



**151-Acre Parcel with 35.5-Acre
Berry Orchard - Dogpound, AB**



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PROPERTY DETAILS

Listing Number:	24248
Price:	\$1,975,000
Size:	151 acres
Zoning:	Agricultural District

DESCRIPTION

This 151-acre agricultural property combines highly productive farmland with a thriving Saskatoon berry orchard, offering significant short- and long-term revenue potential. The property includes 58 acres of crop production and a well-established 35.5-acre Saskatoon berry orchard, which has been the centerpiece of the renowned Solstice Berry Farm. Known for its high yield and consistent production, the orchard benefits from a unique microclimate that enhances soil health and increases yields without the need for irrigation.

Multiple revenue streams are available, including crop sharing on the 58 acres of farmland and custom farming of the orchard. Established industry contacts offer further opportunities for business partnerships. For qualified purchasers, detailed financial data is available (subject to a signed NDA), and there is significant potential for expansion to scale the operation.

Key infrastructure includes a 32' x 48' processing/utility building, a 50' x 120' hay shed, a small 8' x 10' storage building, two metal grain bins, and one wooden grain bin. The property is also equipped with a dugout, septic system,

drilled well, and electrical infrastructure, ensuring it is well-prepared for both current and future operations.

The farm already has a foothold in the retail sector, having established relationships with grocery retailers like Co-op, Sobeys, Safeway, IGA, and Freson Bros., positioning it for future growth. Additional opportunities exist for U-pick operations, direct-to-consumer retail, or commercial kitchen ventures.

Strategically located just 30 minutes north of Cochrane and an hour from downtown Calgary, this property combines a peaceful rural environment with convenient access to major urban markets, making it an ideal investment for agricultural entrepreneurs.

Orchard Details and Production

The orchard, planted between 2003 and 2007, features two varieties of Saskatoon berries: Northline and Smokey, chosen for their strong production and resilience during harvest. Olds College has consistently brought students to observe the farm's healthy, well-maintained orchard. Fields in the orchard are delineated by rows of chokecherries, aiding in organization and traceability.

Over the past six years, the orchard's production (in pounds) has been as follows:

- 2024: 100,446 lbs. - good growing conditions, though late-season heat dried out some fruit before harvest.

- 2023: 61,771 lbs. - subpar due to lack of rain; not every acre was harvested.
- 2022: 92,985 lbs. - rains during the harvest window reduced yield; some fruit was not worth harvesting.
- 2021: 70,955 lbs. - yields were impacted by late-season hail.
- 2020: 8,590 lbs. - a major hailstorm drastically reduced yields.
- 2019: 102,530 lbs. - strong production due to favorable weather.

Orchard Management

Spraying

Conducted in spring to manage fungus and insects using Health Canada-approved products. Timing is crucial, with two applications each for fungus and insects.

Mowing

Grass control helps reduce orchard humidity and weed growth. A 13' Buhler finishing mower is available for negotiation.

Fertilizing

Split applications of granular fertilizer are applied in May/June within the shrub rows. Plans were in place to shift to foliar feeding. A specialist is available to assist with fertilizer analysis and supplier contacts.

Weed Control

While discretionary, the farm prioritizes neatness in the U-pick area using only Health Canada-approved products.

A government-produced Saskatoon Berry Production Manual, to which the farm contributed, is available to assist future growers.

Typical Annual Costs

- Pesticides (2022): \$2,037.97
- Fertilizer (2021): \$2,741.33
- Total: \$4,779.30



Harvest Timeline

Harvesting typically begins 60 days after full blossom (late May), with the window varying from as early as July 15 to early August. The short harvest season usually lasts from 2 to 5 weeks. Due to the farm's higher elevation and proximity to the mountains, the cool nights contribute to sweeter berries, enhancing the orchard's reputation. The delayed ripening period also ensures potential availability of custom harvesters, should they complete other jobs earlier in the season.

For 2024, a large Saskatchewan processor purchased and harvested the entire crop and expressed interest in continuing this partnership, presenting a turnkey revenue opportunity for new owners.

Additional Property Features

Shop

The 32' x 48' building includes a 200 amp panel (upgradeable to 260 amps) with an existing concrete pad and conduit to add in a standby/backup generator and transfer switch if desired, heated by a 75,000 BTUH natural gas space heater. The shop features a well-equipped mechanical room, a Pentair/Fleck iron filter unit, and a Viqua Pro20 NSF Class A UV water treatment system for food facility standards.

Hay Shed

Built in 1997, the 50' x 120' hay shed has a 10,000 small square bale capacity and is fully equipped with a 150 Amp panel, telephone, water, and gas.

Dugout

Constructed in 2005, the dugout was licensed for fish until 2023. It features a dock, aeration pump, and freeze control unit, although it is currently not in use due to low water levels.

