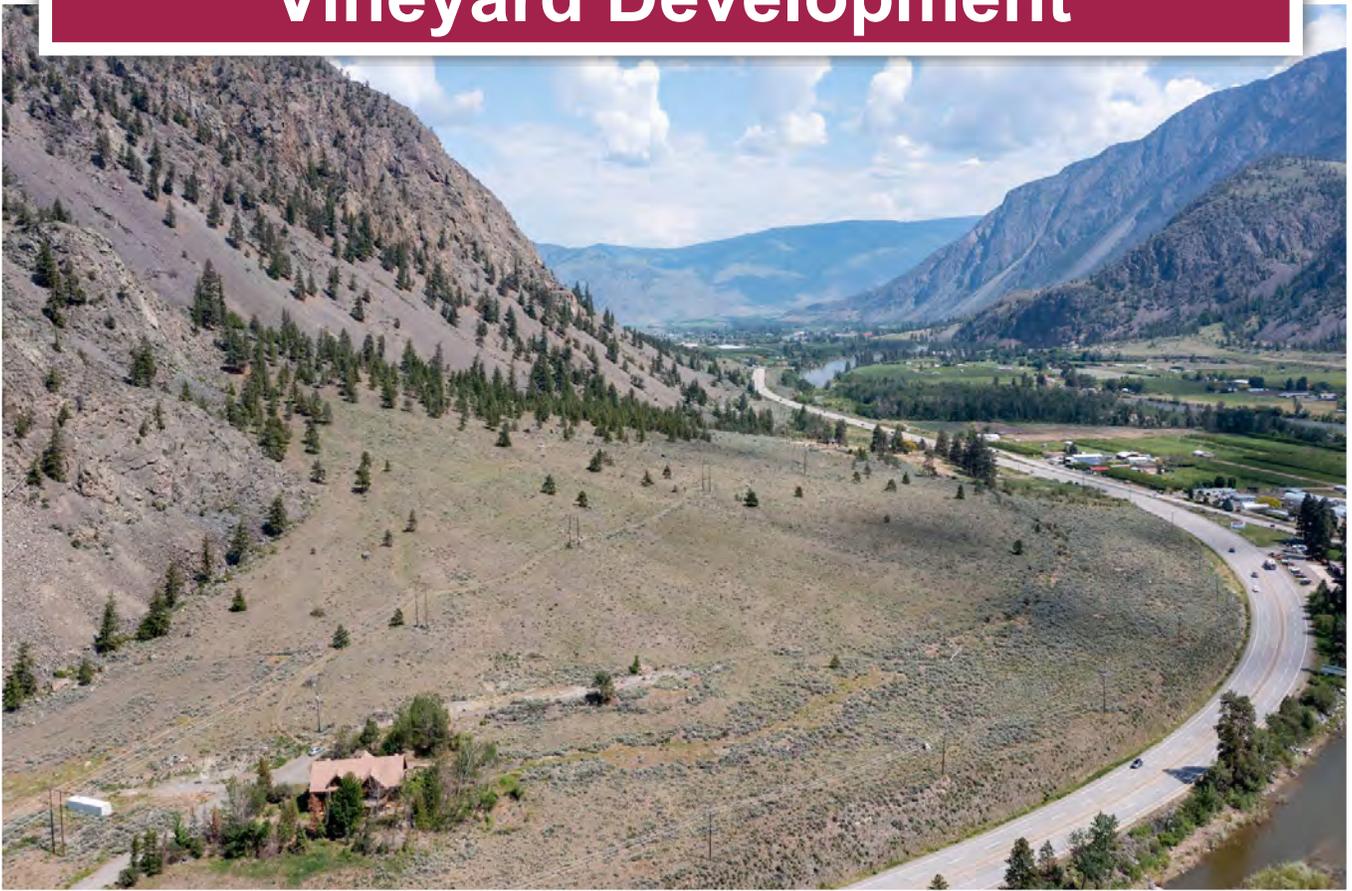




**Prime Land for Expansive  
Vineyard Development**



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# Prime Land for Expansive Vineyard Development

## Similkameen Valley - Keremeos, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	23114
<b>Price:</b>	\$9,900,000
<b>Size:</b>	158 acres ~ 3 titles

### DESCRIPTION

Nestled in the picturesque Similkameen Valley in Keremeos, a 158-acre property beckons, promising boundless possibilities for agriculture, viticulture and winemaking. Approximately 70 acres of this expansive land hold potential for planting grapevines and fruit trees, laying the foundation for a substantial vineyard operation. The property is endowed with several natural attributes, including a south-facing exposure, ample sunlight, and favorable wind—all of which combine to create an optimal environment for grape cultivation.

