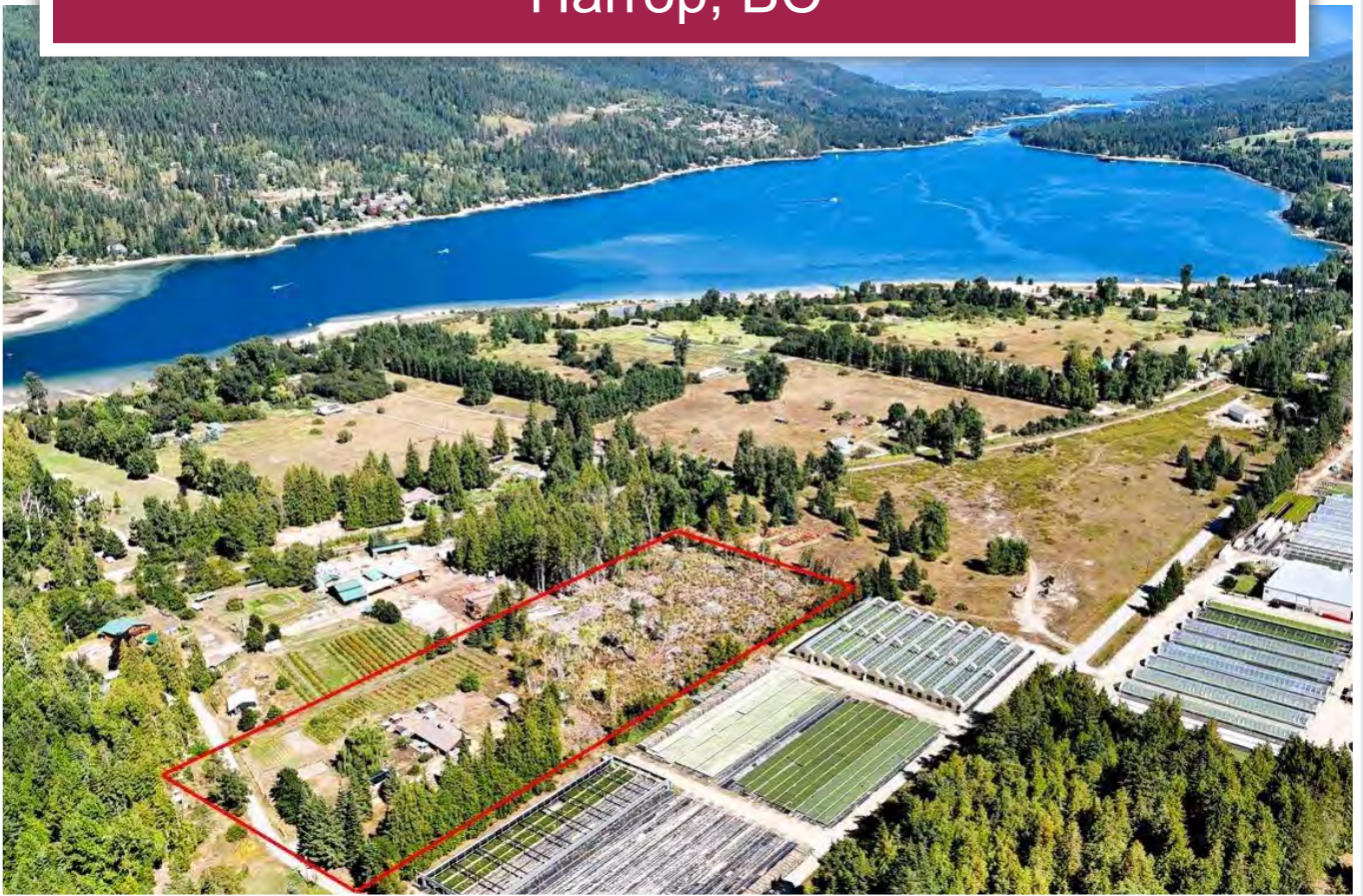




Blueberry/Chicken Farm
Harrop, BC



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Blueberry/Chicken Farm

Harrop, BC

PROPERTY DETAILS

Listing Number:	24209
Price:	\$724,900
Size:	7 acres

DESCRIPTION

Profitable farm for sale in the scenic rural community of Harrop, near Nelson, BC.