This unique agricultural property, with its combination of strong production capabilities, established market presence, and significant growth potential, represents a rare investment opportunity for those seeking to expand or enter the Saskatoon berry farming industry.

LOCATION

29250 Range Road 34 - Dogpound, AB

DIRECTIONS

Contact Listing Agent.

AREA DATA

Location and Setting

Dogpound is a small rural community in southern Alberta, located approximately 50 kilometres northwest of Calgary. It is part of the Mountain View County, nestled in the scenic foothills of the Canadian Rockies. The area is known for its picturesque landscapes, open fields, and quiet country living. The rural setting makes it ideal for agriculture, ranching, and outdoor activities like horseback riding, hiking, and wildlife watching.

Nearby Cities and Towns

Calgary

Calgary is the largest city near Dogpound, just under an hour's drive away. It is Alberta's economic hub and the fifth-largest city in Canada, with a population of over 1.3 million. Known for

its booming oil and gas industry, Calgary is also famous for the annual Calgary Stampede and its proximity to the Rocky Mountains. Residents of Dogpound often head to Calgary for major shopping, healthcare, and entertainment options.

Cochrane

Located about 40 kilometres southwest of Dogpound, Cochrane is a charming town known for its rich history and small-town feel. With a population of around 35,000, it offers a blend of old western heritage and modern amenities. Cochrane's vibrant community and proximity to the Bow River and outdoor activities make it a popular choice for those looking for a slower pace while still being close to Calgary.

Airdrie

Situated roughly 50 kilometres southeast of Dogpound, Airdrie is one of the fastest-growing cities in Alberta, with a population of approximately 80,000. It offers a suburban lifestyle with a range of amenities, including schools, shopping centers, parks, and recreational facilities. Its location along Highway 2 makes it a convenient bedroom community for Calgary commuters.

Crossfield

Crossfield is a small town located about 45 kilometres east of Dogpound and 30 kilometres north of Calgary. With a population of just over 3,000, it offers a more intimate, small-town experience. Known for its friendly community atmosphere, Crossfield has local schools, parks, and essential services, and it's surrounded by agricultural land, reflecting its deep-rooted farming heritage.

Living in Dogpound

Life in the Dogpound area is quiet and rural, appealing to those who enjoy the peace and tranquility of the countryside. While the area does not offer many urban conveniences, its proximity to larger towns and cities like Cochrane, Airdrie, and

Calgary provides easy access to shopping, dining, and cultural experiences. Dogpound is ideal for individuals or families looking to maintain a rural lifestyle while still being within driving distance of city amenities.

RECREATION

Dogpound, Alberta, and its surrounding areas offer a variety of recreational opportunities, ideal for those who enjoy outdoor activities and the natural beauty of the foothills. From hiking and fishing to golfing and horseback riding, there's something for everyone. The region's rural charm, combined with its proximity to the Rockies and various urban centers, makes it a great spot for both relaxation and adventure.

Whether you're seeking tranquil countryside experiences or more challenging adventures in the mountains, Dogpound and its surrounding region offer a rich variety of recreational options, making it a fantastic place for outdoor enthusiasts.

Local Recreation in Dogpound

Hiking and Nature Walks

The countryside around Dogpound offers plenty of open space for walking, hiking, and nature exploration. Trails through fields, gentle hills, and wooded areas provide beautiful views of the prairie landscape and the Rockies in the distance.

Horseback Riding

With its agricultural roots, the Dogpound area is ideal for horseback riding. Many locals own horses, and there are several nearby stables and riding schools. The open fields and trails around the community are perfect for equestrian activities.

Fishing

There are small creeks and ponds near Dogpound where fishing is a popular pastime. For more serious anglers, nearby Cochrane has access

to the Bow River, which is renowned for its trout fishing.

Wildlife Viewing and Photography

The quiet, rural setting of Dogpound is perfect for spotting local wildlife such as deer, coyotes, and various bird species. The open fields, forests, and nearby water bodies attract a range of animals, making it a great place for photography enthusiasts.

Nearby Recreation in Cochrane, Airdrie, and Crossfield

Cochrane Ranch and Glenbow Ranch Provincial Park

Located near Cochrane, these parks offer extensive hiking, biking, and walking trails with beautiful views of the Bow River valley and the Rockies. Glenbow Ranch Provincial Park is particularly popular for its well-maintained trails, historical significance, and rich wildlife.

Bow River

The Bow River near Cochrane offers kayaking, canoeing, and world-class fly fishing. Its calm stretches and scenic beauty make it ideal for a peaceful day on the water. The nearby Ghost Lake is also great for boating and fishing.

