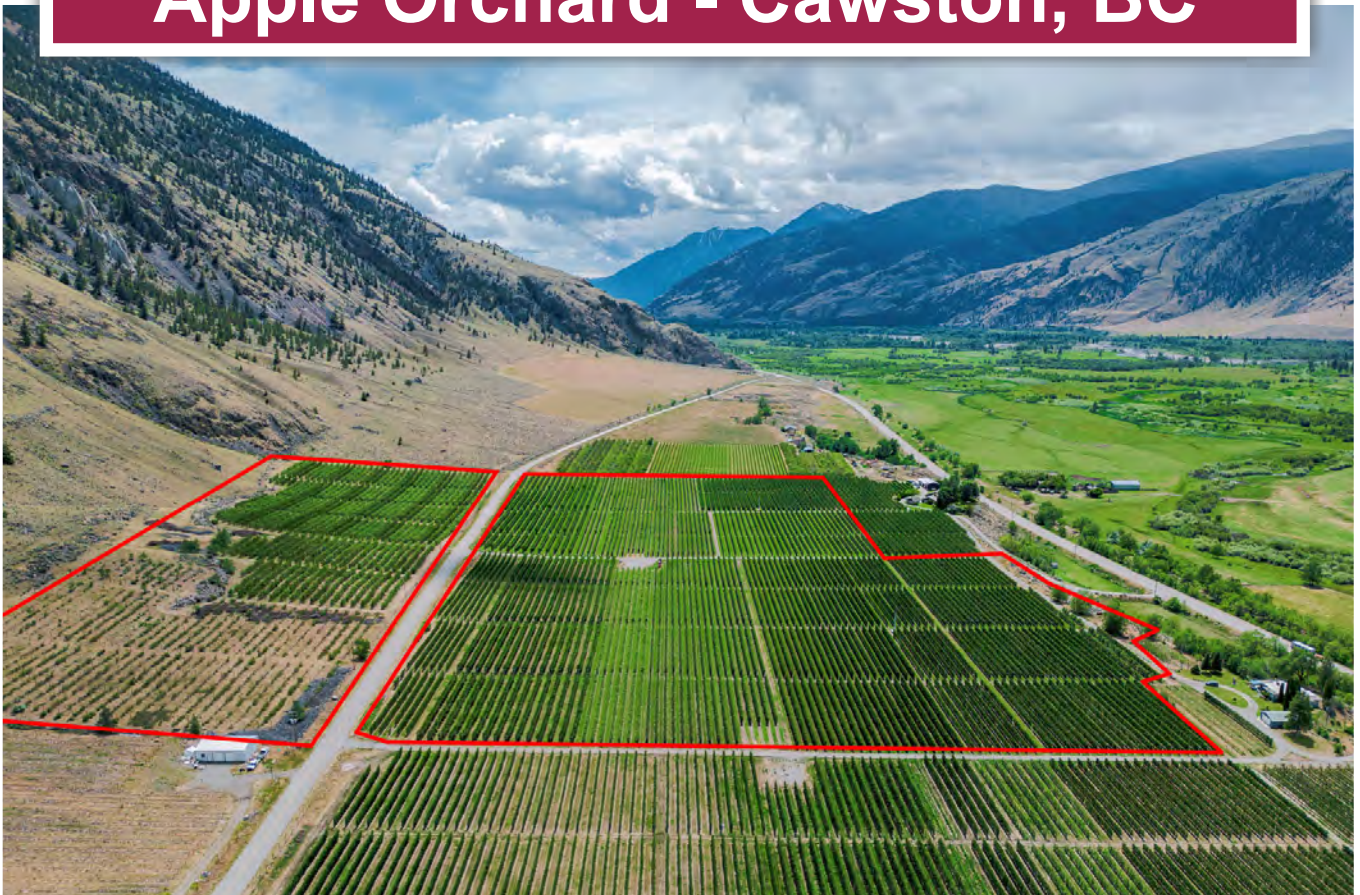




**Established and Profitable
Apple Orchard - Cawston, BC**



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Established and Profitable Apple Orchard

