

FOR SALE
2761 SHUSWAP ROAD
KAMLOOPS, BC

120 ACRES OF
BEAUTIFUL RIVERFRONT
AGRICULTURAL LAND

INCLUDES 25.5 ACRES PLANTED VINEYARDS AND 20 ACRES OF RIVERFRONT



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LOCATION

The Subject Property, located on the South Thompson River, is home to a myriad of birds, majestic eagles, bulrushes and beautiful wintering swans. Composing the backdrop to the vines are rolling hills of sage and antelope brush and majestic, mysterious hoodoos carved into clay banks. Bighorn sheep, mule deer, and bears graze and roam. In the vineyard is a fully productive natural spring that offers further biodiversity to this special place.

OPPORTUNITY

Formerly operating as “Harper’s Trail Estate Winery”, Kamloops first winery, the lands continue to have 25.5 acres of planted vineyard and the ability to greatly expand the vineyards and increase production. The additional land could also be used for other agricultural purposes such as fruit trees, vegetable crops or other agricultural activities. The winery produces ten different varietals and has won many medals and awards.

LEGAL ADDRESS

Strata Lot 3 District Lot 280 Kamloops Division Yale District Strata Plan EPS725 Together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V
PID 029-088-038

PROPERTY HIGHLIGHTS

- 25.5 acres of producing vineyards
- 120 acres in total, including 20 acres of riverfront
- Beautiful tasting room, patio and large picnic area
- Modern warehouse and production facility
- Newly renovated barn, storage and event facilities
- Water licenses
- Ability to greatly expand the vineyards
- Inventory, extensive list of farm and irrigation equipment are available for negotiation
- A detailed Due Diligence package is available upon signing a confidentiality agreement.

ZONING

AF-1 (Agricultural/Forestry)

ASKING PRICE

\$5,000,000.





LEGEND

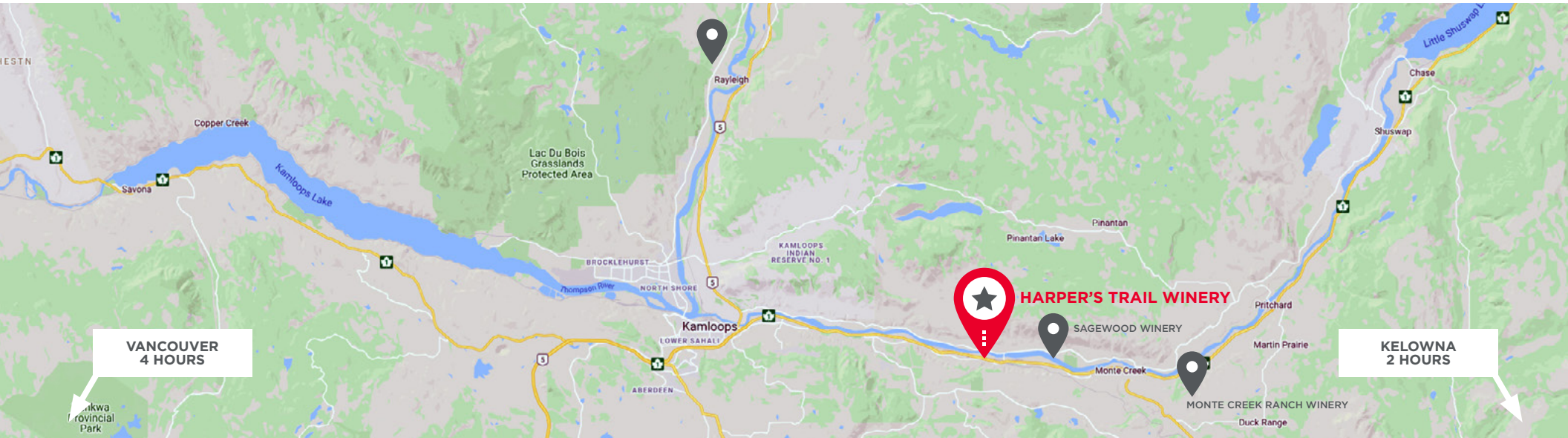
- 1 Planted Vineyards
 - ① Gamay Noir 2013
 - ② Pinot Noir 2013
 - ③ Riesling 2009 Silver Mane Block
 - ④ Chardonnay 2009
 - ⑤ Pinot Gris 2009
 - ⑥ Riesling 2008 Pioneer Block
 - ⑦ Cabernet Franc 2008
 - ⑧ Cabernet Franc 2012
 - ⑨ Gewürztraminer 2008
 - ⑩ Cabernet Franc 2018
- 2 Additional Planted Vineyards
- 3 Wine Shop, Event Space, Production & Warehouse
- 4 Planted Alfalfa - Prepared/Sloped for Additional Fruit Planting
- 5 Lands For Unspecified Opportunity
- 6 Lands For Unspecified Opportunity
- 7 Thadd Springs



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