



**Okanagan Recreational Acreage  
with Big Views - Oliver, BC**



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# Okanagan Recreational Acreage with Big Views - Oliver, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24183
<b>Price:</b>	\$395,000
<b>Taxes (2024):</b>	\$8.50
<b>Size:</b>	35.88 acres
<b>Zoning:</b>	RA

## DESCRIPTION

Located in the hills west of the community of Oliver, BC sits 35.88 acres with a commanding view of the Okanagan Valley. Access to this affordable acreage is off Fairview Road and then up the Forest Service Road (FSR) which leads towards Kobau Mountain. The views towards the east take in the expansive valley carpeted with green orchard and vineyards.

The property is an old mineral claim that was converted to deeded land many years ago. The zoning allows for residential uses, including single-family dwellings or mobile home plus accessory buildings, or agricultural uses, or home-based businesses such as a Bed and Breakfast.

Once you leave Fairview Road onto Kobau FSR the access is not maintained in the winter, making the property more suitable for use in the spring, summer and fall months. The perfect spot for a secluded recreational cabin or spot for the RV. It's also possible to access the property from the west side of the mountain, coming in from the Keremeos/Cawston side, which is also seasonal access.

The highest point on the property is the far west side, where it slopes down to toward the east and Okanagan Valley. Half way down the property there is a nice rock feature and flat bench area that could be developed into a building site or RV pad. The property is off-grid, with no services, but with the sunny Okanagan weather a solar/generator combination would work perfectly.

The acreage lies within the proposed National Park Reserve in the South Okanagan-Similkameen, please note that the Government of Canada cannot expropriate private property in order to enlarge or establish a national park or national park reserve. Private lands would only ever be purchased by the federal government on a willing seller-willing buyer basis, based upon independent property appraisals. The property owners in this area realize the proposed National Park Reserve not only protects the adjacent land out your back door, but with increased demand adds value to your investment over the long term.

Picture complete tranquility under the warm Okanagan sun, surrounded by Crown land, and only minutes to get down the hill to experience everything the Okanagan has to offer including the beach, restaurants, wineries and world-class golf.

Call the listing REALTOR® today for more information or to book a time to go by for a look.

## LOCATION

DL 3273S Kobau Road - Oliver, BC





## DIRECTIONS

Please see mapping section of this listing. Access to this affordable acreage is off Fairview Road and then up the FSR road which leads towards Kobau Mountain.

## AREA DATA

Dubbed the Wine Capital of Canada, Oliver is located in the Okanagan Valley of the Thompson Okanagan region of BC. With its hot sunny days and fertile soil is home to several award-winning wineries and its farm-to-table offerings. Outdoor enthusiasts will find a variety of trails in the area that appeal to hikers and mountain cyclists alike, from the leisurely hiking and biking path along the Okanagan River, to the challenging hikes of Mount Baldy and McIntyre Bluff. Fishing, golfing and other outdoor pursuits are on hand in this beautiful area of the Okanagan Valley.

## VEGETATION

The vegetation reflects its semi-arid climate and agricultural richness. Desert-adapted plants like sagebrush and prickly pear cactus are indicative

of the region's low rainfall and hot summers. Extensive vineyards dominate the valley floor alongside orchards producing cherries, apples, and peaches, creating a vibrant tapestry of greenery and blossoms during the growing season. Riparian areas along waterways such as the Okanagan River host cottonwood trees and willows, supporting local wildlife. Interspersed with introduced ornamental species in urban settings, Oliver's vegetation combines natural desert flora with cultivated agricultural crops, defining its scenic and ecologically diverse environment in the southern Okanagan Valley.

## RECREATION

Oliver sits right in the heart of the Okanagan Valley and has an incredibly diverse range of outdoor activities to enjoy. One of its gems is Tuc-el-Nuit Lake, where visitors can unwind on the sandy beach, take a refreshing swim, or enjoy a leisurely picnic against the backdrop of rolling hills. Nearby, Vaseux Lake offers tranquil waters perfect for kayaking and paddleboarding, while birdwatchers revel in spotting various species that call this lake home.