The property's strategic location on an alluvial fan is a significant advantage. This geological formation, resulting from sediment deposits from flowing water over time, provides the land with a good grade. This slope is crucial for grapevines, as it facilitates effective water drainage, preventing root diseases and waterlogging. Moreover, the gentle incline ensures efficient use of sunlight and aids in air circulation, both of which contribute to the overall health and productivity of the vines.

An integral aspect of this property is its access to water. The property benefits from an existing water licence with the Keremeos Irrigation District, covering approximately 20 acres. The opportunity to expand the licensed irrigation coverage is an additional advantage that can support the growth

of a flourishing vineyard. There is also potential to drill a private well adjacent to the existing utility on the flat base of the property, providing another completely private source of water for irrigation. The current wells are at a depth of 75 feet.

The soil structure has been favorably compared to Burgundy, France. The alluvial fan location means the soil is layered with a medley of mineral-rich deposits, contributing to the unique terroir of the region.

The expansive property size presents significant economies of scale, particularly when it comes to planting a larger acreage. Economies of scale can lead to cost savings in vineyard management, including labor, equipment, and supplies. Additionally, a larger vineyard can support a wider variety of grape types, offering the potential for diverse wine production.

Keremeos and the Similkameen Valley are renowned for their high-quality fruit and vegetables in addition to its wine industry. Establishing a vineyard here provides a glimpse into a supportive, collaborative community of winemakers and vineyard owners, further enhancing the prospects of a new venture in this region. With its growing reputation for organic viticulture, the region aligns well with the global trend toward sustainable and eco-friendly wines. Opening a winery on this property not only means producing exceptional wines but also potentially contributing to the local economy and tourism. With the picturesque landscape of the Similkameen Valley serving as a backdrop, the vineyard could become a destination for wine enthusiasts, further enhancing its profitability and appeal.

This stunning 158-acre property holds immense potential for a large-scale vineyard operation. Its natural advantages, coupled with the supportive local wine community and potential economies of scale, make it an enticing proposition for anyone passionate about viticulture and winemaking. The land stands as a canvas, ready to be transformed into a bustling vineyard, contributing to the rich tapestry of the region's wine industry.

## LOCATION

3313 & 3274 Highway 3 - Keremeos, BC

## DIRECTIONS

Contact Listing REALTOR®.

## AREA DATA

The history of Keremeos and the Similkameen Valley is as rich and layered as the wines produced in this unique region of British Columbia. The Similkameen Valley, known as the 'organic wine capital of Canada,' is an area steeped in history and culture, with its roots dating back to the indigenous peoples of the region.

In the mid-19<sup>th</sup> century, the Similkameen Valley was at the heart of the Fraser River Gold Rush, attracting prospectors from far and wide. The area transitioned into an agricultural hub as settlers began to recognize the potential of the fertile valley for farming. Keremeos, often referred to as "The Fruit Stand Capital of Canada," became particularly renowned for its orchards and fruit production. The old Grist Mill and Gardens, built in the 1870s, stands as a historical landmark, a testament to the region's agricultural heritage.

The wine industry in Keremeos and the Similkameen Valley is a relatively recent phenomenon, starting in earnest in the late 20<sup>th</sup> century. The region's unique terroir, characterized by hot, dry summers, mineral-rich soils, and the influence of the Similkameen River, made it an attractive location for viticulture.

The first vineyards were planted in the 1980s, and the area has since seen steady growth in the number of wineries and vineyards.

Today, the Similkameen Valley boasts over a dozen wineries and vineyards, many of which are certified organic or in the process of becoming so. The region is now recognized as one of the premier wine-growing areas in Canada, producing a wide variety of wines, including award-winning reds, whites, and rosés. The wineries in the region are known for their commitment to sustainable farming practices and their respect for the land.

The burgeoning wine industry has also transformed the economy and culture of Keremeos and the Similkameen Valley. Wine tourism has grown in tandem with the industry, attracting visitors from around the world to explore the local vineyards, taste the region's wines, and experience the natural beauty of the area. The wine industry has also fostered a sense of community, with winemakers, growers, and residents sharing a deep appreciation for the land and its bounty. As the wine industry in Keremeos and the Similkameen Valley continues to evolve, it carries forward the region's rich history while charting a path for a sustainable and prosperous future.

## VEGETATION

Keremeos, is well-known for its diverse vegetation, which is largely a result of the region's unique climate and geographical characteristics. Nestled in the Similkameen Valley and characterized by a semi-arid climate, Keremeos enjoys hot, dry summers and mild winters, contributing to a rich array of plant life that thrives in these conditions.