Cawston, BC

PROPERTY DETAILS

Listing Number:	26017
Price:	\$6,499,000
Taxes (2025):	\$8,004.89
Size:	61.28 acres

DESCRIPTION

Discover this 61-acre apple orchard in scenic Cawston, this meticulously managed property features high-density plantings of Galas, Ambrosias, Granny Smiths, and Fujis, ensuring a robust yield and high quality. Ideal for agricultural enthusiasts or savvy investors, the orchard blends prime fruit production with modern irrigation systems. Land in this coveted Class 1 soils region is not offered for sale often and is one of the best possible investments you can make, especially in inflationary times. Expand into diverse farming opportunities or continue its legacy of premium apple cultivation in this coveted rural setting.

The property is located on the east side of Highway 3, four kilometres south of the community of Cawston and 37 km north west of the community of Osoyoos on Highway 93. Barcelo Road bisects the subject property into eastern and western portions. The surrounding neighbourhood is predominantly comprised of agriculturally orientated properties particularly orchards and vineyards; the nearest municipal centres are Cawston and Keremeos to the north and Osoyoos to the south.

This is an established, high producing and profitable orchard with Class 1 soils. The property is almost entirely level or slightly sloped. Both the eastern and western portions of the subject property have both legal and physical vehicle access via Barcelo Road. Barcelo Road is serviced with both power and telecommunications lines, although the subject property is not serviced except for irrigation water provided by several wells. The property also has an easement for an irrigation water system over a neighbouring adjacent parcel. The parcel contains multiple areas suitable for building a home or outbuildings. The property has no zoning but is mostly located within the Agricultural Land Reserve.

This is a trophy agricultural property listed below current appraised value, and the kind that doesn't come up for sale often.

Call the listing agent for detailed information.

LOCATION

1731 Barcelo Road - Cawston, BC

DIRECTIONS

See mapping section for detailed directions.

AREA DATA

Cawston is a small community in the Similkameen Valley known as the Organic Farming Capital of Canada, bordered by the town of Keremeos, which is about 6 kilometres away, and serves as the main commercial center for the area. The nearest large city is Penticton, located about 45 minutes



northeast, which provides a wider range of services, shopping, and recreational opportunities. Kelowna is approximately a two-hour drive from Cawston and has an international airport and more extensive amenities.

With a long, hot growing season and dry, windy conditions, the area is ideal for sustainable agriculture. Approximately 40% of the farms here are certified organic, contributing to its reputation for high-quality produce. In addition to farming, Cawston is home to over 18 local wineries, cideries, and a craft distillery, making it a popular destination for wine enthusiasts.

Visitors to Cawston often explore its acclaimed wineries and cideries. The nearby Similkameen River is a favorite spot for fishing and tubing, providing opportunities to enjoy the natural beauty of the region. Hiking trails in the area showcase a variety of landscapes, from desert-like terrain with cacti and sagebrush to lush sub-alpine meadows. The annual Oktoberfest celebration at Crowsnest Vineyards is another highlight, bringing together locals and visitors for a festival of wine, food, and entertainment.

Cawston lies within the territory of the Smelqmix (Similkameen) Nation, specifically the Lower Similkameen Indian Band, which is part of the Syilx Nation.

RECREATION

Regardless of the season, Cawston and its neighboring towns offer a diverse range of outdoor and cultural activities, making it a year-round destination.

As the Similkameen Valley comes to life, outdoor activities in Cawston and the surrounding areas become increasingly popular. Hiking and mountain biking are ideal, with trails in the Similkameen Valley offering breathtaking views of blossoming orchards and vineyards. Birdwatching is also excellent during this time, particularly along the Similkameen River, where migratory birds return. Local wineries and cideries allow visitors to sample early releases of new wines.

