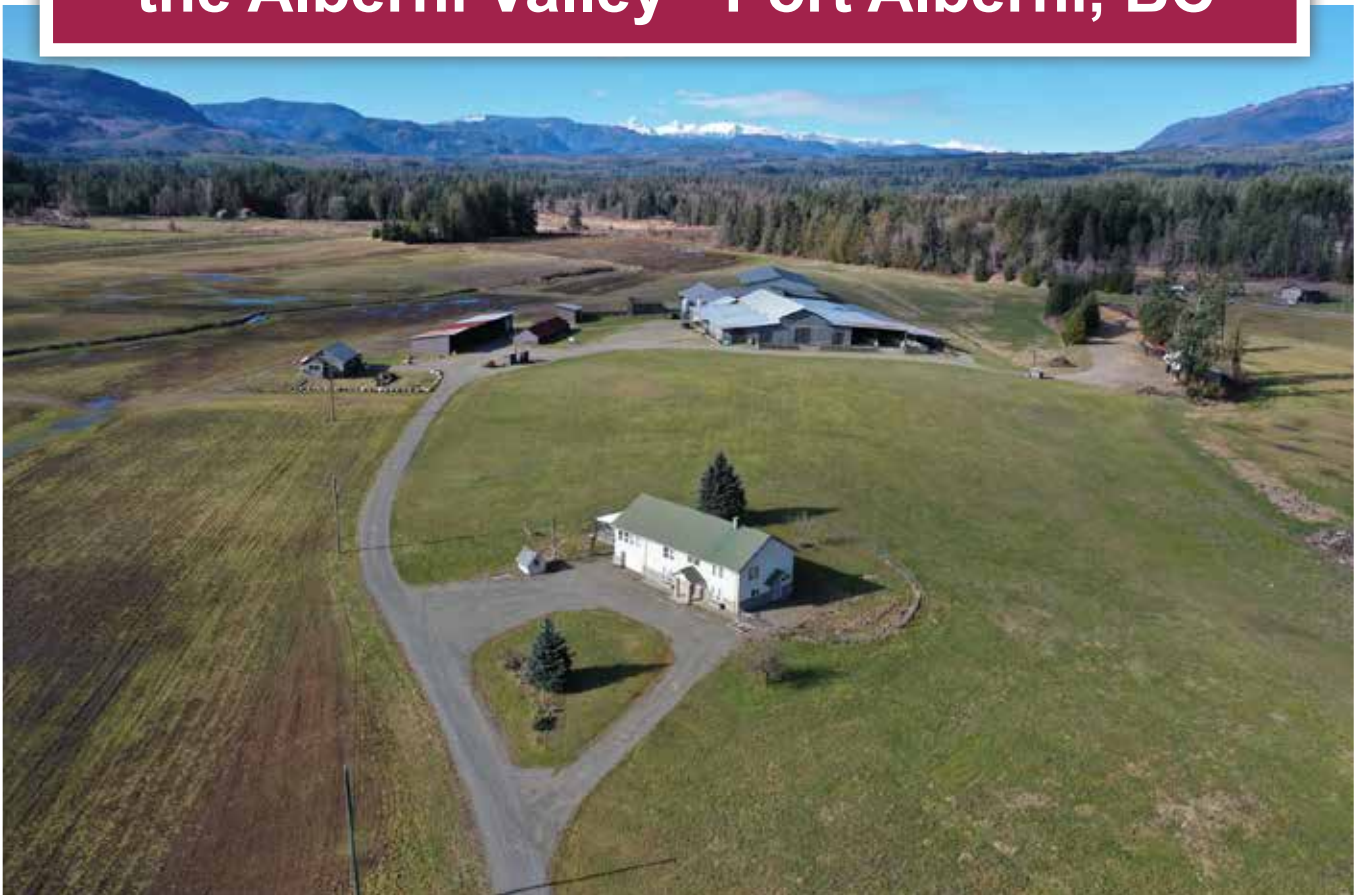




**Exceptional Agricultural Opportunity in  
the Alberni Valley - Port Alberni, BC**



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# Exceptional Agricultural Opportunity in the Alberni Valley - Port Alberni, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24028
<b>Price:</b>	\$2,490,000
<b>Size:</b>	158.94 acres
<b>Zoning:</b>	A2

