

FOR SALE

BLUEBERRY FARMING BUSINESS



24.98 ACRES WITH A NEW HOME

BLUEBERRY CAPITAL OF CANADA - MATSQUI ABBOTSFORD

20 ACRES PLANTED



OPEN FOR OFFERS - ALL REASONABLE OFFERS WILL BE CONSIDERED

PLEASE ASK FOR REQUIRED OWNER BUILDER DISCLOSURE NOTICE BEFORE WRITING AN OFFER

HARPREET SINGH

INVESTMENT SALES

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24.98 ACRES WITH A NEW HOME

35433 HALLERT ROAD, ABBOTSFORD, BC

OPPORTUNITY

Cushman & Wakefield Ltd. has been retained on an exclusive basis to arrange a sale of 100% freehold interest in 24.98 Acres Farming Land with improvements at a prime location in Abbotsford. The soil is very suitable for Blueberry Plantation and its located in Matsqui which is called "Blueberry Capital of Canada". This is one kind of an opportunity to acquire and take part in one of the finest and fastest developing Agriculture area in British Columbia. Property also offers a beautiful owner's residence with another smaller home to accommodate Farm Workers.

LOCATION

THE RICH SOIL QUALITY, MILD CLIMATE AND ACCESS TO AN ABUNDANCE OF FRESH WATER MAKES ABBOTSFORD THE PERFECT LOCATION FOR AGRICULTURE. TODAY, ABBOTSFORD IS HOME TO OVER 1,200 FARMS, WITH THE VAST MAJORITY BEING FAMILY OWNED AND OPERATED.

Abbotsford has the largest agriculture production in British Columbia, twice that of the next highest communities of Chilliwack and Langley. In fact, measured in economic totality or production value per hectare, the City of Abbotsford far exceeds any other jurisdiction in Canada. Abbotsford is the fifth largest city in British Columbia and attributes its consistent and sustainable growth largely to the significance of the agriculture industry in the local economy.

THE ECONOMIC IMPACT OF AGRICULTURE IN ABBOTSFORD

AGRICULTURE GENERATES OVER 11,300 FULL-TIME EQUIVALENT JOBS IN ABBOTSFORD. 1 IN EVERY 5 JOBS IN THE CITY CAN BE ATTRIBUTED TO AGRICULTURE. THE AVERAGE HOURLY WAGE PER FARM EMPLOYEE IS \$16.75. The AVERAGE ANNUAL SALARY IS ALMOST \$50,000.

Abbotsford's growth and success can be directly attributed to the economic effect of agriculture. Abbotsford is the fifth largest city in British Columbia and attributes its consistent and sustainable growth largely to the significance of the agriculture industry in the local economy.

Agriculture generates over 11,300 jobs in Abbotsford, representing 1 in every 5 jobs in the city.