The area is renowned for its productive agricultural lands, particularly its lush fruit orchards. Owing to the favorable climate and fertile soils, Keremeos is often referred to as the "Fruit Stand Capital of Canada." The vegetation here is dominated by various fruit trees, including apple, peach, pear,

cherry, and apricot orchards. Additionally, the prevalence of vineyards contributes to the region as a unique and culinary destination. The vineyards, set against the dramatic backdrop of mountains and clear blue skies, are not just agricultural enterprises but also enhance the scenic beauty of Keremeos.

In the wilder parts of the region, vegetation is characterized by a mix of desert and mountain plants. Sagebrush, antelope brush, and bunchgrass are typical of the lower, drier areas. These hardy plants have adapted to survive the arid conditions, with small, tough leaves to reduce water loss. As one moves higher into the surrounding mountains, the vegetation transitions to forests of ponderosa pine, Douglas fir, and western larch. In the spring, the area is adorned with a variety of wildflowers, adding a burst of color to the landscape. Thus, from cultivated orchards and vineyards to desert shrubs and mountain forests, the vegetation in Keremeos is incredibly varied, reflecting the area's diverse topography and climate.

## RECREATION

The Keremeos area is a paradise for outdoor enthusiasts, offering a variety of recreational activities that are as diverse as the region's landscapes. Hiking is one of the most popular pastimes, with a plethora of trails weaving through the local mountains, valleys, and forests. The nearby Cathedral Provincial Park is a favorite destination, boasting over 33,000 hectares of protected land, with trails that range from leisurely walks to more challenging climbs. The park's dramatic peaks, pristine lakes, and abundant wildlife offer an unforgettable experience for nature lovers. For a less strenuous adventure, the Keremeos Columns Provincial Park offers an easy trail leading to the unique and stunning basalt columns, a geological marvel worth seeing.

Water-based activities also abound in Keremeos. The Similkameen River, which flows through

the village, provides opportunities for canoeing, kayaking, and fishing. The river's gentle sections are perfect for a leisurely paddle, while those seeking more excitement can tackle its whitewater rapids. Anglers will find the river a fruitful fishing ground, teeming with various species like rainbow trout and mountain whitefish. Furthermore, the numerous lakes in the region, such as Chopaka and Yellow Lake, offer idyllic settings for a day of boating, swimming, or simply relaxing by the water.

Winter in Keremeos brings its own unique recreational opportunities. The surrounding mountains become a playground for snow sports, with cross-country skiing and snowshoeing being popular activities. The nearby Apex Mountain Resort is a hub for downhill skiing and snowboarding, with a range of slopes suitable for beginners to seasoned professionals. For a slower-paced winter activity, one could partake in a peaceful winter walk or bird watching, as the region is home to a variety of bird species that overwinter in the area. Whether it's the heat of the summer or the chill of the winter, Keremeos is a recreational haven year-round.

## HISTORY

Keremeos, a picturesque village in British Columbia, is rooted in a rich history that dates back to the indigenous peoples of the area. The name "Keremeos" translates to "the meeting of the winds," and it was given by the Similkameen First Nation, who first inhabited the fertile valleys and mountainsides of the region. The area's history as a trading hub started early with the establishment of fur trading posts in the 19<sup>th</sup> century, where the local First Nations traded furs for European goods.

A significant change in the region's history came with the arrival of miners during the Gold Rush in the mid-19<sup>th</sup> century, followed by ranchers and farmers who were drawn to the fertile land of the Similkameen Valley. The natural resources of the area, including rich soil and a favorable climate,

contributed to the growth of agriculture. Over time, Keremeos became known for its bountiful fruit orchards, earning the title “The Fruit Stand Capital of Canada.”

In the late 20<sup>th</sup> century, Keremeos began to evolve yet again, this time due to the burgeoning wine industry. The favorable conditions that made Keremeos a prime location for fruit cultivation also made it ideal for growing grapes. The combination of hot, dry summers, cool winters, and mineral-rich soil found in the Similkameen Valley provided an excellent terroir for wine production. The 1990s saw the establishment of several vineyards in the region, marking the inception of Keremeos’s contribution to the British Columbia wine industry.

Today, Keremeos is an integral part of the thriving wine scene in British Columbia. The Similkameen Valley, where Keremeos is located, is recognized as one of the premier wine regions in Canada. A multitude of wineries dot the landscape, offering a wide range of varietals, including Merlot, Cabernet Sauvignon, and Chardonnay, among others. Wine tourism is a significant part of Keremeos’s economy, with wine enthusiasts from around the world visiting to explore the unique blend of history, culture, and world-class wines the region has to offer.