Spray Lakes and Kananaskis Country

A bit farther west from Cochrane lies Spray Lakes Reservoir and Kananaskis Country, a haven for outdoor enthusiasts. This region offers everything from hiking and camping to mountain biking and cross-country skiing in the winter months. The scenery is spectacular, with alpine lakes, mountain peaks, and forests.

Golfing

The region is home to several excellent golf courses. The closest is the Tooth of the Dogpound just 3 mi north of the farm, followed by the Beaver Dam course at Madden and the Water Valley Golf course just several miles west. Cochrane

has the Links of Glen Eagles, a stunning course with dramatic views, while Airdrie boasts courses like Woodside Golf Course and Apple Creek Golf Course. These are perfect for golfers of all skill levels looking to play in scenic environments.

Nose Hill Park and Fish Creek Provincial Park

For those venturing into Calgary, Nose Hill Park and Fish Creek Provincial Park provide incredible hiking and biking opportunities. Nose Hill Park, located in the northern part of the city, offers sweeping views of the downtown skyline and surrounding mountains, while Fish Creek Park, one of the largest urban parks in Canada, features a variety of trails, picnic areas, and spots to relax along Fish Creek.

Rocky Mountains

Just over an hour's drive from Dogpound, the Canadian Rockies provide endless recreation possibilities, including hiking, skiing, snowboarding, and climbing. Popular destinations like Canmore, Banff, and Lake Louise are all accessible for day trips or weekend getaways.

Skiing and Snowboarding

In the winter, many residents of Dogpound and surrounding areas head to nearby ski resorts like Nakiska in Kananaskis Country or Sunshine Village and Lake Louise in Banff National Park. These world-class ski areas offer excellent slopes and facilities for all skill levels.

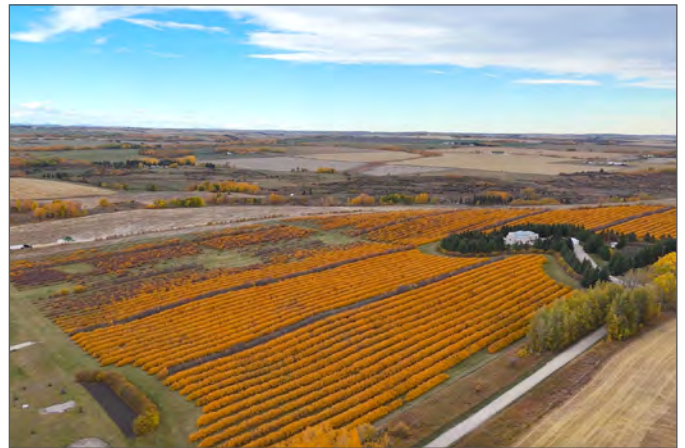
MAP REFERENCE

51°29'8.48"N and 114°22'57.27"W

INVESTMENT FEATURES

35.5 acres in high yielding, mature Saskatoon berry bushes.

- Formerly operated under the business Solstice Berry Farm



- Commercially sold berries to large grocery retailers
- Operated a U-pick business
- Recently harvested via a custom harvester
- Contacts and various business model information

SERVICES

- Drilled well
- Septic system
- Dugout with aeration
- Electricity
- Gas (a new contract with the gas co-op would need to be signed)
- Telephone

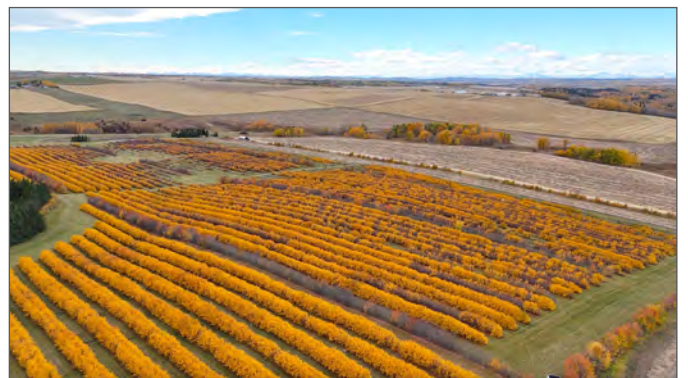
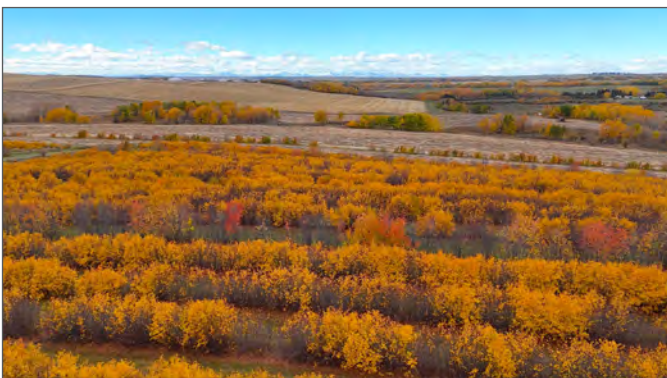
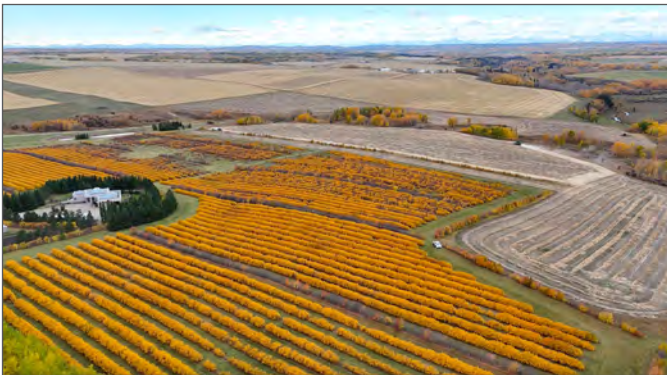
IMPROVEMENTS