The warm summer months provide prime opportunities for river activities, including tubing, kayaking, and swimming in the Similkameen River. Fishing is also popular, with opportunities to catch

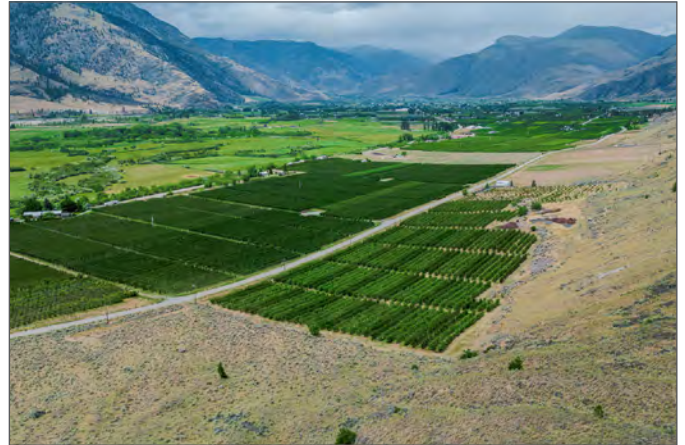
trout and other species. Nearby Bromley Rock Provincial Park is a favorite summer destination for picnicking, swimming, and cliff jumping. Camping is available in both Cathedral Provincial Park and the Ashnola River Valley, offering scenic wilderness experiences. Cawston's surrounding vineyards and orchards are in full swing, and fruit picking becomes a popular activity at local farms.

As temperatures cool, you can head off for a day of hiking in the Snowy Protected Area and the South Okanagan Grassland. Fall is also the peak of the wine season, with many wineries hosting harvest festivals and tasting events. Hunting season begins in the surrounding hills, with deer and game birds being common in the region.

The colder months offer cross-country skiing and snowshoeing available in nearby areas such as Nickel Plate Nordic Centre near Penticton and trails around Keremeos. For downhill skiing and snowboarding, Apex Mountain Resort, about an hour's drive from Cawston, provides excellent terrain and reliable snowfall. Wildlife viewing is another winter attraction, as bighorn sheep and other animals descend to lower elevations. The surrounding wineries continue to offer tastings, including unique ice wines, which are harvested during the coldest months.

HISTORY

Cawston is an unincorporated community in the south Similkameen Valley, named after Richard Lowe Cawston, a pioneer cattle rancher and magistrate who settled in the area in the 19th century. The region also holds historical significance as the site of a Hudson's Bay Company trading post, known as Fort Similkameen, which played a role in the fur trade during the 19th century. Today, Cawston is recognized for its organic farming practices and vibrant agricultural community.



MAP REFERENCE

49° 8'49.32"N and 119°43'50.29"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