## MAP REFERENCE

49°12'27.09"N and 119°52'52.52"W

## INVESTMENT FEATURES

Gravel pit located on the property.

## SERVICES

- Hydro
- Water
- Septic

## IMPROVEMENTS

There exists an historic house with potential for conversion into a wine tasting room. Its rich architectural features and unique character can provide an exquisite ambiance for wine enthusiasts and visitors to the region. The property is also equipped with basic farm infrastructure, including a functional barn, and well-maintained fencing. These amenities offer potential for agricultural activities and livestock management, enhancing the property’s appeal for a diverse range of agricultural uses.

## TAXES

\$6,660.73 (2023) combined for the 3 parcels

## ZONING

Electoral Area “G” - Rural Keremeos  
Zoning Bylaw No. 2781, 2017 - Regional District of Okanagan-Similkameen

Agricultural Land Reserve (ALR) - Provincial Land-Use Zoning

## LEGAL

LOT B DISTRICT LOT 657 SIMILKAMEEN  
DIVISION YALE DISTRICT PLAN 25060  
EXCEPT PLAN H16866  
PID 005-689-236

AMENDED LOT 8 (DD J31532) DISTRICT LOT  
657 SIMILKAMEEN DIVISION YALE DISTRICT  
PLAN 2065 EXCEPT PLAN H16866  
PID 011-259-981