For those seeking adventure on foot or wheels, the Kettle Valley Rail Trail provides an ideal path. This historic trail winds through picturesque vineyards and orchards, offering panoramic vistas and opportunities to explore old railway trestles. Hikers looking for a challenge can tackle the Golden Mile Trail, renowned for its stunning views of the valley and surrounding vineyards, making it a favorite amongst hikers.

Oliver is also renowned for its vineyards and wineries, inviting visitors to indulge in wine tasting tours amidst stunning landscapes. The Fairview Mountain Golf Club caters to golf fanatics with its championship course, where players can tee off against a backdrop of sweeping valley views and rugged mountains.

Cyclists can explore the region's many scenic routes, from leisurely rides through vineyards to more adventurous mountain biking on the Kettle Valley Rail Trail's rugged sections. Throughout the year, Oliver hosts vibrant festivals and events celebrating its rich wine culture and outdoor lifestyle, such as the lively Festival of the Grape and the whimsical Half Corked Marathon.

Whether you're seeking relaxation on serene lakeshores, outdoor adventures on trails and golf courses, or immersion in the region's renowned wine culture, Oliver promises an unforgettable experience amidst the natural beauty of the Okanagan Valley.

## **HISTORY**

The First Nations of the South Okanagan settled the area around Osoyoos and raised cattle and wild horses. The first encroachment from the outside world came in approximately 1811, when fur traders came searching for better trade routes. In the 1880s, free gold-bearing quartz was found east of the present-day Oliver, and Camp McKinney became a busy gold mine, attracting the usual restless characters: miners, con men, and outlaws.

Established between 1918 and 1921 as a settlement for unemployed veterans of the First World War, a gravity-fed canal was constructed to provide irrigation to the semi-arid area, which accounts for the lush greenery around this area and one of the most picturesque places in the Okanagan.

The founders of Oliver named the town after "Honest" John Oliver, a BC premier after the First World War, who believed that the irrigation canal would bring prosperity to this northern end of the Sonora Desert. Oliver was unincorporated for many years, and was run from Victoria, the provincial capital. The town was incorporated in 1946, and elected its own council in 1968.

Today, Oliver is a thriving community, with agriculture, tree fruits, and vineyards still prime industries. The economy is still dependent upon the irrigation ditch to keep the land arable, although the ditch has seen many changes and upgrades over the years.