This 7-acre property has approx. 900 blueberry plants + approx. 400 free range chickens and 30 roosters. The blueberries are on a drip irrigation setup with the majority of plants are 7-8 years old with some younger plants nearing maturity. This year's production was approx. 1,400 lbs. as of late August. Production next year is expected to be close to 2,000 lbs. and 2,500 lbs. in 3 years as more plants mature. Blueberry sales are via a word-of-mouth u-pick. The daily collection of eggs is usually between 250-260 eggs, providing a comfortable year-round income source. The fenced chicken coop/run setup is large enough to add a couple hundred more chickens if desired—electrified fencing.

On the land is a solid Pan-Abode log home built in 1981. The home has 3 bedrooms, 1.5 baths, covered carport, full unfinished basement with separate entry and high ceilings, and currently used as a workshop/storage. The house has all new wiring, a new roof and new natural gas furnace plus there is a functional wood fireplace. The house is nicely setup for entertaining with a deck on the

front and back to capture or escape the morning or evening sun, and large rooms throughout.

Additional improvements on the land include a detached equipment shed with enough room to park two vehicles, a deer fenced veggie garden, storage/wood-shed, and even a duck house!

The property has a good producing well plus an additional water licence on a nearby creek—access across the road.

The owner recently cleared 4.5 acres of the land which is now ready to be taken further and setup for further farm use, horses, and/or recreation. The burn piles remain and once burnt and spread across the land would make excellent fertilizer.

The property is located a couple kilometres to an elementary school and Sunshine Bay Regional Park where there is beach access, a boat launch, a bike park and other day use facilities.

This is a great investment opportunity in a lifestyle property with stable agricultural income in place, low taxes, and lots of room to expand.

LOCATION

754 Ogilvie Road - Harrop, BC

DIRECTIONS

Take the Harrop-Procter Ferry to the south side of the West Arm on Kootenay Lake. The ferry is a couple minutes to cross, and runs year-round 24 hours a day 7 days a week. There is no schedule it runs on an on-demand schedule with very minimal wait times.

From the ferry drive 900 metres and look for Ogilvie Road on the left. Drive a few hundred feet down Ogilvie Road and the land is on the right—sign on property and the address at end of driveway.

There is a small portion of the land on the left side of the road as well as an easement over 80 to 100 feet of private property to a year-round creek—license in place for water and older infrastructure from when the water was the primary source of irrigation and domestic use.

AREA DATA

Harrop

Harrop is a small, unincorporated community located on the West Arm of Kootenay Lake. Situated near the communities of Balfour and Procter and approx. 35 minutes to Nelson, Harrop is known for its rural charm, beautiful scenery, and close-knit community. The population is estimated to be around a few hundred residents. The exact number fluctuates due to the rural nature of the area and the seasonal influx of visitors.

Farming is a significant part of Harrop's economy. The area is known for small-scale organic farming, orchards, and gardens. Residents often engage in sustainable agriculture practices and focus on locally-grown produce, including fruits, vegetables, and herbs. Along with its neighboring community Procter, there is the Harrop-Procter Community Forest. This community-run initiative focuses on sustainable forestry practices, offering local employment while preserving the forest ecosystem. The local economy is supported by a range of small businesses, including artisan studios, organic farms, local markets, bed and breakfasts, and eco-tourism ventures. Artisans and craftspeople often create pottery, textiles, woodworking, and other handmade goods that are sold locally or at markets in nearby towns—usually Nelson with its large farmer and artisan market scene.



With its stunning natural surroundings, recreational opportunities, and small-scale, locally-focused economy, Harrop represents the unique charm of British Columbia's rural communities.

Hospitality and Tourism

There are a few bed and breakfasts, guesthouses, and vacation rentals that cater to tourists looking for a peaceful retreat.

Community and Lifestyle

Rural and close-knit, Harrop has a strong sense of community with a rural lifestyle that attracts people looking for a quieter, more sustainable way of living. Many residents are involved in community initiatives, local governance, or co-operative ventures.

Self-Sufficient and Sustainable Living

Due to its rural setting, many residents practice self-sufficient living, from growing their food to generating alternative energy sources. The community's emphasis on sustainability is evident in its local businesses and environmental stewardship efforts.