- Profitable orchard
- Currently leased to a local producer

SERVICES

- Power
- Telecommunications lines
- Water - irrigation wells

ZONING

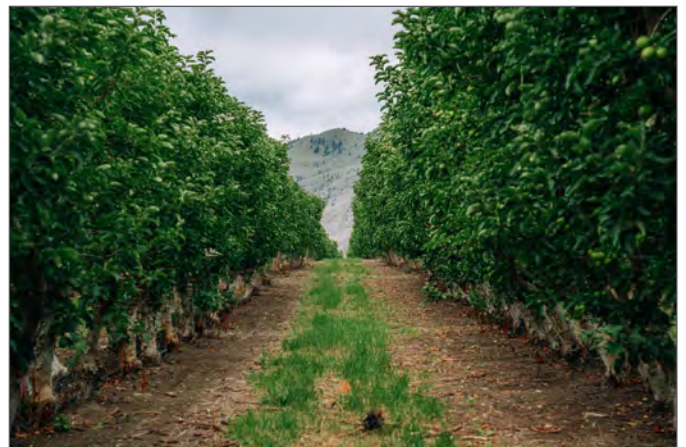
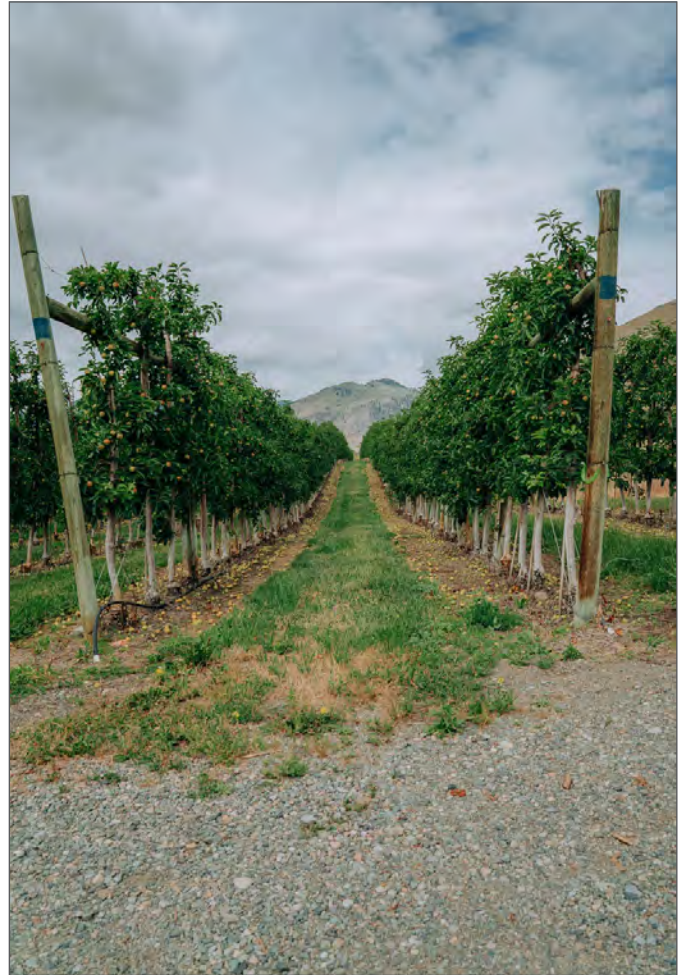
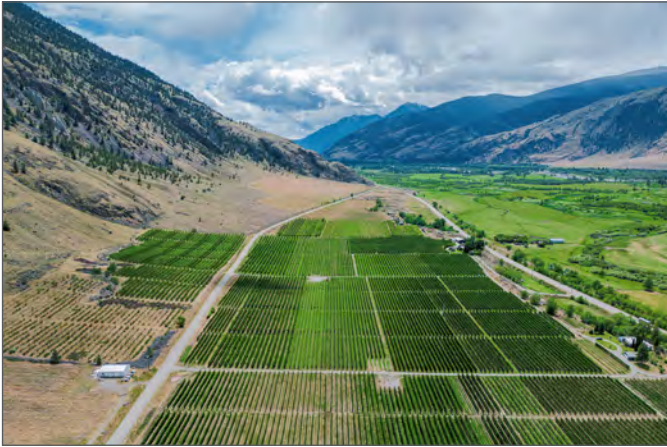
No zoning.

ALR - 97.8 % of the property is located in the ALR.