## **MAP REFERENCE**

49°12'40.69"N and 119°39'23.71"W

## **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

## **LEGAL**

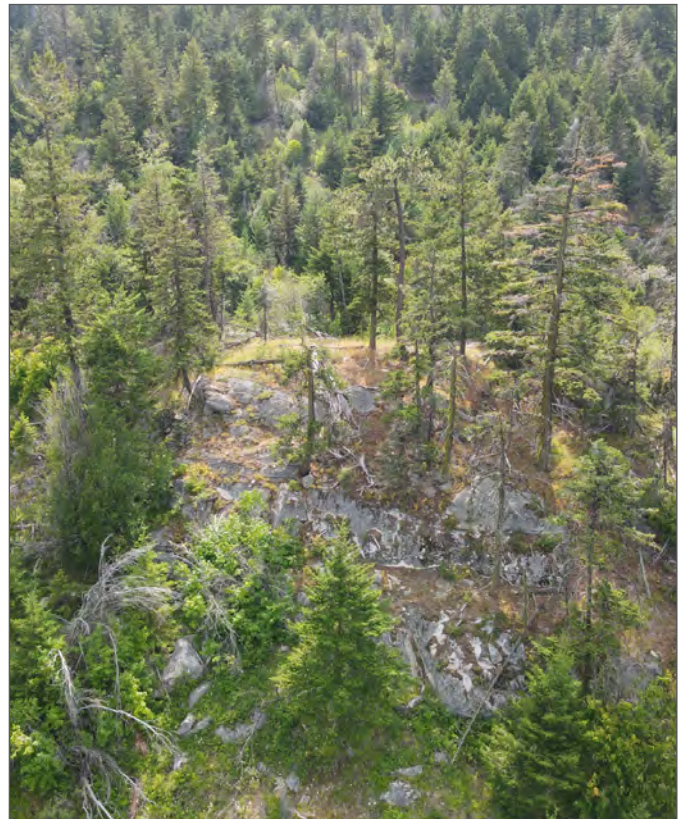
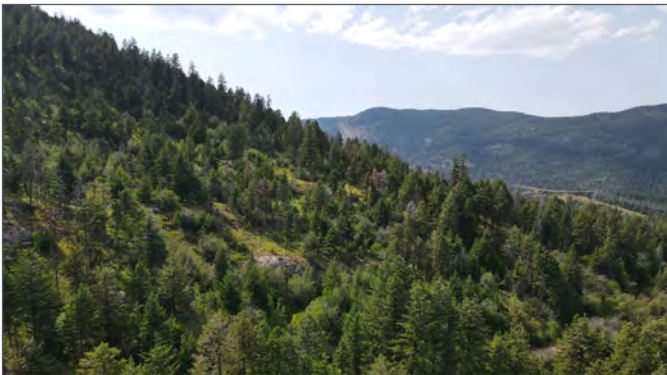
THE SURFACE OF DISTRICT LOT 3273S  
SIMILKAMEEN DIVISION YALE DISTRICT  
SURVEYED AS THE "CHATTY" MINERAL CLAIM