- 32' x 48' shop/production facility with water and drainage
- 50' x 120' hay shed
- Storage building
- 2 metal grain bins
- 1 wooden grain bin

LEGAL

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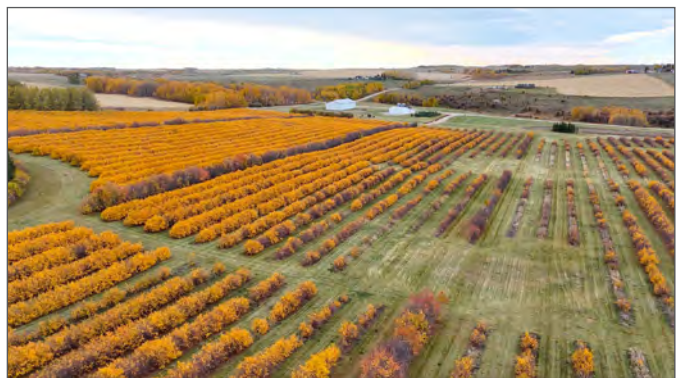






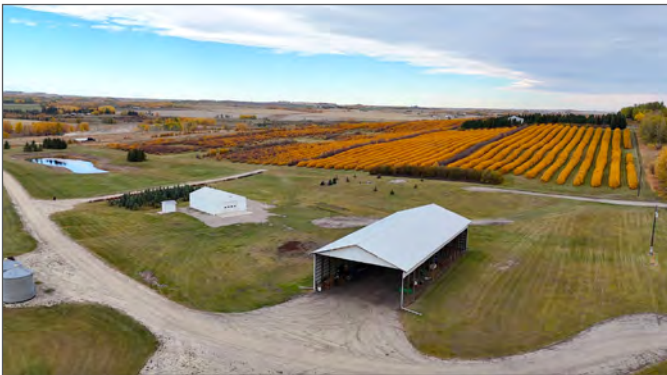






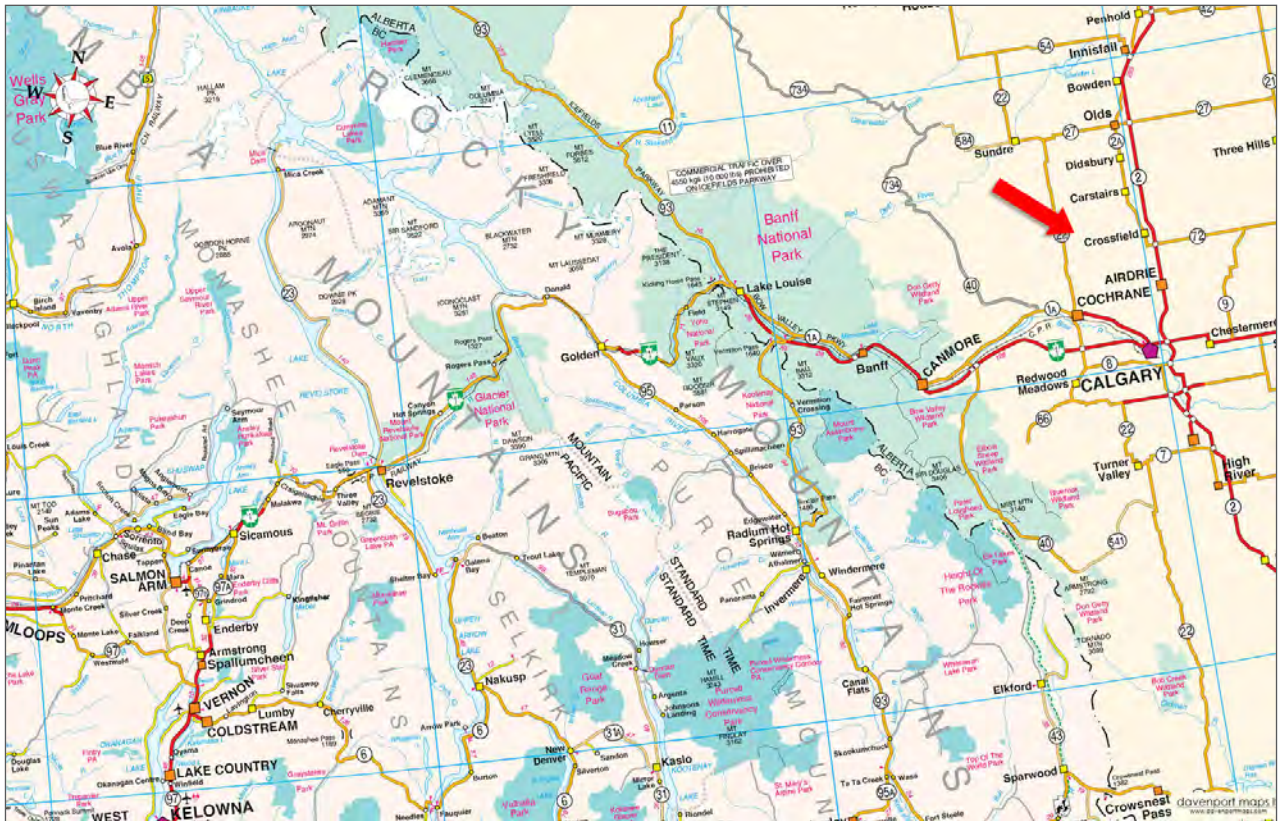
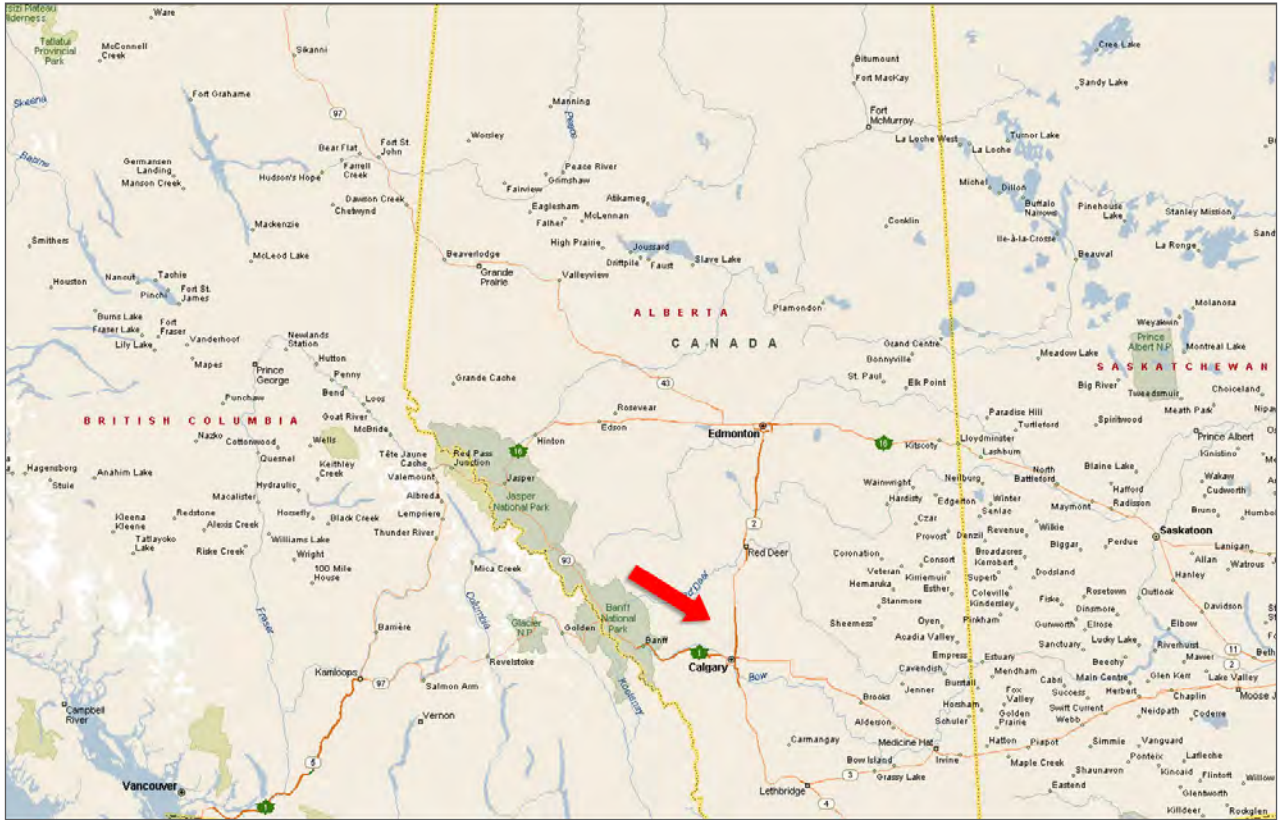