## DESCRIPTION

Nestled in the heart of the Alberni Valley lies a remarkable 159-acre agricultural haven, presenting a rare opportunity for those seeking a high-quality farming venture on Vancouver Island. This expansive property, which was previously operated as a thriving dairy farm and more recently transitioned to a successful hay and vegetable farm, boasts an impressive array of features and facilities.

The property's land is predominantly dedicated to agriculture, with approximately 136 acres currently under production. These fields are efficiently maintained with an irrigation system, ensuring optimal growing conditions for a variety of crops.

Adding to its allure, the farm encompasses around 23 acres of scenic woodland, offering a touch of natural beauty and potential for diverse land use.

Central to the farm's operation are the extensive outbuildings and barns, which cover over 50,000 square feet. These structures are in good condition and offer ample space for equipment storage, livestock, or adapting to new agricultural ventures.

A key feature of this property is its abundant water supply. Several wells are strategically placed across the land, providing a reliable source of water for irrigation and farming needs. Additionally, the farm holds two irrigation water licences drawing from Bear Creek, further ensuring a consistent and adequate water supply for agricultural activities.

Accommodation on the farm includes two residences. The main home, a spacious 3494 square foot house, was built in 1997 and offers modern comforts in a serene rural setting. Complementing this is the original farmhouse, a smaller dwelling that exudes charm and history, serving as a testament to the property's rich agricultural heritage.

This property presents an unparalleled investment opportunity for those passionate about sustainable agriculture and local food production. Its previous successful ventures in dairy, hay, and vegetable farming demonstrate its potential and versatility. The farm's location in the Alberni Valley, known for its fertile land and favorable climate, makes it an ideal setting for a wide range of agricultural pursuits.

Finding such a well-equipped, large-scale agricultural property on Vancouver Island is a rarity. This farm offers the perfect blend of functional agricultural infrastructure, comfortable living spaces, and a sustainable water supply, making it an ideal choice for those looking to invest in or expand their agricultural endeavors.

## LOCATION

9250 Somers Road - Port Alberni, BC



## DIRECTIONS

From Port Alberni follow Beaver Creek Road approximately 15.6 km to Somers Road on your right. 9250 Somers Road is the first driveway on your left. Driving time from Port Alberni is approximately 15 minutes.

## AREA DATA

Located at the head of the Alberni Inlet, Port Alberni lies adjacent to this natural harbour as well as the Somass River. The other end of the inlet is located on Barkley Sound, which includes the Broken Group Islands, considered to be one of the best areas for kayaking in the world. Sproat Lake is located 10 km west of the city, and the valley is guarded by the snow-covered peaks of the Beaufort range, Mount Arrowsmith and Mount Klitsa and surrounded by mountains on all sides. Kuth-kah-chulth is the Nuu-Chah-Nulth name for Mount Arrowsmith.

Today the town is a major service centre for local, regional and provincial governments, and a supply centre and hospital for west coast communities like

Bamfield, Tofino and Ucluelet. Currently the natural resources of the area are taking centre stage again, but in a different way. Port Alberni is in the process of “re-developing” itself as a tourism destination. The area’s amenities, such as the natural beauty of the area, the opportunities for fishing (both marine and freshwater), its convenience as a jumping-off point for new outdoor recreation and ecotourism activities such as hiking, kayaking and mountain-biking lend themselves to these activities very well.

The creeks and ravines that cut through the city create natural barriers; Kitsuksis Creek, Cherry Creek, Roger Creek and Dry Creek each flow through the city. The hiking trails in these creeks and ravines add tremendously to the quality of life in Port Alberni.

## HISTORY

Port Alberni was named for Captain Don Pedro de Alberni, a Spanish officer, who commanded Fort San Miguel at Nootka Sound on Vancouver Island’s west coast from 1790 to 1792.