PID 012-363-324





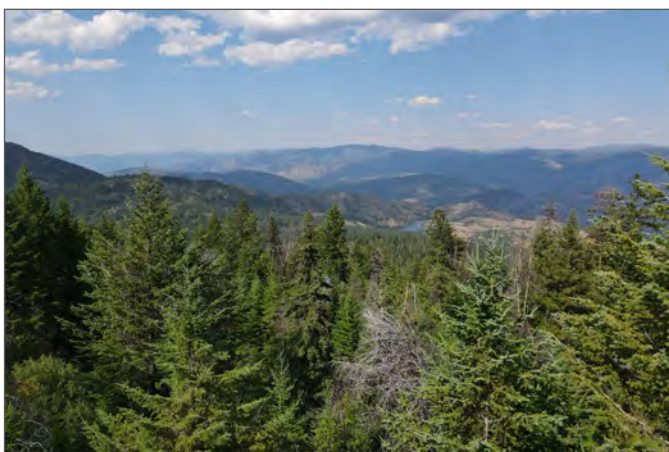








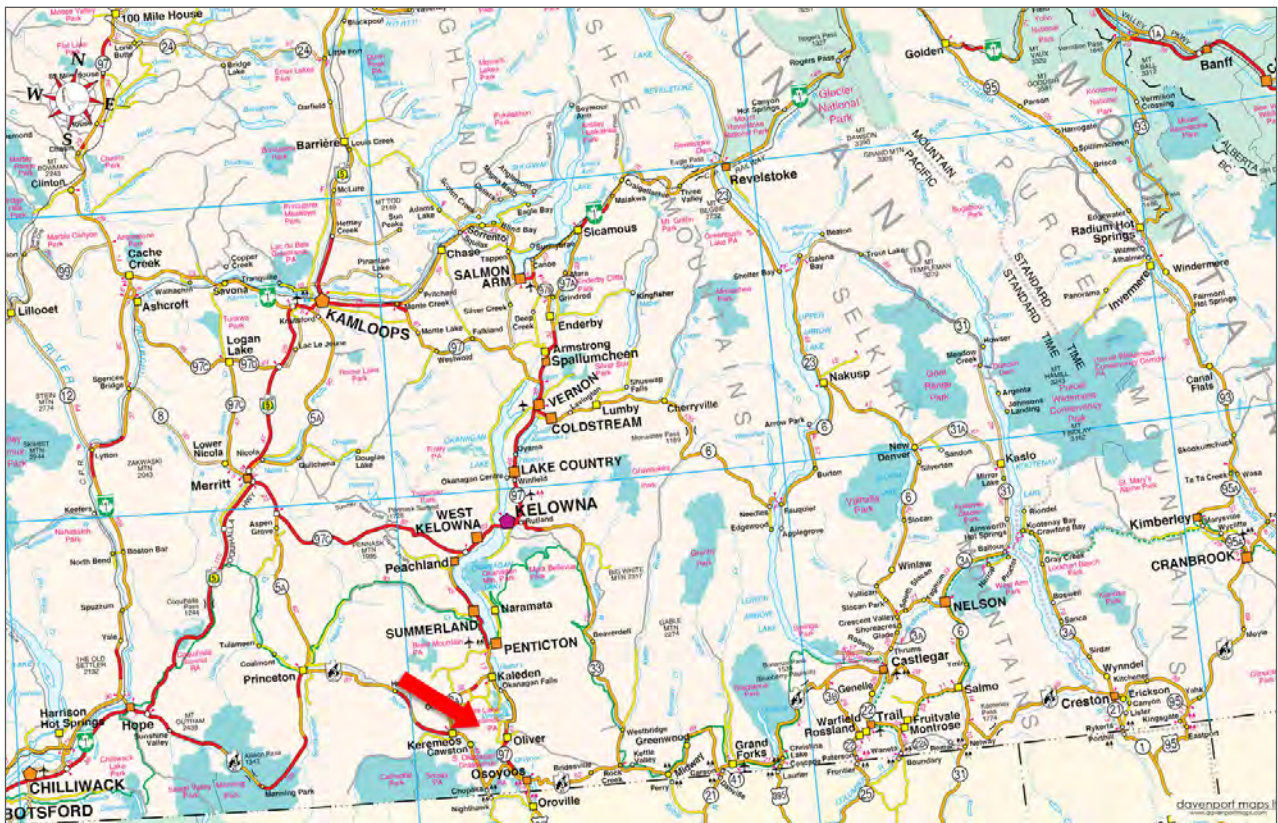




