

LARGEST FARM & RANCH AUCTION IN BC HISTORY
BEAUTIFUL BRITISH COLUMBIA, CANADA



ABBOTSFORD



From its stunning mountain views to its strong local economy, Abbotsford residents enjoy an exceptional quality of life while living in one of the most beautiful cities in British Columbia.

Best known for its vast rural farmlands, agriculture is at the heart of Abbotsford's local economy. With a reported \$1.8 billion in annual earnings, agriculture is vital for Abbotsford's local economy.

Abbotsford is located adjacent to the US / Canada border, Greater Vancouver and the Fraser River. With a population of approximately 150,000 people, it is the largest municipality outside of metropolitan Vancouver and the largest city in Fraser Valley. Abbotsford is located along the Trans-Canada Highway about an hour's drive southeast of Vancouver.



MINIMUM BID: \$1,999,000

SUGGESTED VALUE: \$4,000,000

±40 AC FARM LAND

8683 LEFEUVRE ROAD, ABBOTSFORD, BRITISH COLUMBIA

PROPERTY HIGHLIGHTS:

- Zoning – A2 (Agricultural Two-Zone)
- Possibility to use as a hay field for farming needs or to develop the land. Please see the due diligence section for more info on A2 zone permitted uses
- Annual tax amount: \$1,559.39
- 50 km east of Vancouver
- 20 km north of the US border and the Abbotsford Int. Airport



MINIMUM BID: \$4,999,000

SUGGESTED VALUE: \$10,000,000

±77.38 AC FORMER DAIRY FARM

27625 GRAY AVENUE, ABBOTSFORD, BRITISH COLUMBIA

PROPERTY HIGHLIGHTS:

- Zoning: A2 - Agricultural Two Zone
- Former dairy farm
- Complete with a Westfalia Parlour system, a backflush system, a 6,000 US Gallon surge Westfalia stainless steel milk tank with computerized cooling controls, and more
- Highly fertile and productive soil perfect for growing several crops, including fruits and vegetables
- 50 km east of Vancouver
- 20 km north of the US border and the Abbotsford Int. Airport

For the full list of buildings and equipment included with the property, please refer to the "Appraisal" in the due diligence section.



MINIMUM BID: \$499,000

SUGGESTED VALUE: \$1,000,000

±0.37 AC FARM LAND PARCEL WITH 2 BED HOUSE

27607 GRAY AVENUE, ABBOTSFORD, BRITISH COLUMBIA

PROPERTY HIGHLIGHTS:

- Zoning: A2
- The property includes a 2 bed 1 bath house of wood frame construction. It features a new propane furnace, a new hot water tank, and a half-finished basement
- Annual tax amount: \$464.31
- 50 km east of Vancouver
- 20 km north of the US border and the Abbotsford International Airport



MINIMUM BID: \$1,199,000

SUGGESTED VALUE: \$2,500,000

±17.40 AC FARM LAND

8607 LEFEUVRE ROAD, ABBOTSFORD, BRITISH COLUMBIA

PROPERTY HIGHLIGHTS:

- Zoning - A2 (Agricultural Two-Zone)
- Possibility to use as a hay field for farming needs or to develop the land. Please see the due diligence section for more info on A2 zone permitted uses
- Annual tax amount: \$612.23
- 50 km east of Vancouver
- 20 km north of the US border and the Abbotsford Int. Airport

LANGELY



Live in the heart of farm, and wine country!

Langley is a small town located southeast of Vancouver, just a short drive from the US border. It's considered to be part of the greater Vancouver metro area, but offers a quiet, small-town vibe.

The Township of Langley is one of the richest agricultural areas in Canada and has a land mass of 316 square kilometres, with approximately 75% within the Agricultural Land Reserve (ALR). Nearly half of all farms in Metro Vancouver are in the Township (1,103 farms total), with annual gross farm receipts of \$340 million in 2016. Total farm capital in 2015 in the Township was \$2.9 billion, greater than any other municipality in Metro Vancouver. The Township of Langley benefits from high quality soils, proximity to markets, and a mild climate.

Having more horses than anywhere else in the province, the Township of Langley is referred to as the Horse Capital of British Columbia.



MINIMUM BID: \$1,399,000

SUGGESTED VALUE: \$2,950,000

±25.91 AC FARM LAND

272ND STREET, LANGLEY, BRITISH COLUMBIA

PROPERTY HIGHLIGHTS:

- Zoning: RU-5 (part of the Agricultural Land Reserve)
- 50 km east of Vancouver
- 20 km north of the US border and the Abbotsford International Airport
- Located in the heart of Glen Valley
- Easy access to Hwy 1 and Hwy 13
- Annual tax amount: \$609.93



MINIMUM BID: \$3,399,000

SUGGESTED VALUE: \$6,900,000

±61.47 AC FERTILE FARM LAND WITH 3 BED HOUSE & SPACIOUS GARAGE

8463 272ND STREET, LANGLEY, BRITISH COLUMBIA

PROPERTY HIGHLIGHTS:

- Zoning: RU-5 and it is part of the ALR (Agricultural Land Reserve)
- 3 bedroom home with 1,500+ SF of living space
- Fertile soil perfect for blueberries, cranberries, dairy forage crops, and more
- Annual tax amount: \$1,725.21
- Located in the heart of Glen Valley
- Easy access to Hwy 1 and Hwy 13
- Less than 20 km away from the US border and the Abbotsford International Airport
- Less than 60 km away from Vancouver, BC

QUESNEL



A vibrant community, beautifully situated at the confluence of Quesnel and Fraser rivers in central interior of British Columbia. Surrounded by some of the best fishing, hiking and wilderness adventures in the world.

Quesnel's rich tradition of forestry, ranching, agriculture, and mining is the foundation upon which this modern, full-service community resides. Offering some of the most affordable housing, land, and business start-up costs in British Columbia, Quesnel is perfect place for families seeking opportunity in a safe, friendly, and natural environment.

Located east of British Columbia's Coast Mountains, with warm summers and cool winters lasting from mid-November to mid-March. Precipitation is generally distributed evenly through the seasons.



MINIMUM BID: \$3,499,000

SUGGESTED VALUE: \$5,700,000

±1,683 AC FARM AND RANCH WITH TIMBER ACREAGE

43151 QUESNEL HIXON ROAD, QUESNEL, BRITISH COLUMBIA

PROPERTY HIGHLIGHTS:

- This expansive and serene ranch historically was a popular fishing resort located directly on Nelson Kenny Lake, which is just a stone's throw from the 4 Bed / 2 Bath home
- 265 acres of the 1683 acres are pasture lands with approx. \$3.5 million worth of timber
- 220 AUM range lease which can be a substantial -source of income
- 500 acres are Hay fields
- 5 minute drive from Chubb Lake, a popular local fishing lake
- 30 minute drive north of Quesnel
- 1 hour drive south of Prince George
- 2 hour drive to Williams Lake Regional Airport



FARMLAND FOR SALE BY AUCTION

For more info and complete due diligence, visit www.FRE.com/farm

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