Before Europeans came, Alberni and the West Coast of Vancouver Island was the traditional territory of the Tseshaht and Hupacasath First Nations of the Nuu-Chah-Nulth Tribal Council. The Nuu-chah-nulth were previously called the Nootka. Many place names in Port Alberni have a Nuu-chah-nulth origin, such as Somass (washing), Kitsuksis (log across mouth of creek), Pacheena (foamy), and Nootka (go around).

In March 1787 Captain Charles William Barkley of the Imperial Eagle explored Barkley Sound, which now bears his name. Barkley travelled with his 17-year-old bride, Frances Barkley, the first European woman to visit what is now British Columbia. Frances Barkley is also the name of one of the two vessels that makes trips down the Alberni Inlet from Port Alberni to Bamfield and Ucluelet. The other, since retired, was the MV Lady Rose.

In 1856 Adam Horne, a Scottish fur trader employed by the Hudson's Bay Company, was directed to locate a land route across Vancouver Island. There were stories that the natives used a trail starting at Qualicum. Adam Horne found this trail leading to the Alberni Valley and it became known as the Horne Lake Trail. Many other settlers used this trail to get to the Alberni Valley.

In 1860 the Anderson company, a sawmilling company from London, England, took the advice of their Victoria agent Captain Edward Stamp and set up a sawmill operation. At the time the American Civil War prevented the importation of timber from the southern United States. Gilbert Sproat and Edward Stamp transported men and machinery to Alberni. They received land grants from Governor James Douglas and started running the Anderson sawmill at the mouth of the Somass River in August 1861. The first mill in BC was built to export lumber. The original mill failed, but several others were established in the 1880s. Sproat Lake was

named after Gilbert Sproat and Stamp Falls and Stamp River were named after Edward Stamp.

In 1862 small-scale placer gold mining took place on China Creek; in the 1890s more gold mining took place along the Alberni Inlet at China Creek and Mineral Creek. Several gold veins were found. Exploration for gold continued over the years with peaks in the 1930s and 1960s.

With ample western red cedar and Douglas fir forests surrounding the valley, the forest industry became the dominant economic force. Large logging operators moved in, namely Bloedel, Stewart and Welch. Sawmills were built at Alberni, Great Central Lake, and the McLean Mill. By the Second World War plywood mills and a nascent pulp industry had started. For the next forty years the forest industry reigned supreme.

## VEGETATION

British Columbia's west coast vegetation is characterized by lush temperate rainforests, home to towering conifers like Douglas fir, western red cedar, and Sitka spruce, which thrive in the region's moist, mild climate. The forest floor is often carpeted with a rich underbrush of ferns, salal, and mosses, with large leafy specimens of broadleaf maple and red alder providing a deciduous contrast to the evergreens.

## RECREATION

Port Alberni, located in the heart of Vancouver Island, is a hub for outdoor enthusiasts and those seeking to explore the natural beauty of the West Coast.

Surrounded by mountains, forests, and water, the area offers a plethora of recreation activities year-round.

Some top activities to enjoy in and around Port Alberni:

- Hiking
- Fishing (fresh and salt water)
- Boating and kayaking
- Mountain biking
- Golfing
- Hunting
- Heritage Steam Train Ride
- Waterskiing on Sproat Lake

## MAP REFERENCE

49°22'26.56"N and 124°57'23.07"W

## INVESTMENT FEATURES

- 136± acres of irrigated and drained cultivated land
- 23± acres of woodlands
- 50,000 ft² of outbuildings in good condition
- Two irrigation water licences

## SERVICES

- Paved road
- Hydro
- Internet
- Telephone
- Septic systems
- Good quality well water

## IMPROVEMENTS

### Main Home

- Two storey built in 1997
- 1,994 ft² x 2 = 3,988 ft²
- 3 bedrooms up and 1 down
- Large, enclosed veranda and outside deck
- Large bath up (access from master bedroom and living area)
- Large country kitchen with dining area
- Large family room down, laundry, storage and 3-piece bath down