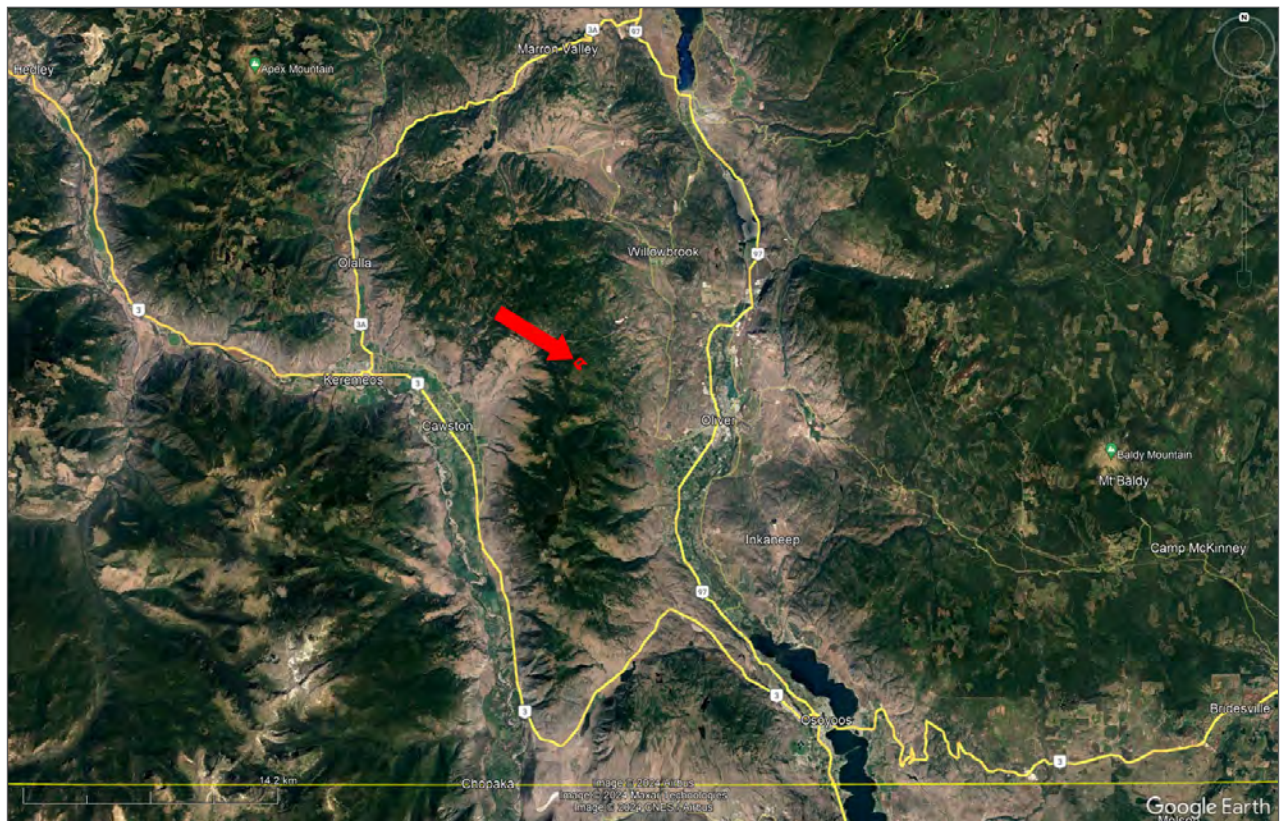
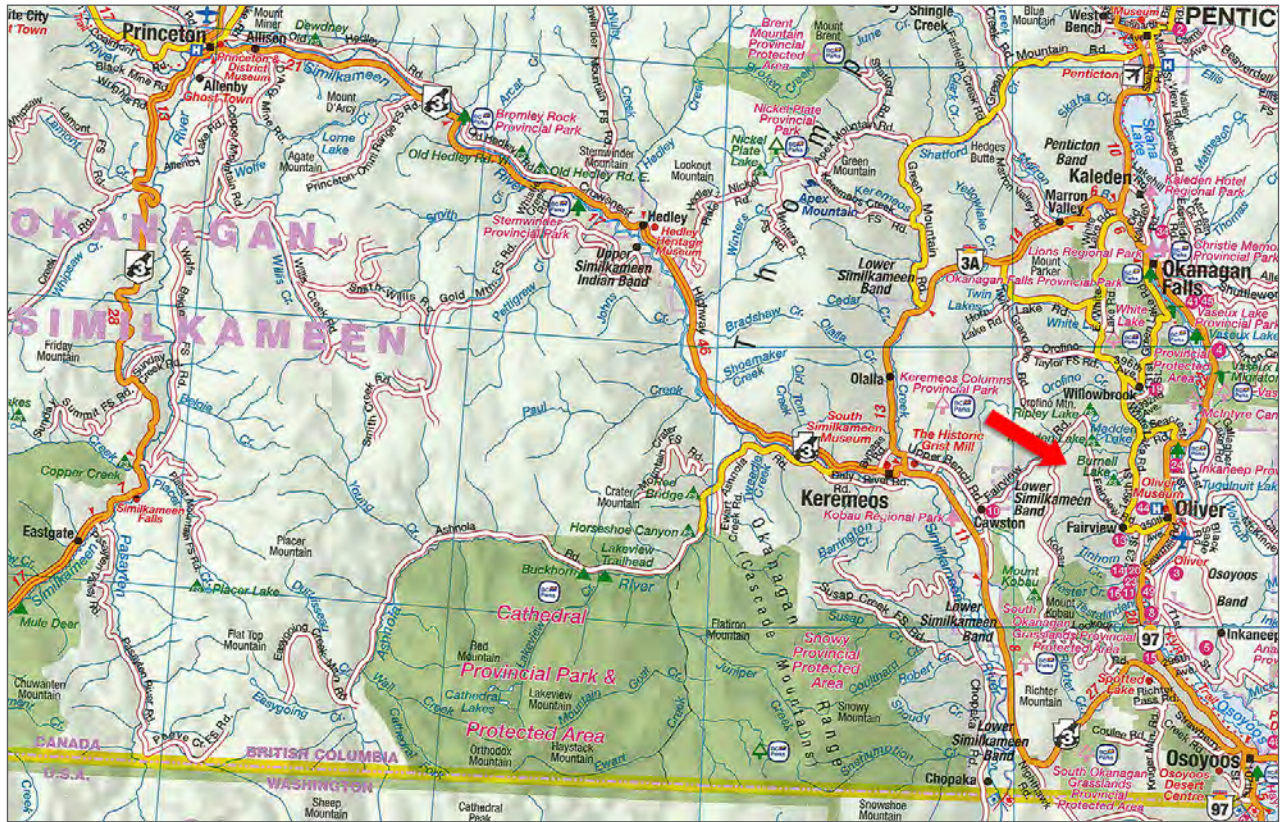