Kootenay Lake

Kootenay Lake is a large, picturesque lake located in southeastern BC, nestled between the Selkirk

and Purcell Mountain ranges. It is well-known for its natural beauty, outdoor recreational opportunities, and relatively mild climate. Here's an overview of its key features:

Size and Geography

- Length: Kootenay Lake is approximately 104 kilometres (65 miles) long
- Width: It ranges from 3 to 5 kilometres (2 to 3 miles) wide
- Depth: It has a maximum depth of about 152 metres (500 feet)
- Area: The lake covers around 400 square kilometres (154 square miles)

Climate

Kootenay Lake and the communities around it enjoy a relatively mild climate compared to the rest of Canada, especially in winter. The nearby mountains provide some protection from extreme weather and water moderates the temps. The average summer temperatures range from 20°C to 30°C (68°F to 86°F), making it ideal for water-based activities. In winter, temperatures typically range from -5°C to 5°C (23°F to 41°F). Snow is common in the surrounding mountains but less so directly around the lake and the lakeside communities like Harrop.

RECREATION

Sunshine Bay Regional Park

Sunshine Bay Regional Park is approx. 3 km from the property. It is approximately 23.4 hectare in size, and is located on the southern shore of the West Arm of Kootenay Lake between Harrop and Procter. The park is designated as a Waterfront Access and Multiple Purpose regional park providing beach access, a boat launch, bike park, walking trails, playing fields and rest room facilities. There are concession/kitchen facilities for group use which require a user fee.

Kootenay Lake

Kootenay Lake offers a wide range of recreational activities throughout the year. With its expansive length and relatively calm waters, Kootenay Lake is ideal for boating and sailing. There are several marinas and boat launches along the lake, including in Nelson, Kaslo, and Balfour.

The lake is famous for its fishing opportunities, particularly for the Gerrard rainbow trout, which is one of the largest species of rainbow trout in the world. Kokanee salmon, bull trout, and whitefish are also popular catches. Anglers enjoy both shore and boat fishing, with numerous spots along the lake.

Golf

Once you cross the ferry the Balfour golf course is just 7-8 mins away

Swimming and Beaches

There are several public beaches and swimming areas, one such place is Sunshine Bay Park mentioned above and only 3 km away.

Kayaking and Canoeing

The calm waters are ideal for paddlers, and there are many inlets and sheltered areas to explore. Rentals and guided tours are available in various towns along Kootenay Lake.

Wildlife Viewing and Birdwatching

Kootenay Lake and its surroundings are rich in wildlife, including eagles, ospreys, deer, black bears. Birdwatchers flock to the area for its diversity of bird species.

Winter Sports

In the winter, the nearby mountains offer excellent skiing, snowboarding, and snowshoeing opportunities, with Whitewater Ski Resort being a popular destination.

Hiking and Nature Exploration

Harrop is surrounded by beautiful mountains, forests, and waterways. The nearby West Arm Provincial Park offers numerous hiking trails and opportunities for backcountry camping.

Cycling and Mountain Biking

The area has scenic and quiet roads and trails suitable for cycling and mountain biking.

MAP REFERENCE

49°36'8.88"N and 117° 2'53.62"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

INVESTMENT FEATURES

Younger blueberry plants maturing.

Land was recently cleared for further expansion of agricultural uses.

SERVICES

- Drilled well
 - 15 GPM
 - 70 feet deep
 - Well tag 69266
- Drip irrigation set up for blueberries connected to the well
- Water stands around the property
- Septic pumped out Sept 2021. Majority of outflow from house and with a small alternation (a day's work) it could be setup to receive all outflow
- Gray water pit connected to the laundry and set tub in the mudroom. It would be an easy alternation to connect these two sources to the septic system

- Natural Gas
 - New forced air furnace in 2017
 - Natural gas hot water tank
- High Speed Internet
- Cell service
- Water Licence

IMPROVEMENTS

- Pan-Abode Log Home
 - 3 bedrooms
 - 1 full bath
 - 2-piece en suite
 - Approx. 1,575 sq. ft. plus an unfinished, full, high ceiling, walk out basement
 - New 40-year roof 2016
 - New wiring in 2017
 - New furnace in 2017
- Detached garage/pole shed - ideal to park 2 vehicles
- Woodshed
- Duck house
- Deer fenced veggie garden
- Drip line irrigation for blue berries
- Chicken coop, runs with electrified fencing

TAXES

\$1,396 (before homeowner's grant)

ZONING

No local zoning.

Property is in the ALR.