- Heat pump and wood stove

### Second Home

- Rancher with 1/2 basement and attic bedrooms
- 1,420 ft²
- 2 bedrooms on the main and 1 bath
- 2 smaller bedrooms upstairs
- Large country kitchen
- Heat pump
- Carport

### Outbuildings

- Multi-bay vehicle storage and shop (approx. 6,200 ft²)
- Second multi bay shop/garages (2,400 ft²)
- Multiple other enclosed and open buildings (40,000± ft²)
- 400 ft² fuel storage with 2' high concrete containment walls
- Six concrete bunker silos
- Two manure pits

### Pump House/Irrigation

- Drawing water directly from Bear Creek
- Provincial Water Licence (#61481) - 50 acre/feet per/annum
- Provincial Water Licence (#21970) - 53.4 acre/feet/annum

## TAXES

- \$2,399.08 (2023) - Farm Status
- 2024 Assessed value \$1,283,666

## LEGAL

District Lot 72, Alberni Land District  
PID 008-620-741

## ZONING

A2 (Rural District) within in the ALR (Agricultural Land Reserve)







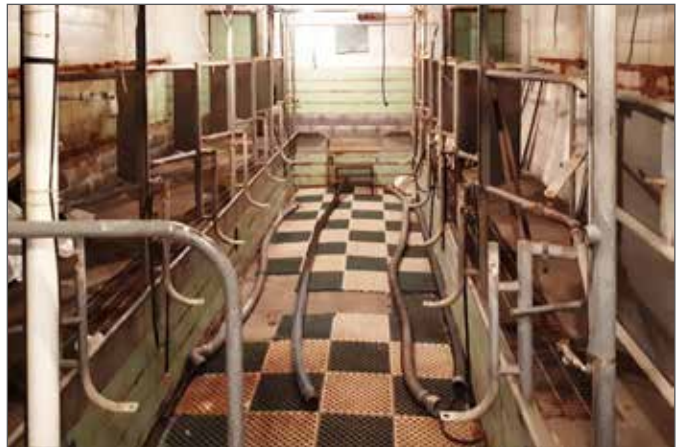














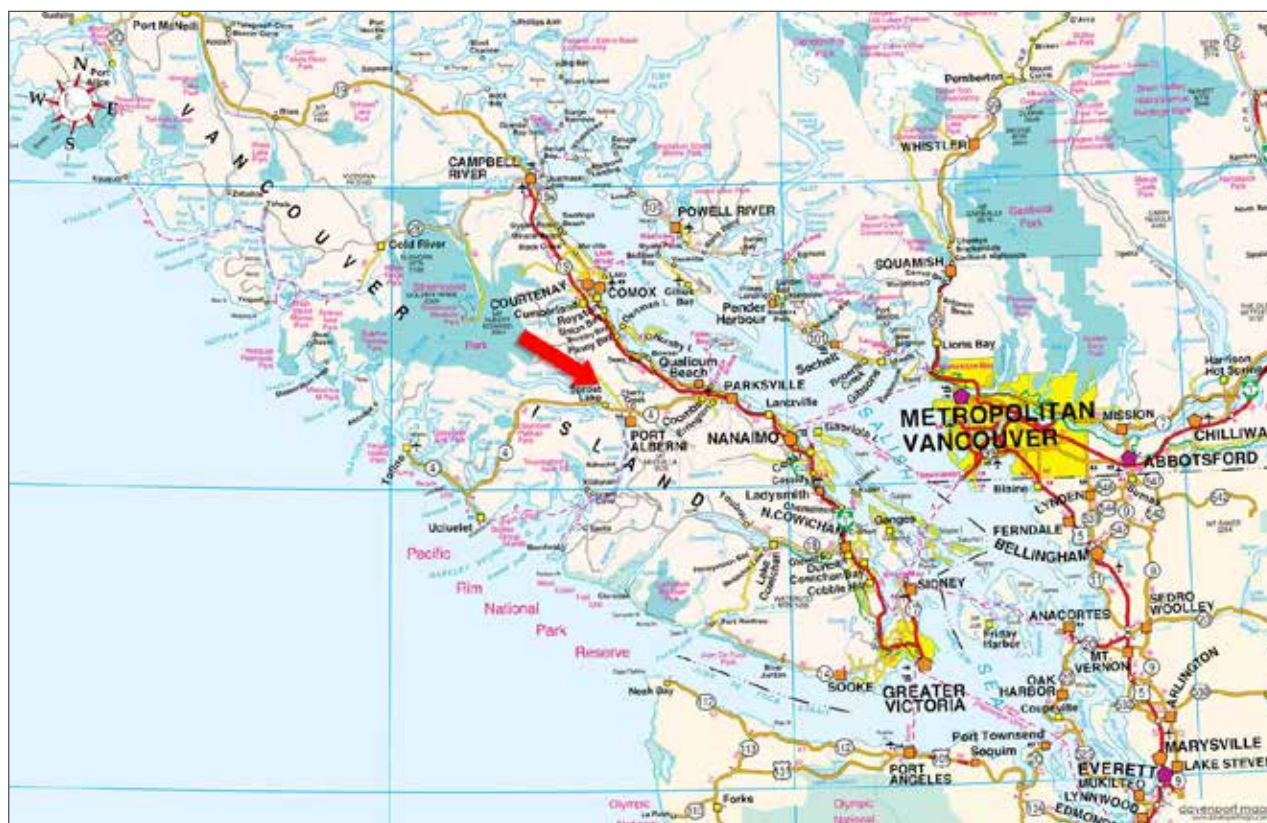




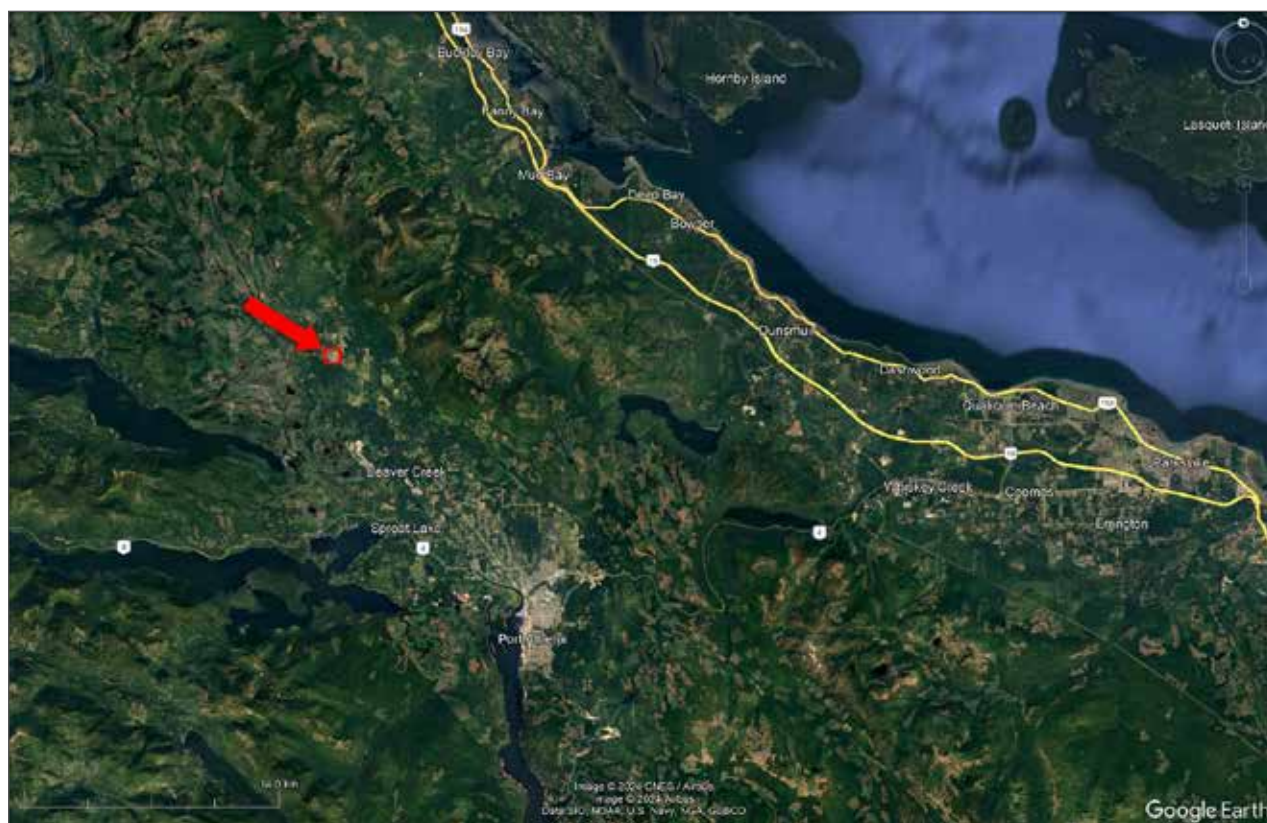
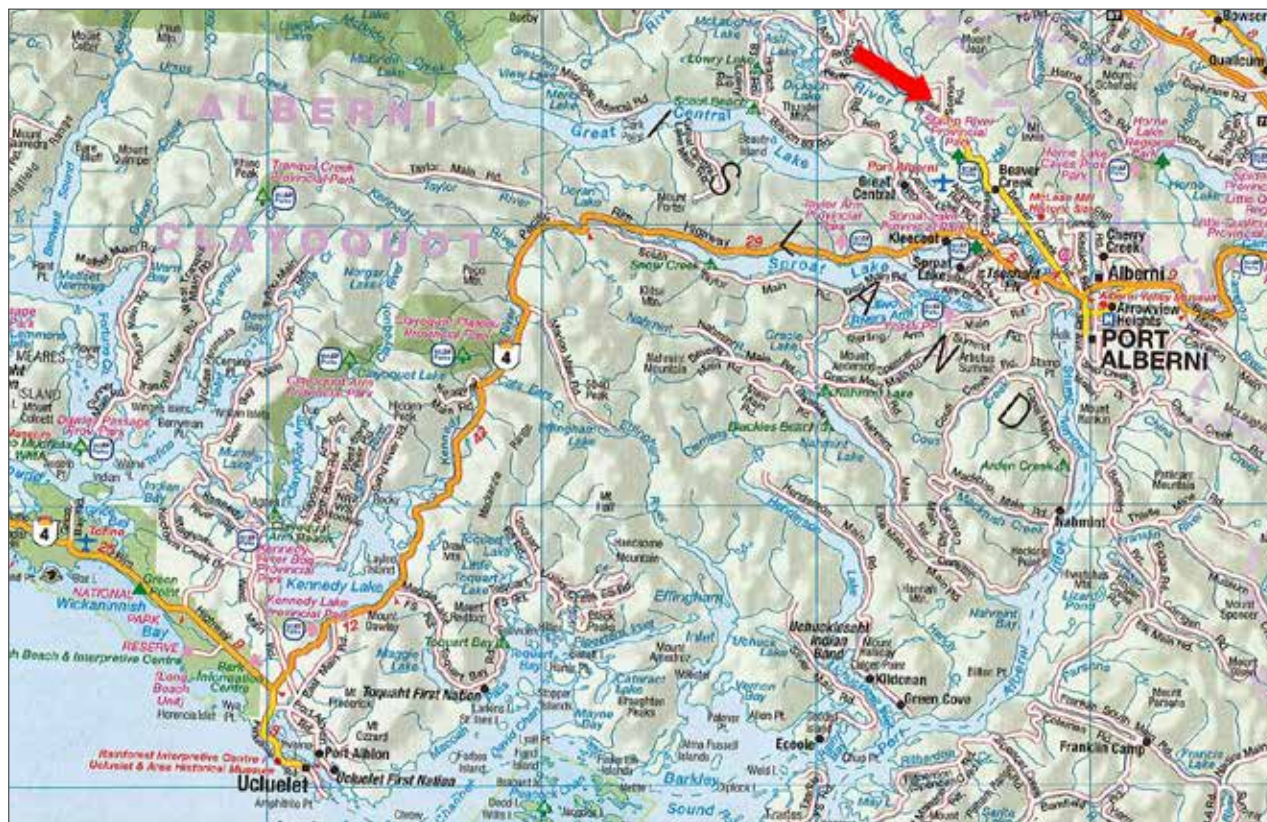