LOT C DISTRICT LOT 657 SIMILKAMEEN  
DIVISION YALE DISTRICT PLAN 25060  
PID 005-689-244







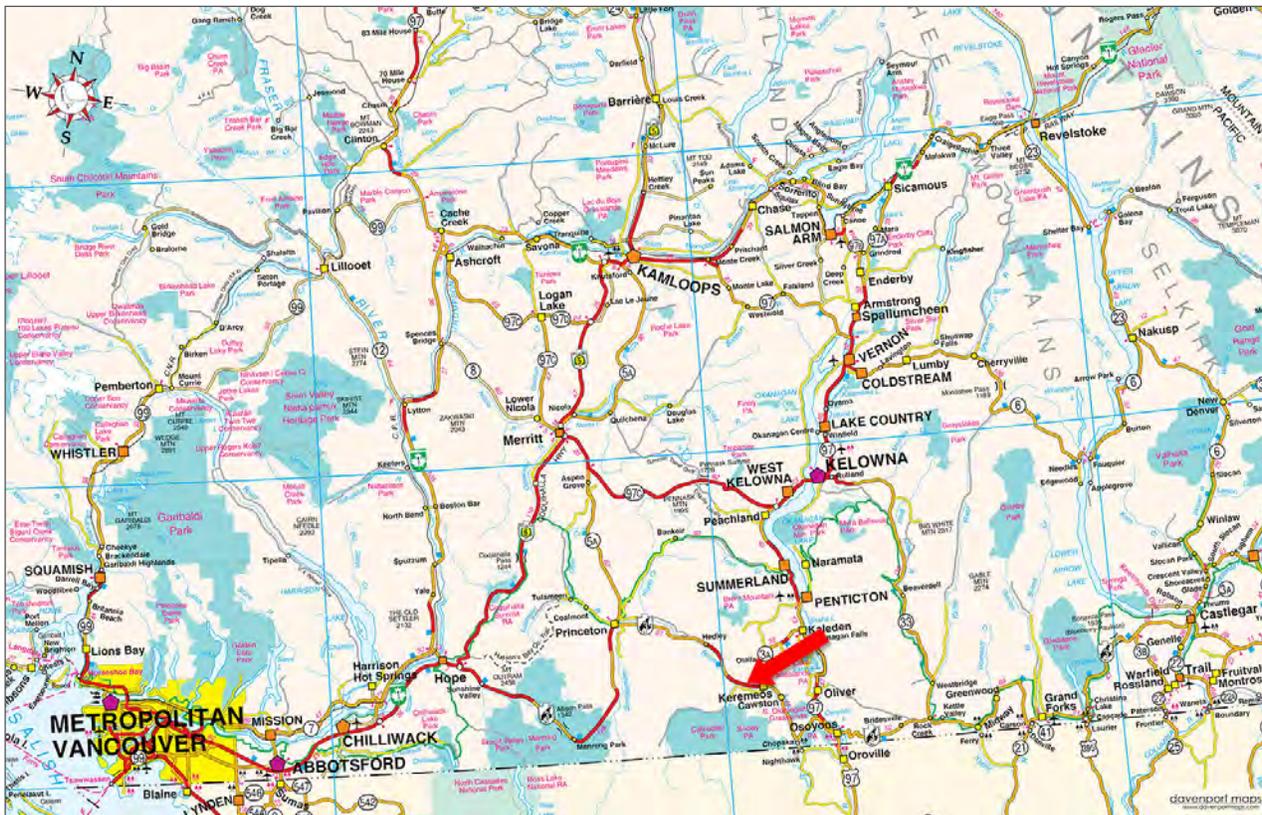
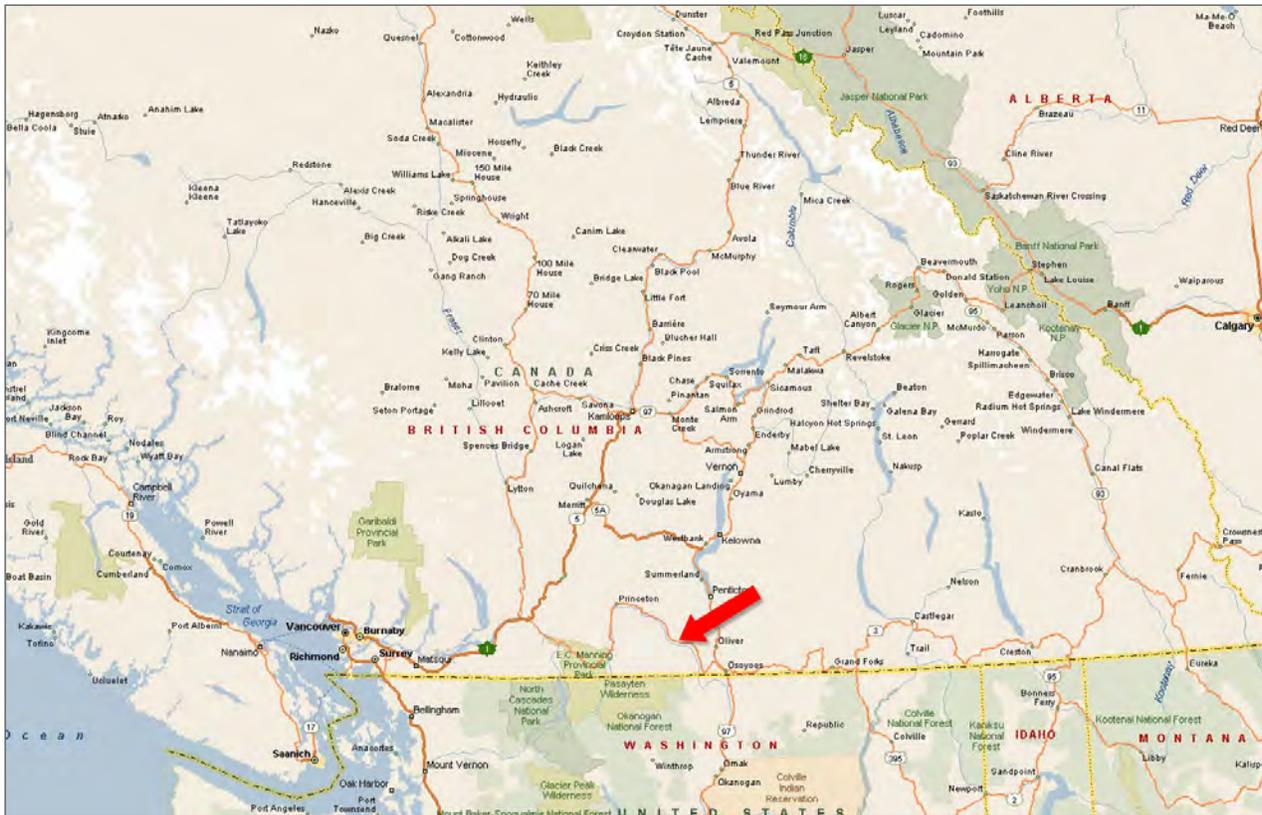