LEGAL

LOT D, PLAN NEP895, DISTRICT LOT 222, KOOTENAY LAND DISTRICT - PID 016-078-926









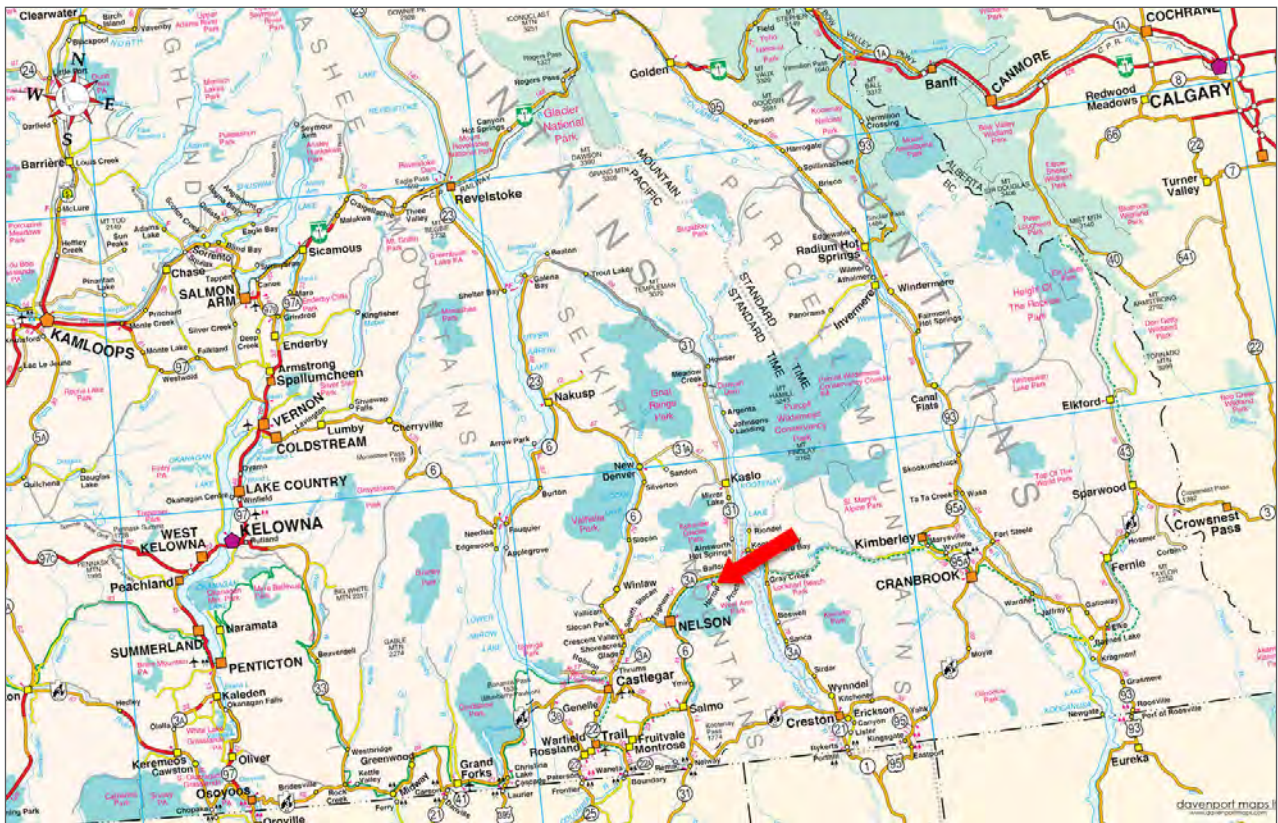


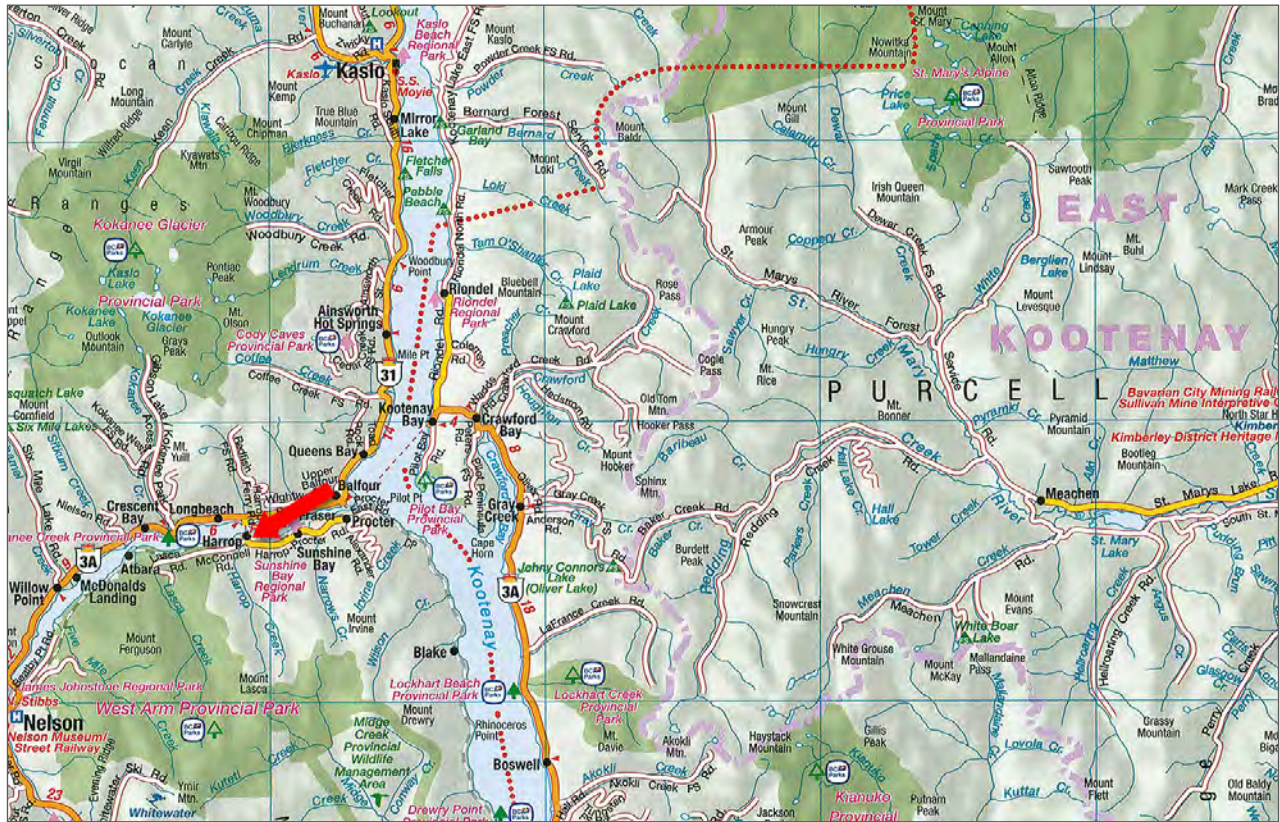