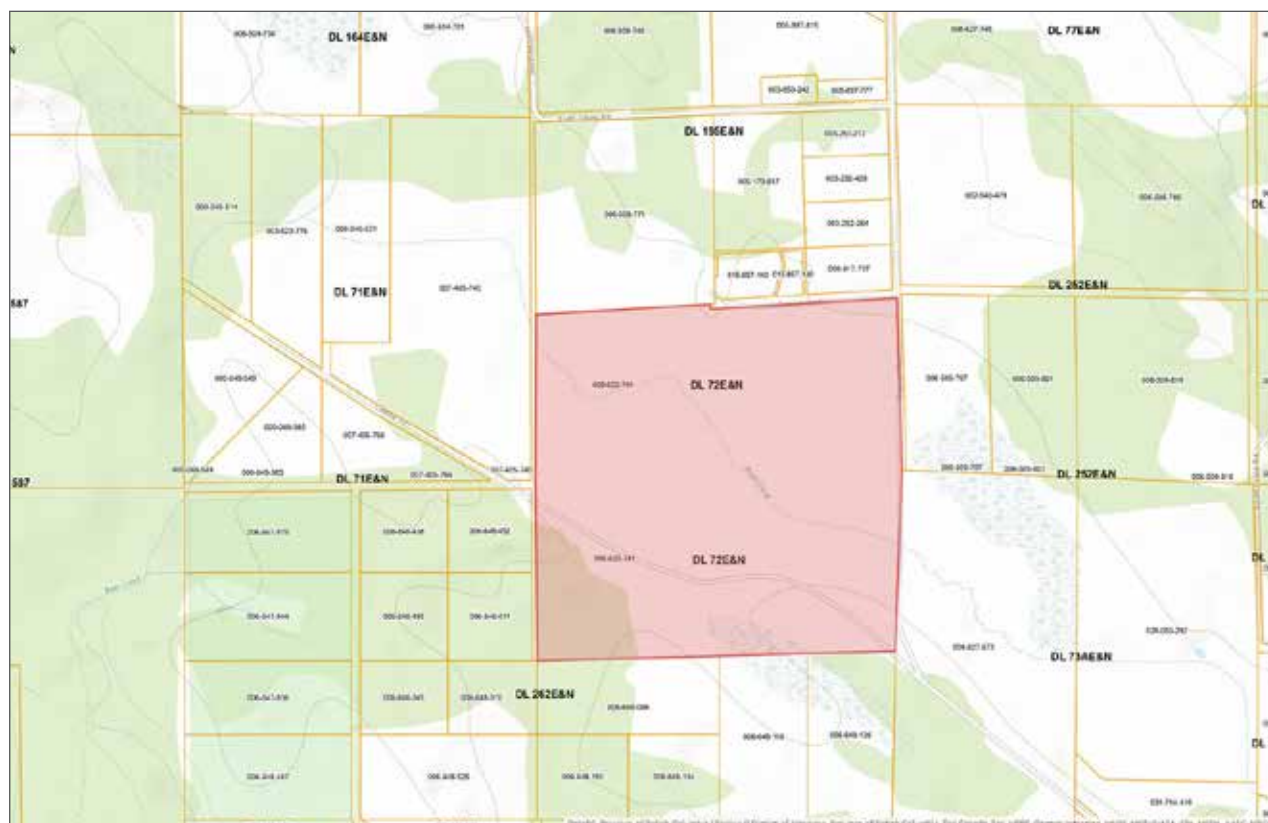
















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