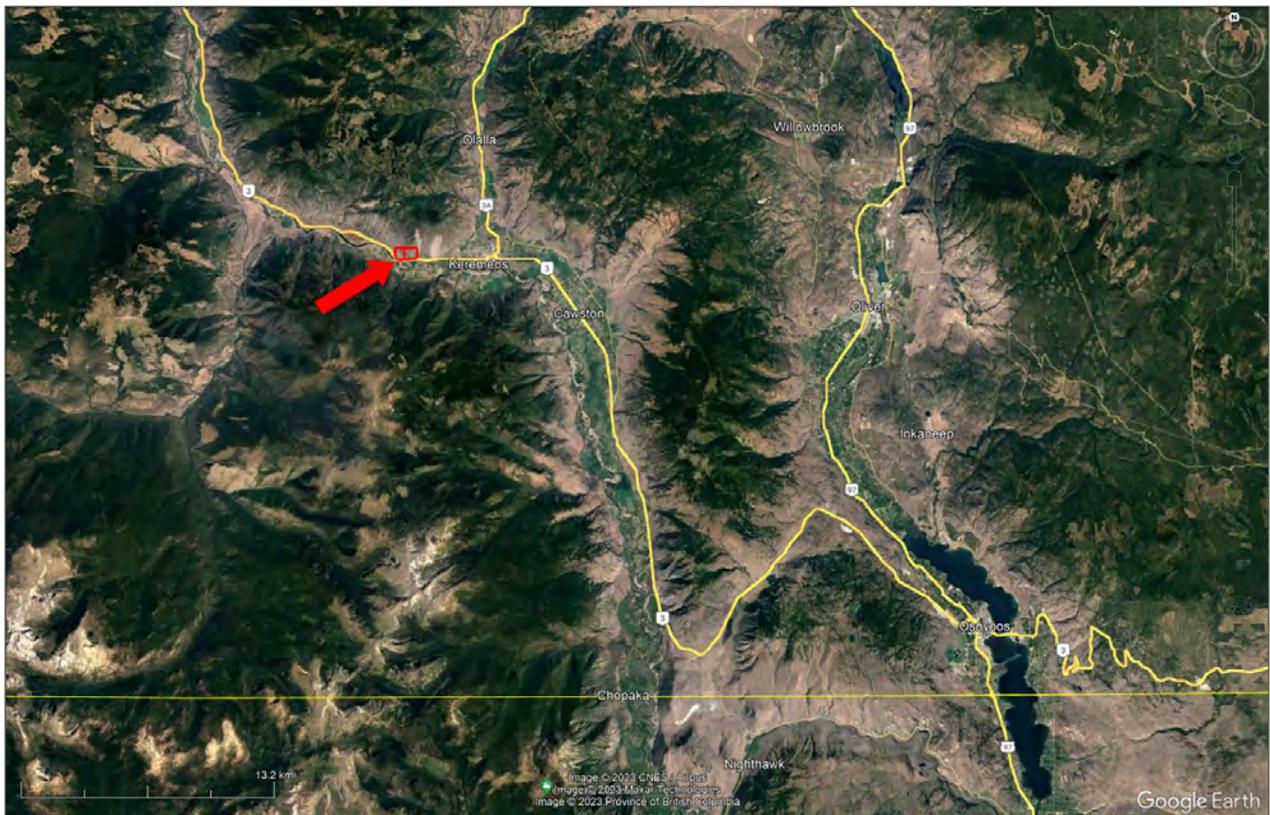
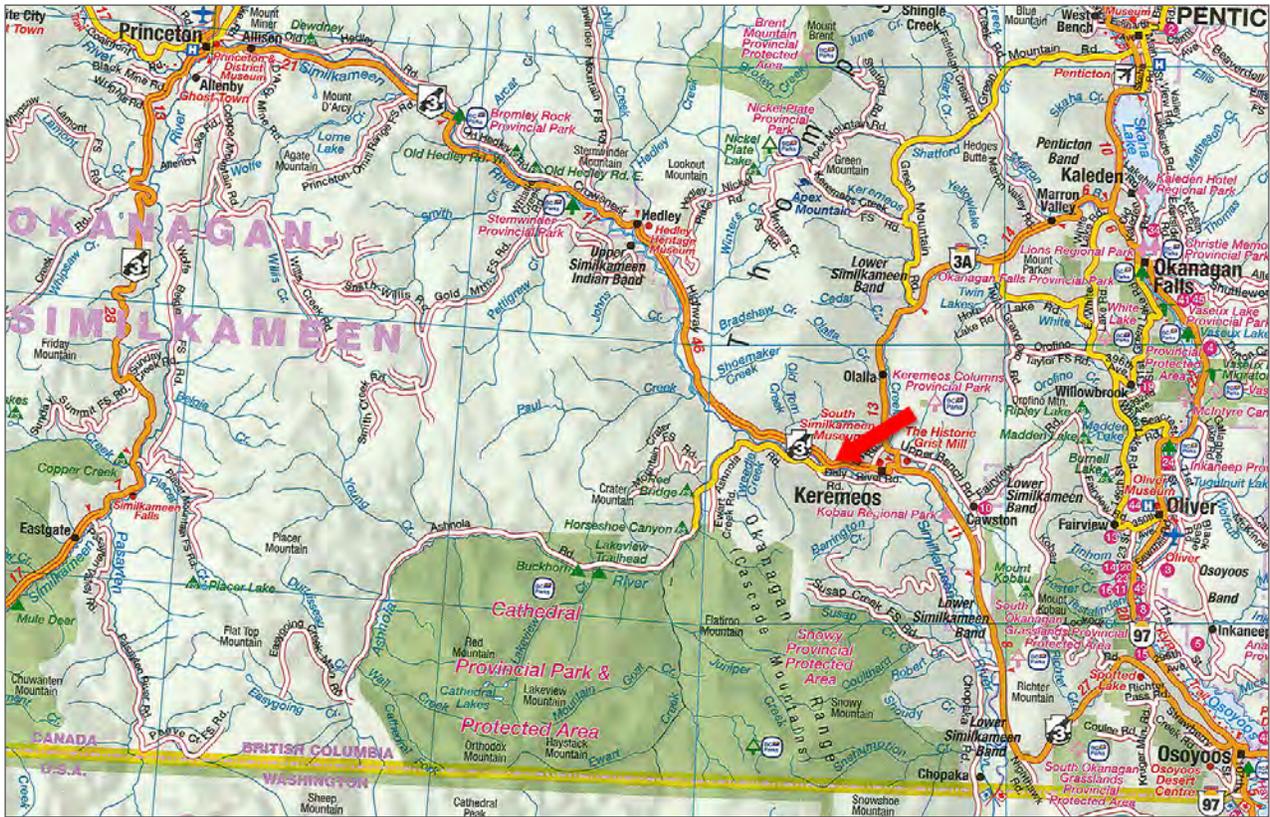