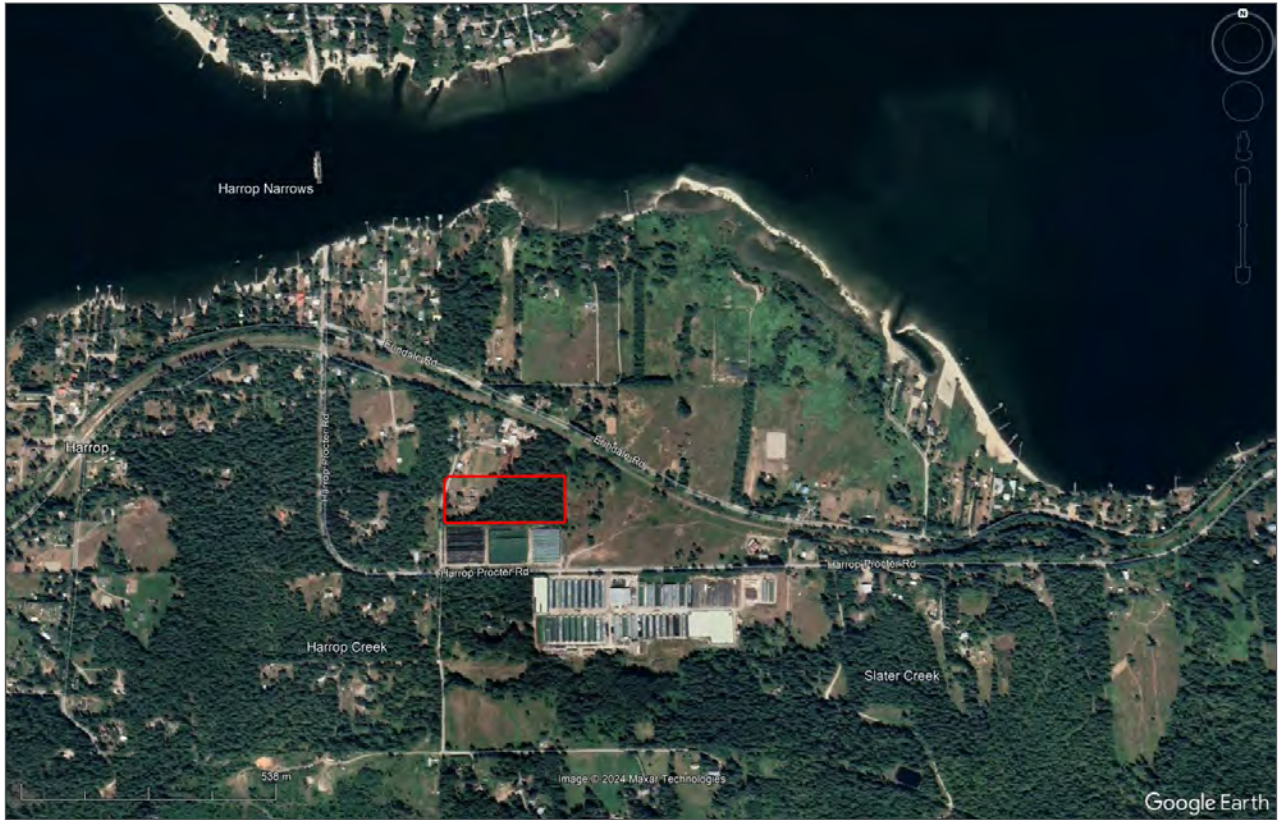


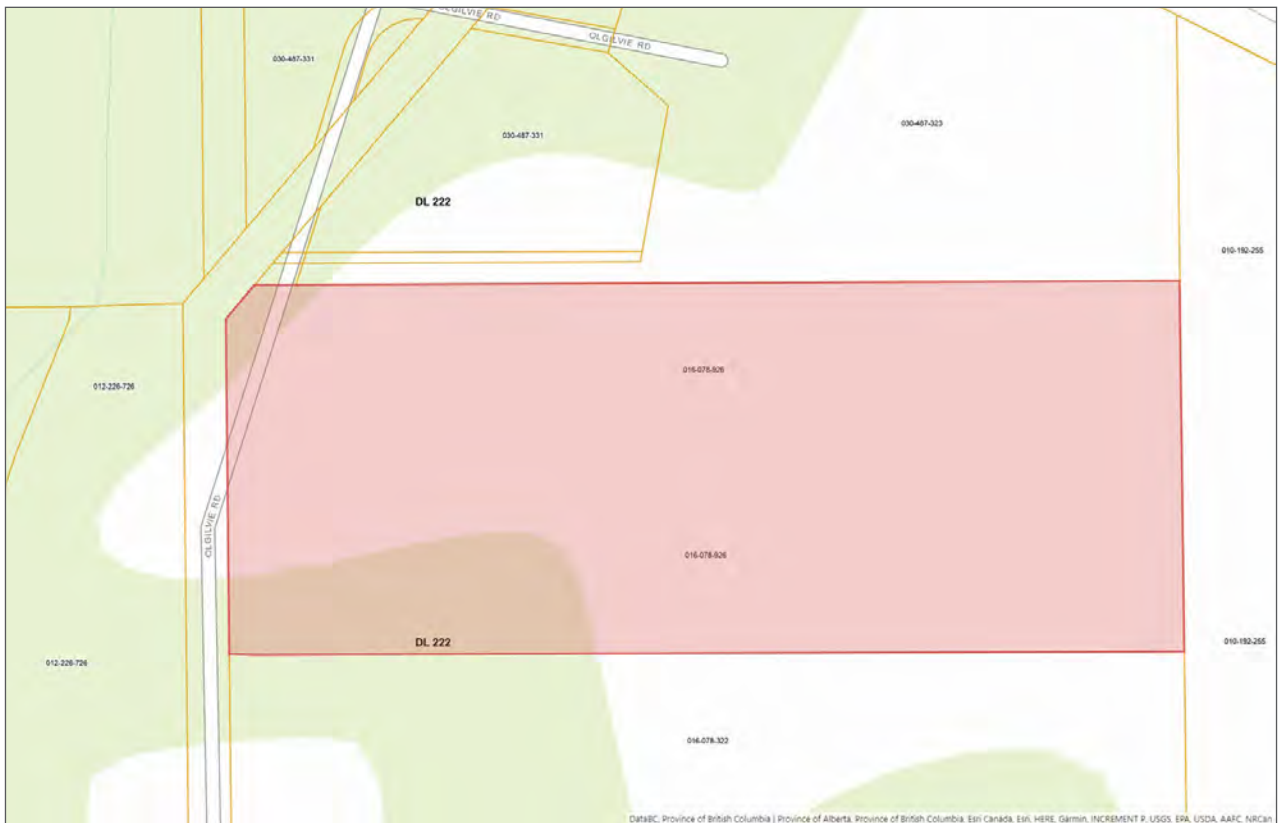