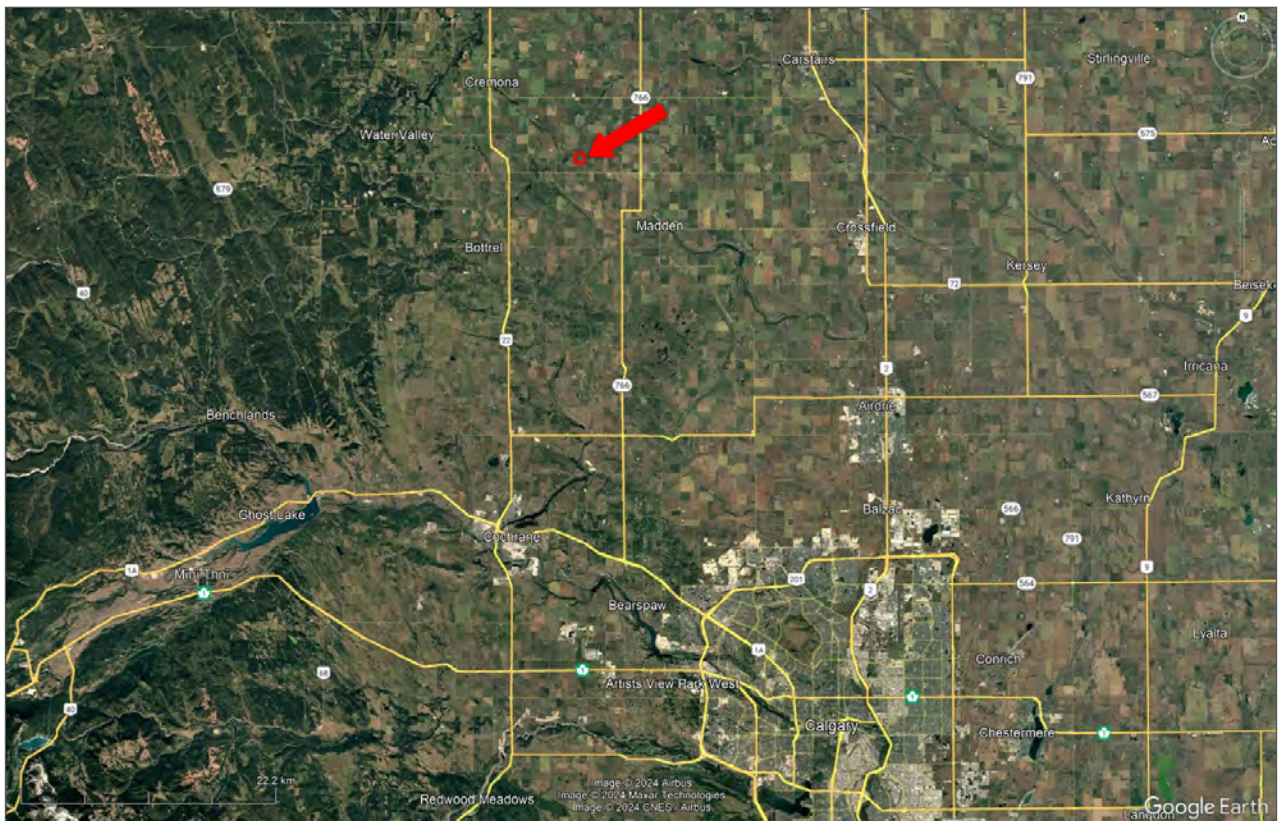
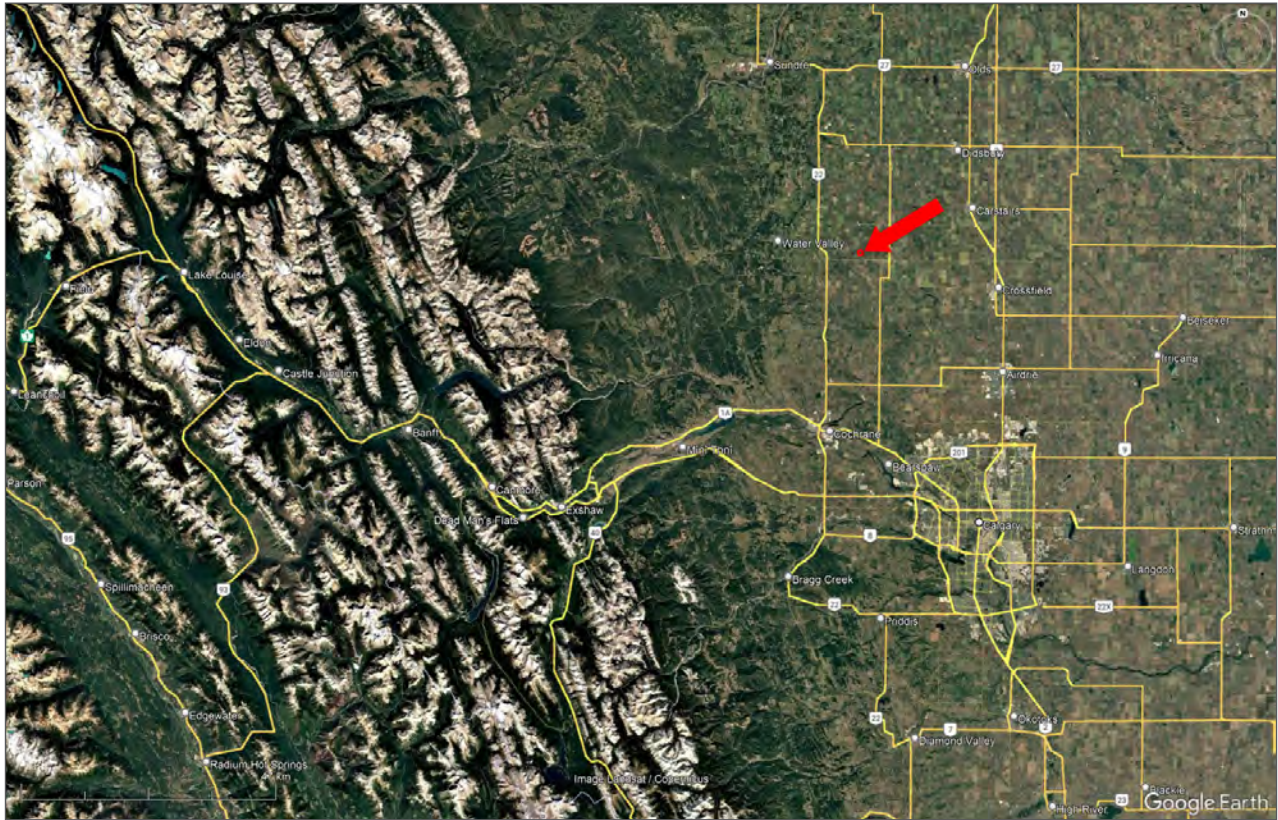