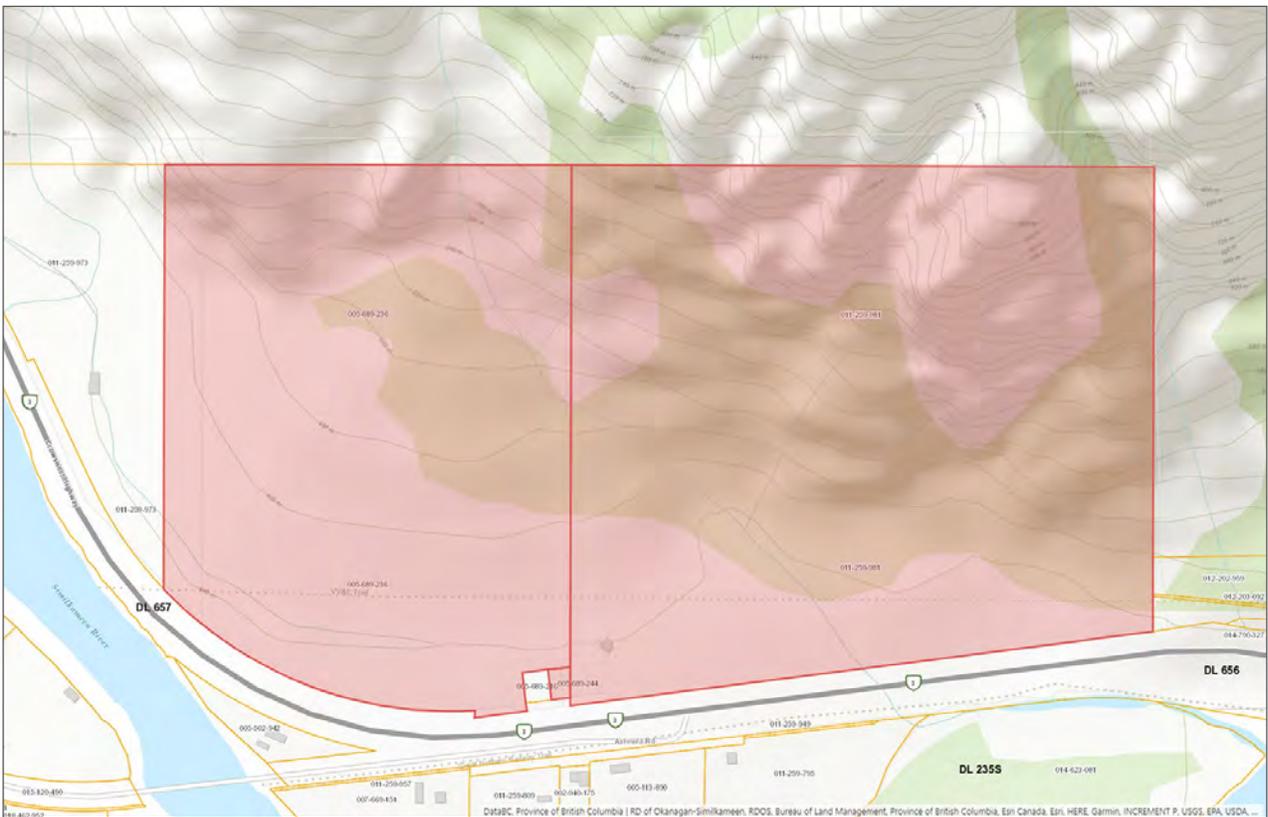
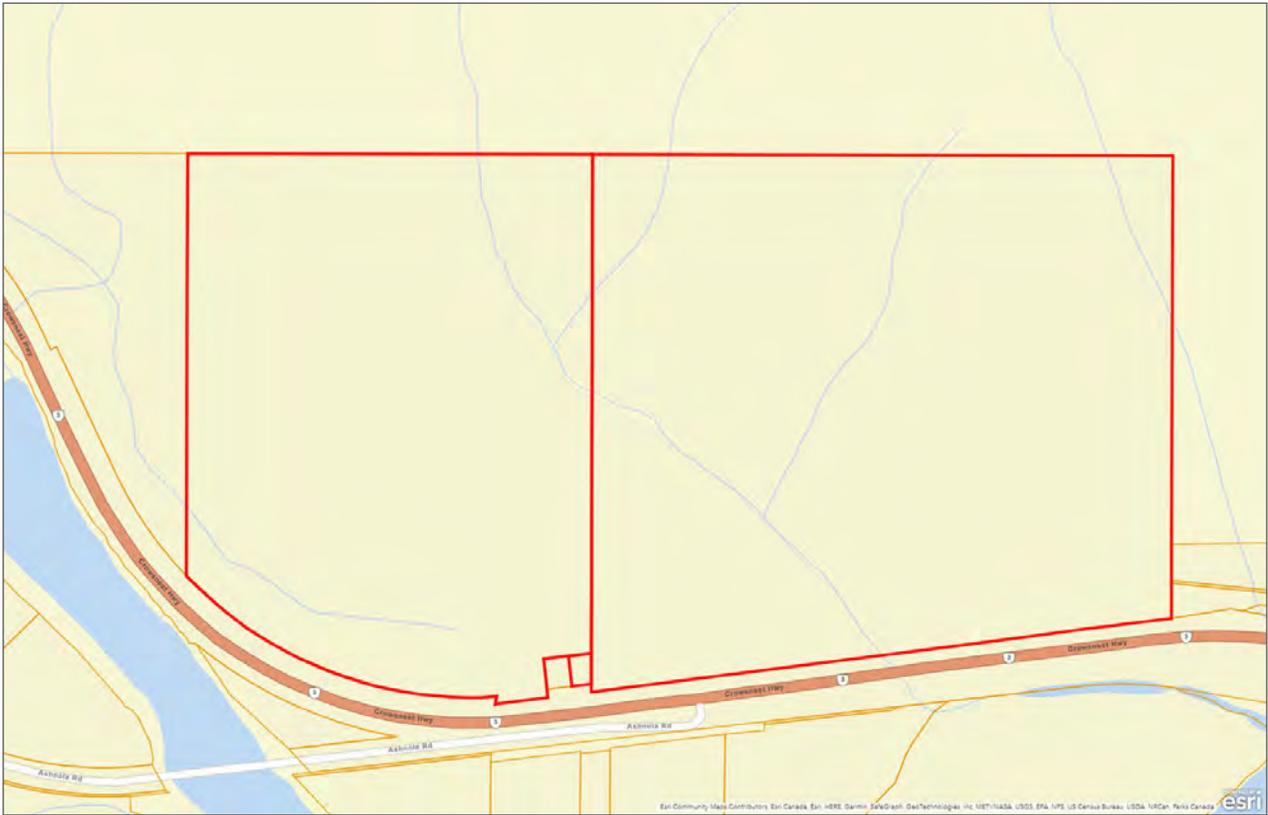
















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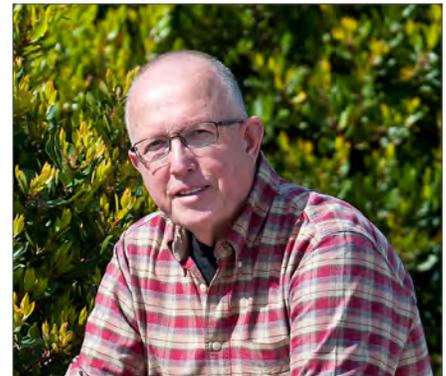
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