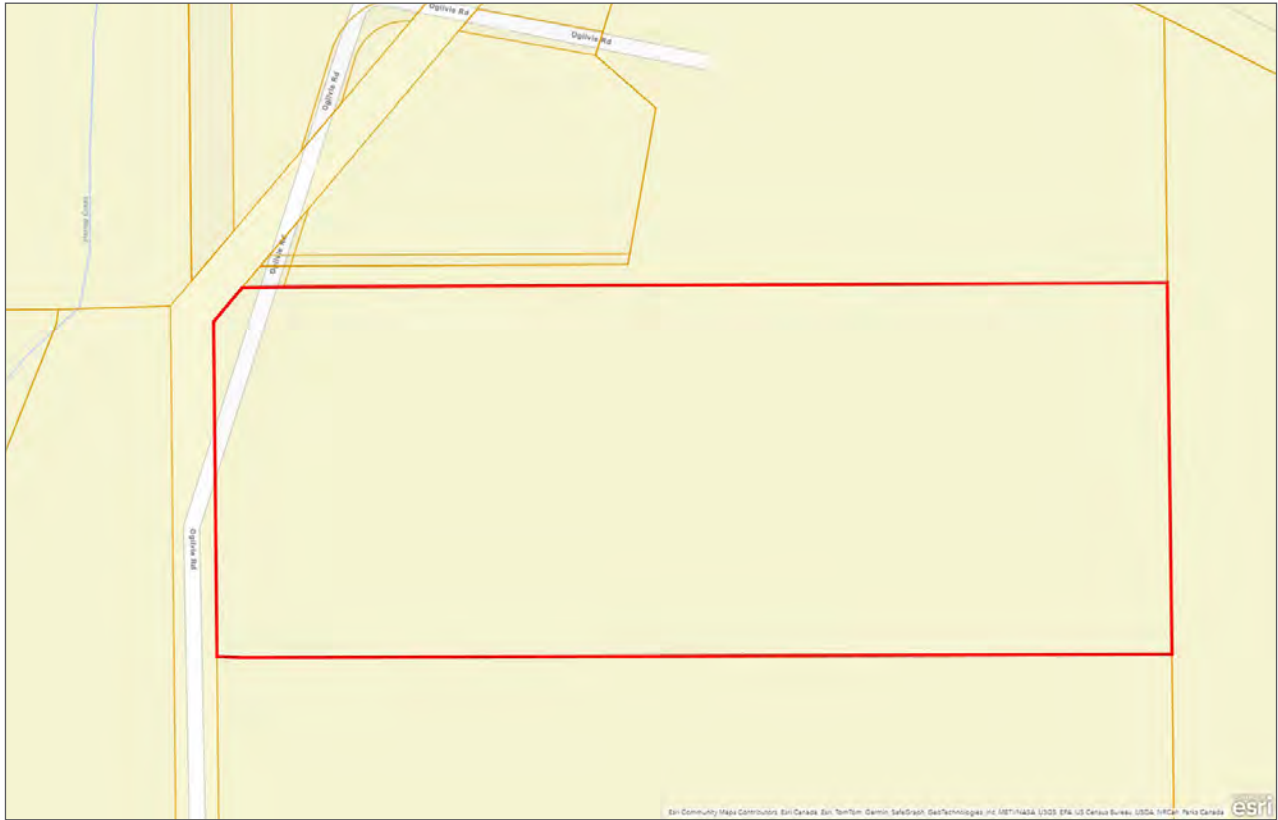














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