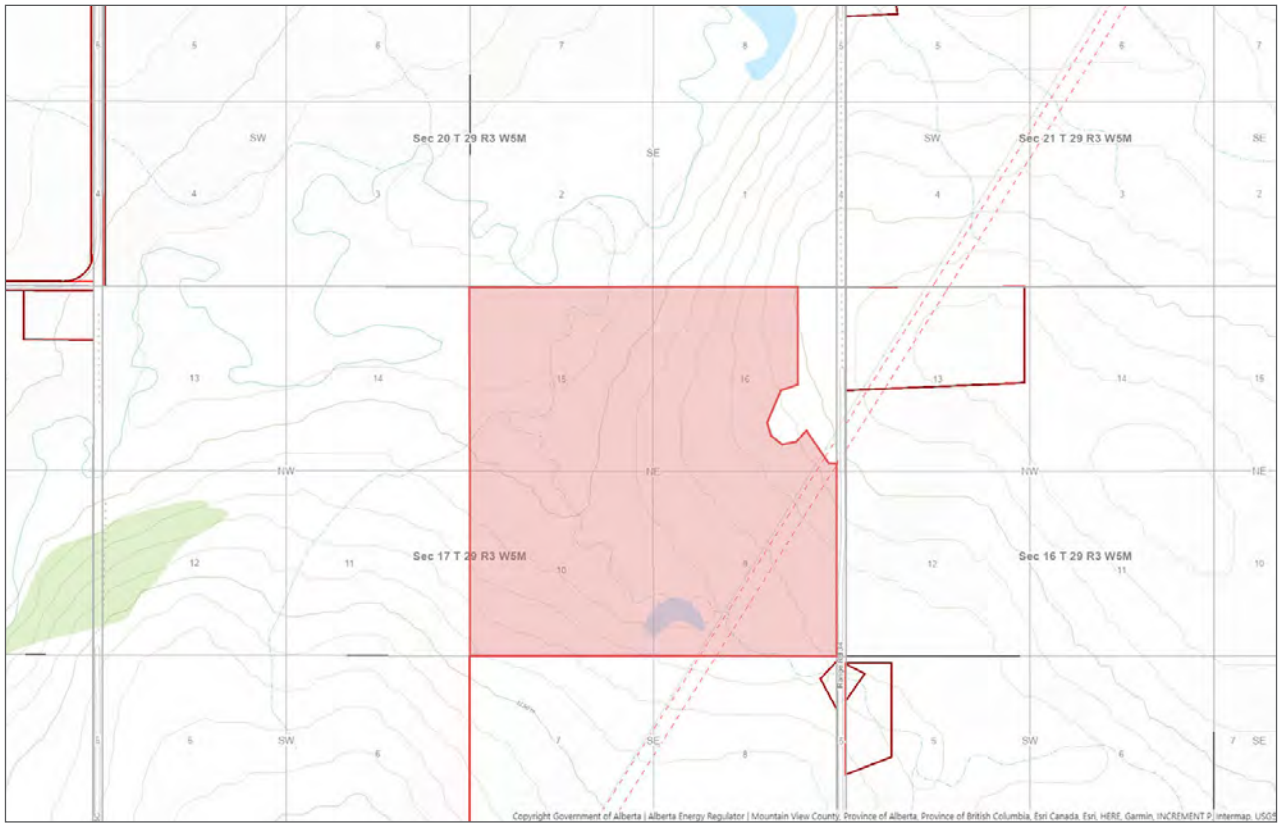
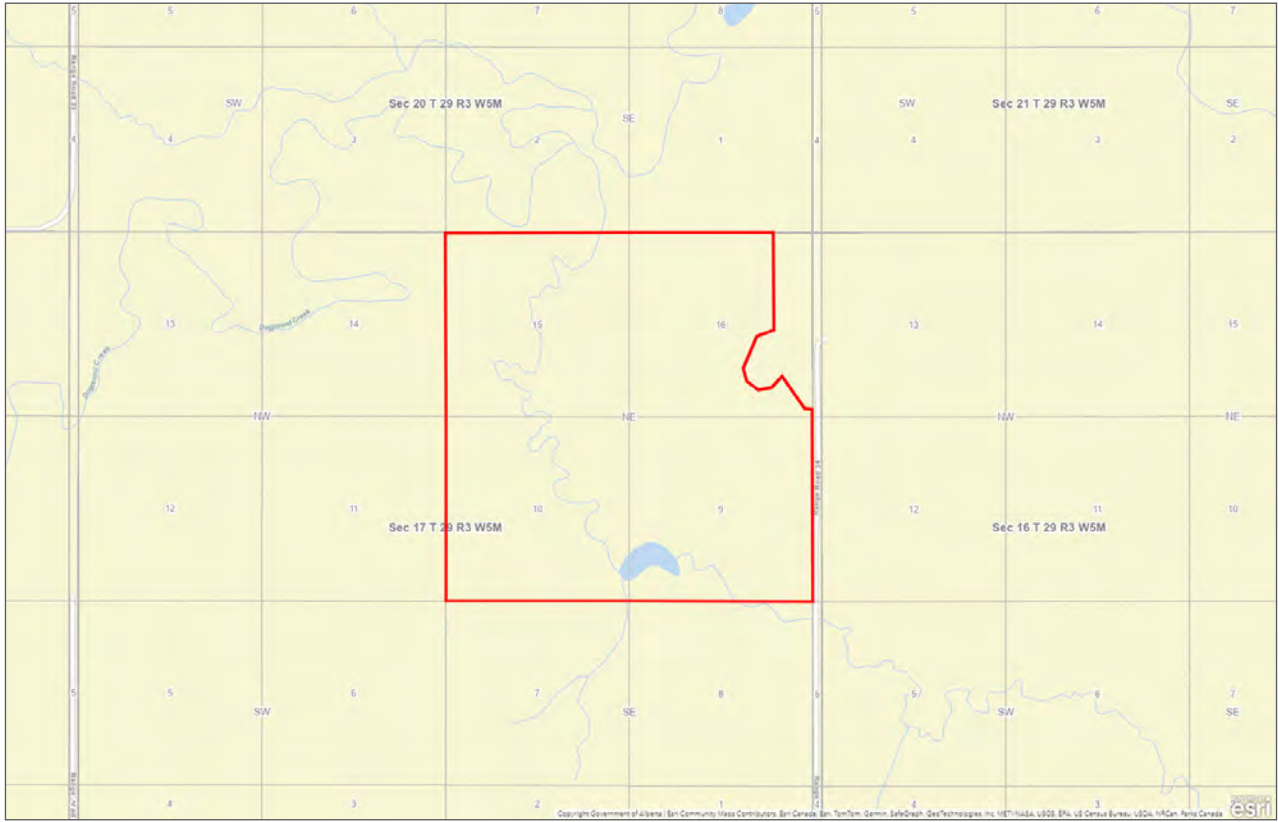














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