

**FOR SALE**  
**HARPER'S TRAIL ESTATE WINERY**  
2761 SHUSWAP ROAD, KAMLOOPS, BC

**120 ACRES** OF  
BEAUTIFUL RIVERFRONT  
AGRICULTURAL LAND

INCLUDES 25.5 ACRES PLANTED VINEYARDS AND 20 ACRES OF RIVERFRONT



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## LOCATION

Harper's Trail Winery is located in the Kamloops area of the Thompson Valley.

Harper's Trail is tucked into the city outskirts. The South Thompson River is on the vineyard's doorstep, with a myriad of birds, majestic eagles, bulrushes and beautiful wintering swans. Composing the backdrop to the vines are rolling hills of sage and antelope brush and majestic, mysterious hoodoos carved into clay banks. Bighorn sheep, mule deer, and bears graze and roam. In the vineyard is a fully productive natural spring that offers further biodiversity to this special place.

## OPPORTUNITY

Harper's Trail is Kamloops first winery with 25.5 acres of planted vineyard and the ability to greatly expand the vineyards and increase production. The additional land could also be used for other agricultural purposes such as fruit trees, vegetable crops or other agricultural activities. The winery produces ten different varieties and has won many medals and awards even though the winery is relatively young.

## LEGAL ADDRESS

Strata Lot 3 District Lot 280 Kamloops Division Yale District Strata Plan EPS725  
Together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V  
PID 029-088-038

## PROPERTY HIGHLIGHTS

- 25.5 acres of producing vineyards
- Confirmation of Organic Crop Certification
- 120 acres in total, including 20 acres of riverfront
- Beautiful tasting room, tented patio and large picnic area
- Modern warehouse and production facility
- Newly renovated barn, storage and event facilities
- Water licenses
- Ability to greatly expand the vineyards
- Inventory, extensive list of farm and irrigation equipment are available for negotiation
- A detailed Due Diligence package is available upon signing a confidentiality agreement.

## ZONING

AF-1 (Agricultural/Forestry)

## SALE PRICE

Real Estate, Wine Making Equipment & Farm Equipment are to be sold separately.







## LEGEND

- 1 Planted Vineyards
  - ① Gamay Noir 2013
  - ② Pinot Noir 2013
  - ③ Riesling 2009 Silver Mane Block
  - ④ Chardonnay 2009
  - ⑤ Pinot Gris 2009
  - ⑥ Riesling 2008 Pioneer Block
  - ⑦ Cabernet Franc 2008
  - ⑧ Cabernet Franc 2012
  - ⑨ Gewürztraminer 2008
  - ⑩ Cabernet Franc 2018
- 2 Additional Planted Vineyards
- 3 Wine Shop, Event Space, Production & Warehouse
- 4 Planted Alfalfa – Prepared/Sloped for Additional Fruit Planting
- 5 Lands For Unspecified Opportunity
- 6 Lands For Unspecified Opportunity
- 7 Thadd Springs

THOMPSON RIVER





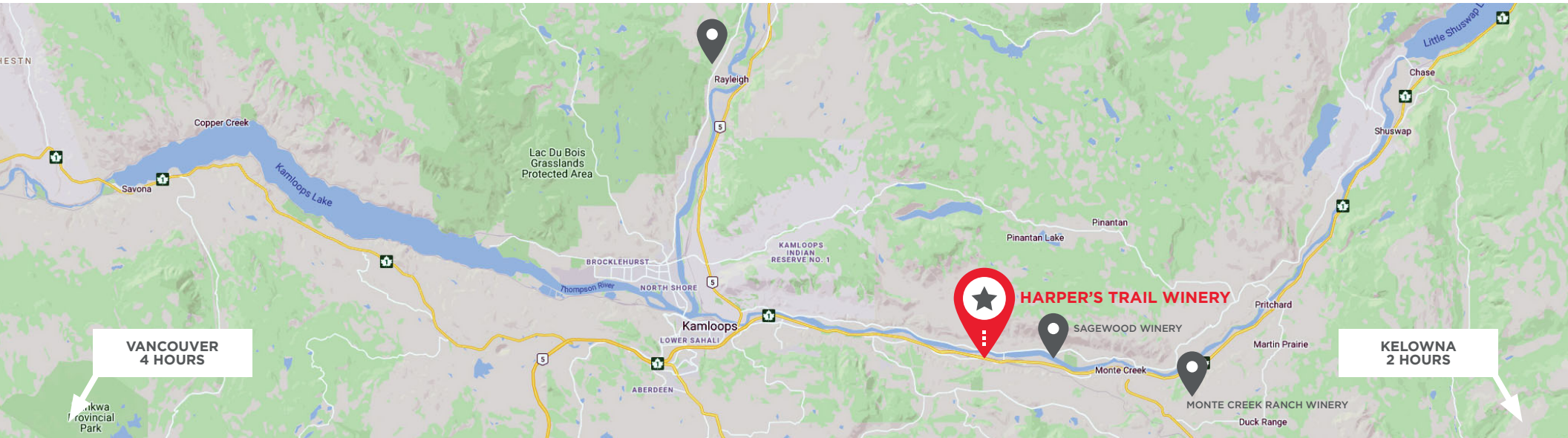
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