LEGAL

LOT 3 DISTRICT LOT 244 SIMILKAMEEN
DIVISION YALE DISTRICT PLAN EPP80826
PID 030-703-654



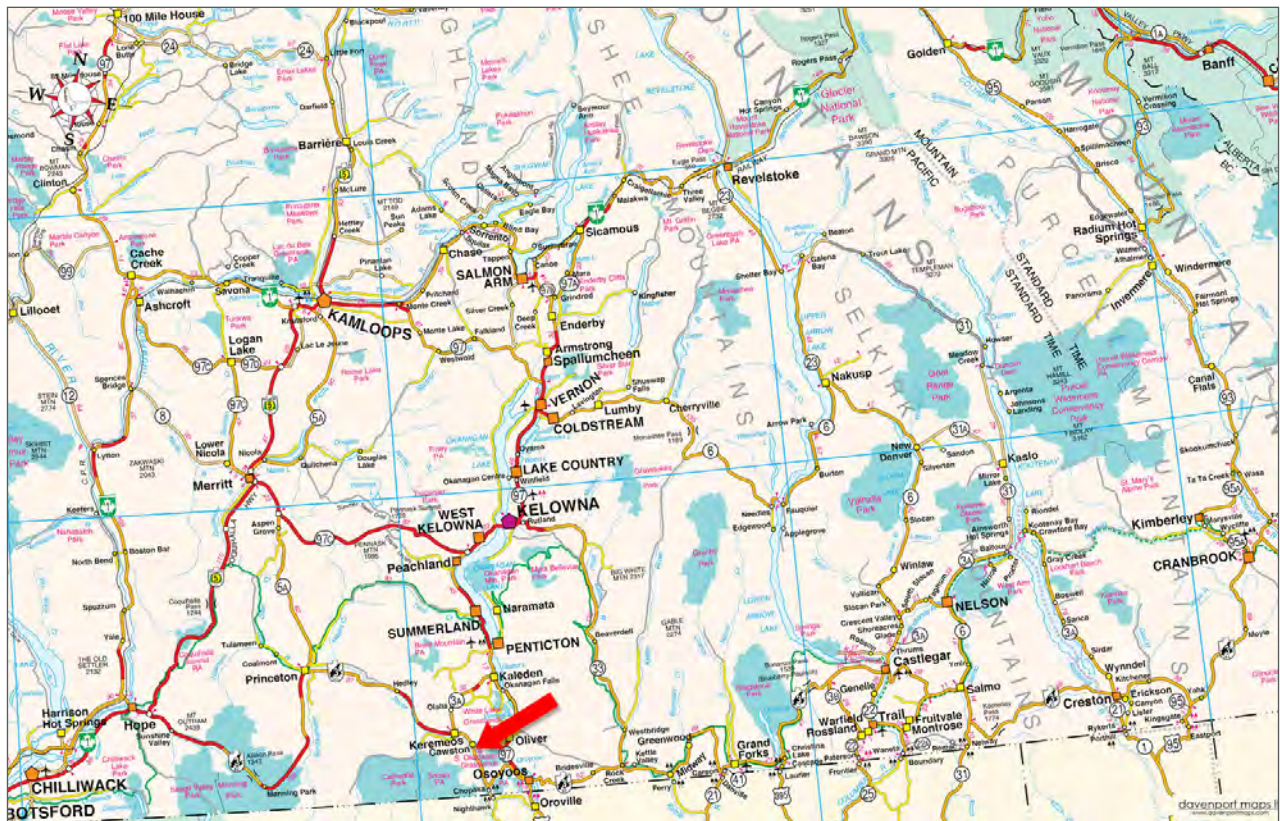


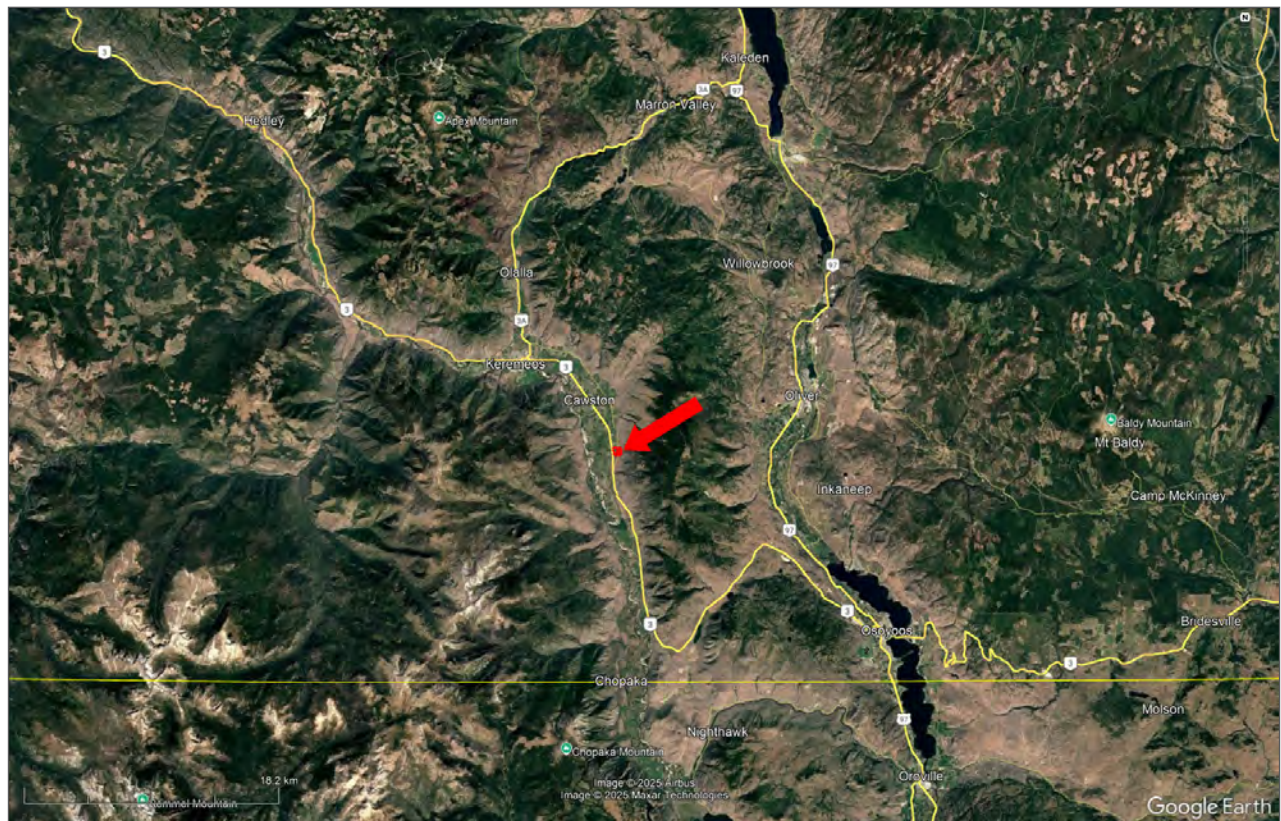
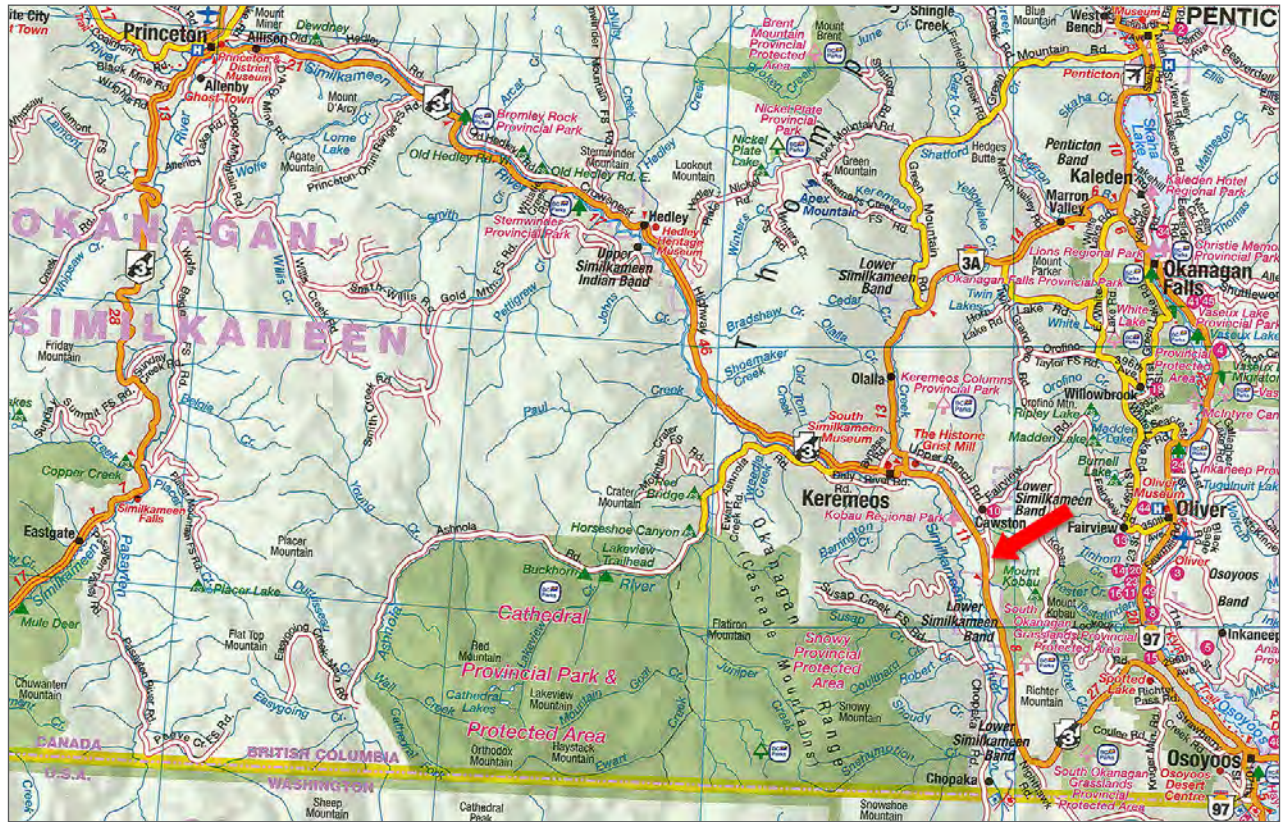