**AGRICULTURE GENERATES
1.8 BILLION DOLLARS
IN ECONOMIC EFFECT AND
CREATES 11,300 JOBS**



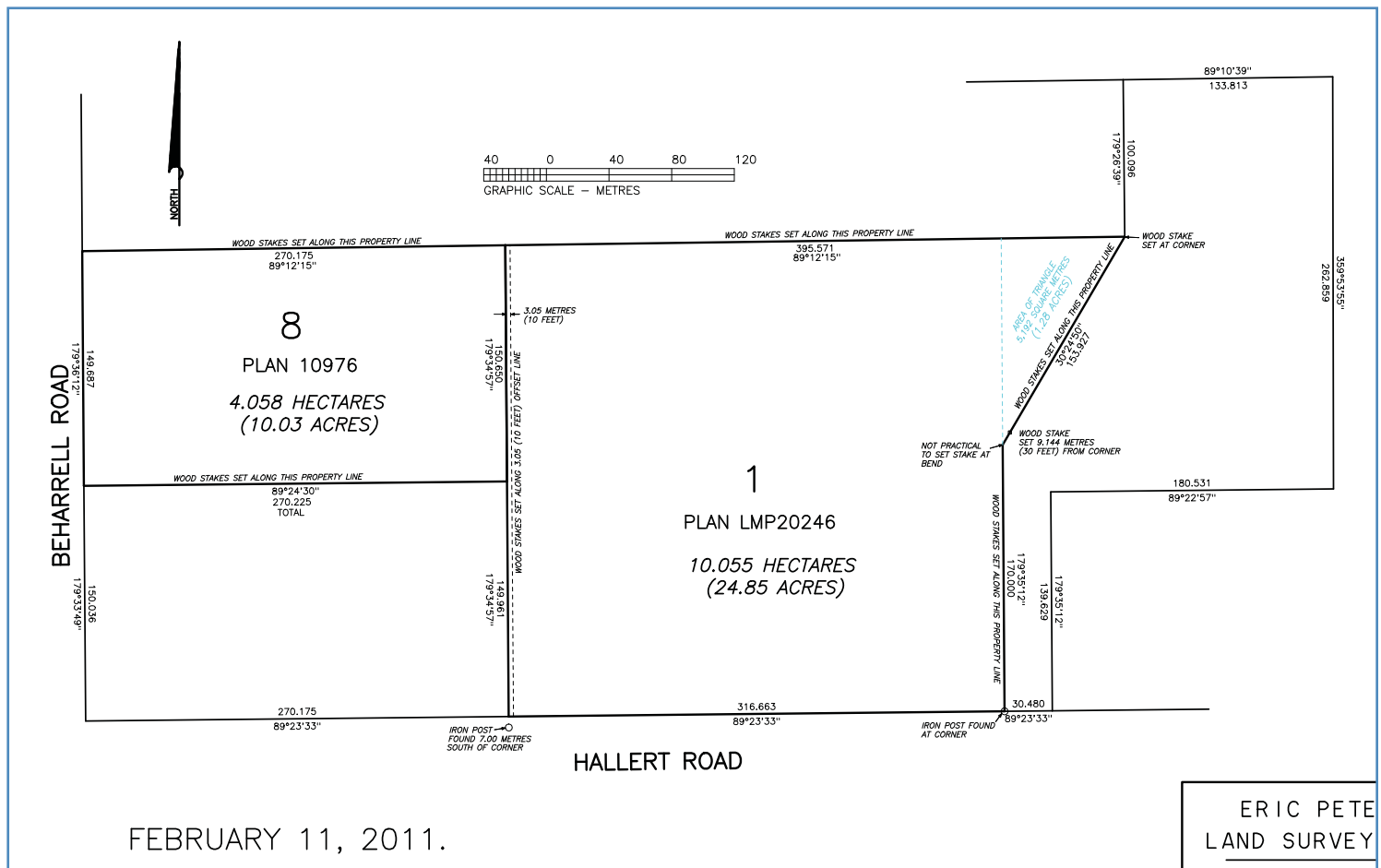
EQUIPMENT INCLUDED

EQUIPMENT LIST

ITEM	HOURS KM	BUY DT	COST
Tractor John Deere 3320 - 33 HP	575	Sept 2010	\$22,000
Tractor John Deere 3005 - 30 HP	60	Dec 2011	\$13,000
John Deere - Gator	150	June 2012	\$7,200
Flat Deck 1 Ton Chevy Truck - 1994	244000	Sept 2010	\$3,500
Van - Dodge Caravan	188000	June 2012	\$2,500
Grass Mower - John Deere Frontier 2060		Sept 2010	\$1,500
ABB Spray Tank - 200 Liter 3 Point Hitch		July 2012	\$3,500
Locally Fabricated Roundup Tank 400L - 3 Point Hitch		May 2011	\$2,500
Roto Tiller - Terra Nova (Used)		July 2012	\$2,000
Misc Tools		Sept 2012	\$500
TOTAL			\$58,200

SMALL TOOLS LIST

ITEM	BUY DT	COST
Chain Saw - STEIHL	March 2011	\$350
Spray Back Packs - Standard Quality 3 Nos	April 2011	\$150
Aluminium Covers for Berry Flats - 4 Nos	April 2011	\$800
Pruners - 10 Nos	April 2011	\$250
Pressure Washer - 1500 PSI	May 2011	\$150
Weed Wacker - STEIHL	June 2011	\$500
Air Compressor	Feb 2012	\$100
Chapman Back Pack Sprayers - 3 Nos	June 2012	\$450
Misc Tools	June 2012	\$250
BE BBR5G (5') Box Blade, Serial #: I18533	June 2012	\$650
BE RBR5G (5') Blade, Serial # : I13360	June 2012	\$350
TOTAL		\$4,000
TOTAL COST		\$62,200



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ZONING

Agricultural Two Zone (A2). Accommodate agricultural and agri-tourism uses on lots that are 16.0 ha and larger in size. Principal uses include: Agricultural Use; Agri-Tourism; Farm Retail Sales; Single Detached Dwelling; Winery

OLD HOUSE	600 sf approximately		
ADDRESS	35433 Hallert Road, Abbotsford, BC V3G 1R3		
ACREAGE SIZE	25 Acres (24.892 Acres)		
PRODUCTION	2011 - 125,000 lbs.	SALES REVENUE	\$192,000/- *
	2012 - 120,000 lbs.	SALES REVENUE	\$128,000/- *
	2013 - 110,000 lbs.	SALES REVENUE	\$87,488/- *
	2014 - 105,000 lbs.	SALES REVENUE	\$87,620/- *
BERRIES PLANTED	20 Acres Total Planted		
	08 Acres	Blue Crop 12 Years	
	08 Acres	Spartan 12 Years	
	02 Acres	Duke 08 Years	
	02 Acres	Duke 03 Years	
IMPROVEMENTS	6,000 sf New Home (pictures available)		

* Price of produce fluctuates over the years

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