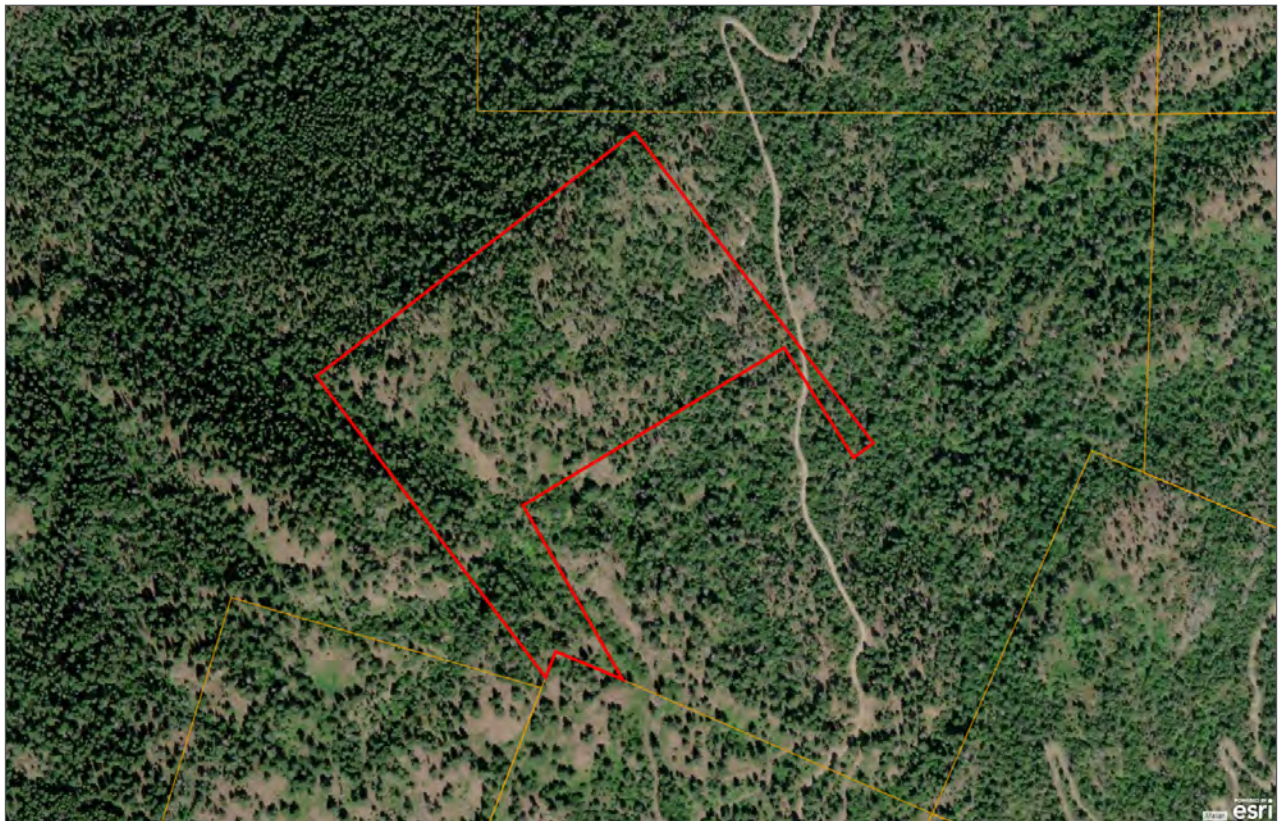




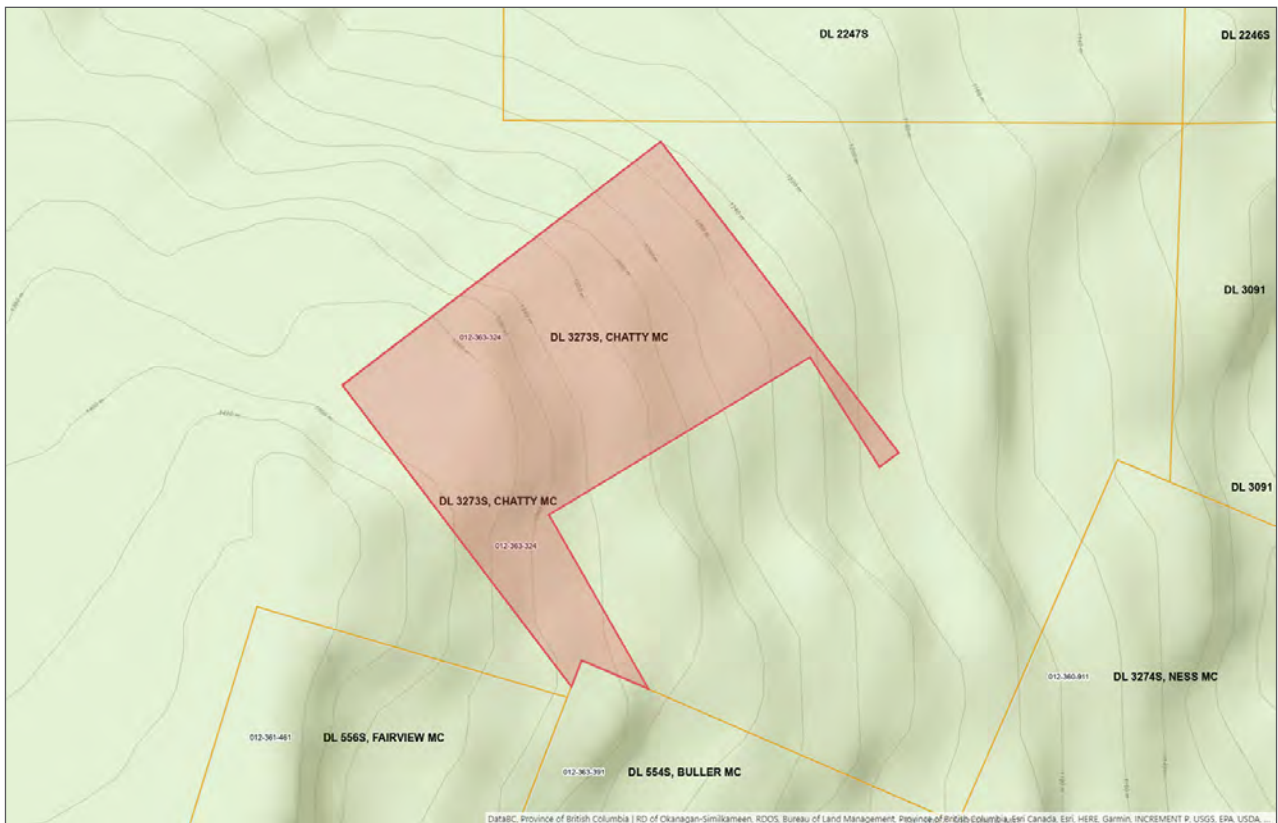