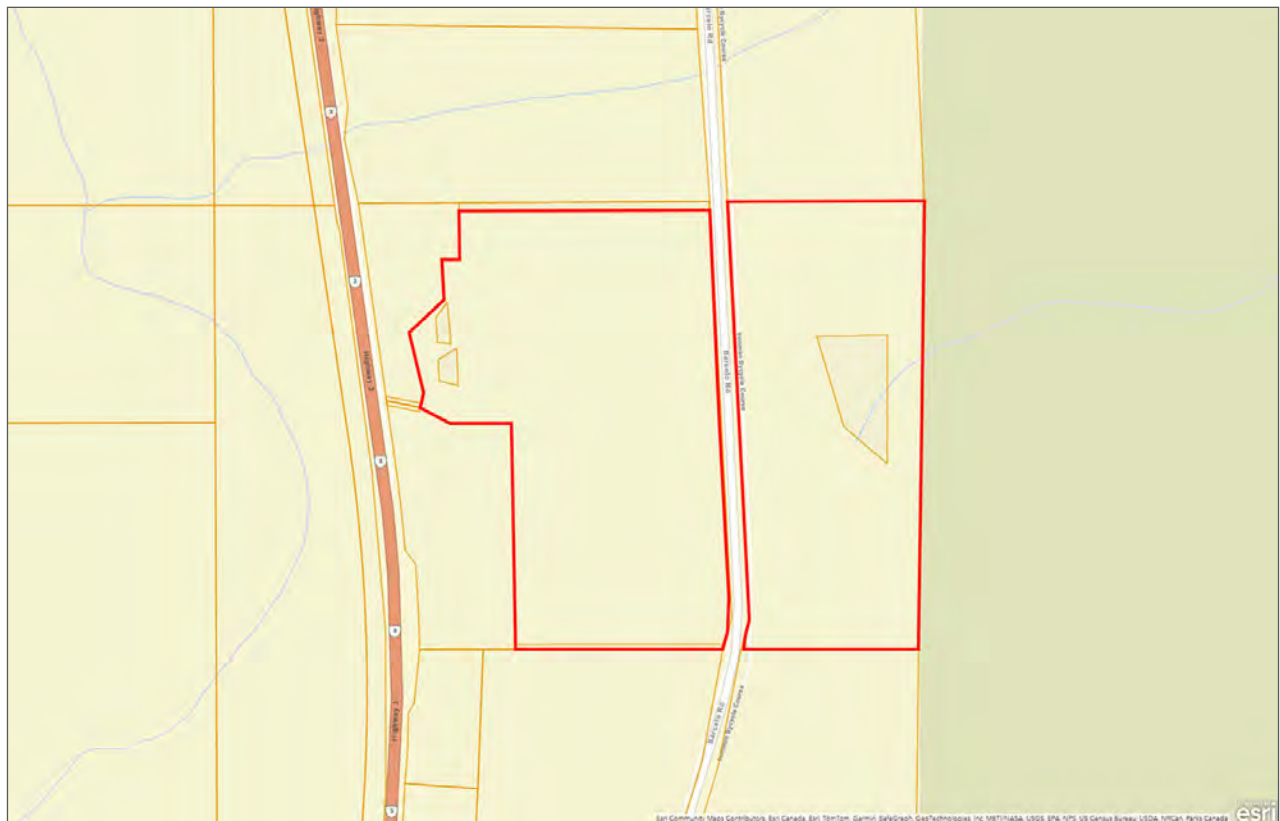


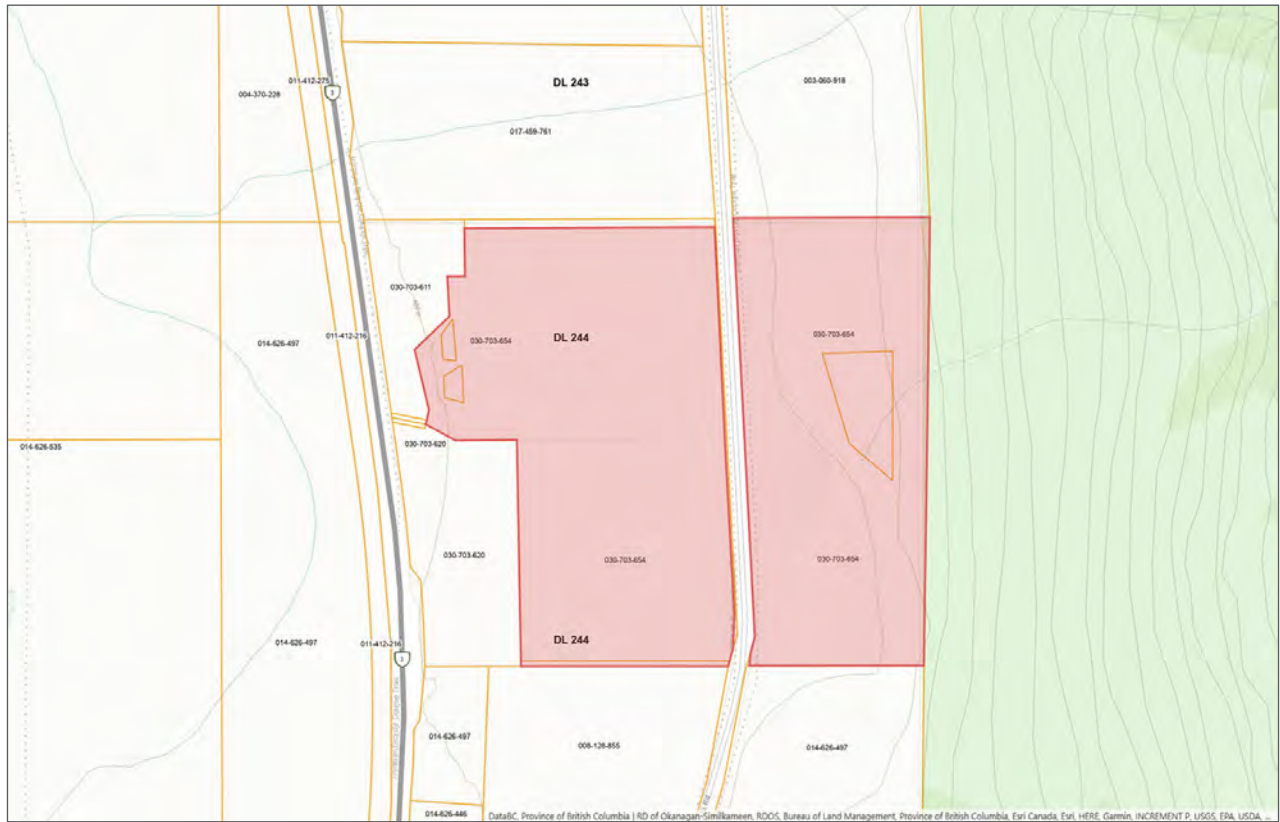














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