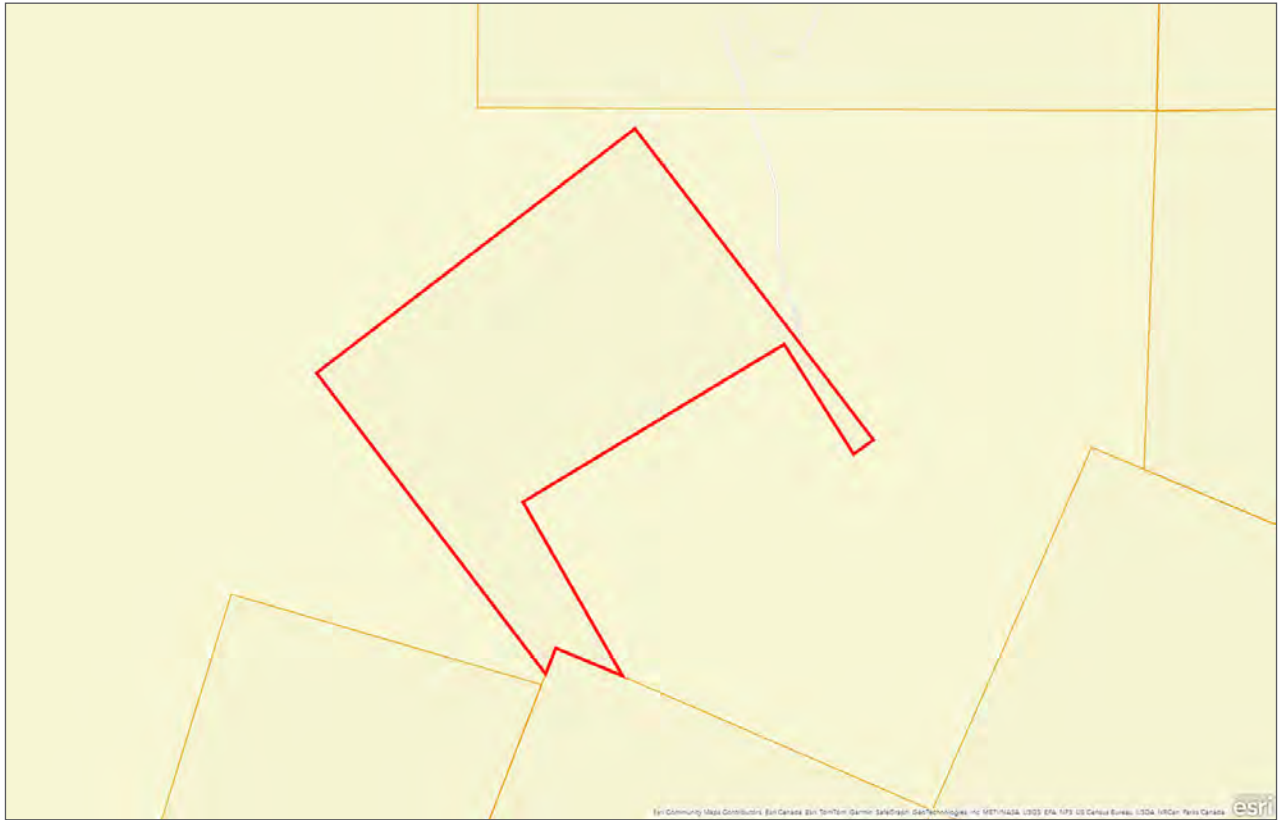


















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