

Rainmaker Wines

Sotheby's | Canada
INTERNATIONAL REALTY

OLIVER | BRITISH COLUMBIA

AN OFFERING OF THREE EXCEPTIONAL PROPERTIES AND WINERY ASSETS

PRESENTED BY **PAUL HAGUE AND NICOLE EASTMAN**



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The Rainmaker Wines Offering

The Rainmaker Wines offering consists of a unique grouping of high-quality winery and vineyard assets in the Okanagan Valley. Located within the prestigious Black Sage Bench and Golden Mile Bench, these offerings present the opportunity to acquire a state-of-the-art winery and all other required assets for a thriving wine business.

The asset grouping is versatile and offers a customizable tiered purchasing plan suitable to the prospective buyer's unique wine business needs.

Desired wine inventory to be valued at time of purchase in addition to below offering prices

- 1. BLACK SAGE ROAD VINEYARD WITH PRODUCTION FACILITY**
4576 Black Sage Road totalling 11.04 acres with 6,900 ft² production facility
Offered at CA\$6,750,000
- 2. ADDITION OF GOLDEN MILE VINEYARD**
729 Road #8 totalling 14.91 acres
+ an additional CA\$2,437,500
- 3. ADDITION OF RYEGRASS ROAD VINEYARD**
4535 Ryegrass Road totalling 8.56 acres with 4 bedroom home, pool, large workshop, and new irrigation system
+ an additional CA\$2,678,500
- 4. ADDITION OF WINERY EQUIPMENT**
State-of-the-art winemaking equipment
+ an additional CA\$455,815
- 5. ADDITION OF VINEYARD EQUIPMENT**
Quality vineyard equipment
+ an additional CA\$150,000

4576 Black Sage Road Oliver, BC

PID 010-500-065

LEGAL DESCRIPTION Lot 811, District Lot 2450S, Similkameen Division, Yale District Plan KAP4592

PROPERTY SIZE 11.04 acres

ACRES PLANTED 9.59 acres

IRRIGATION Drip from city

SEWER Two septic fields

POWER 600 amp

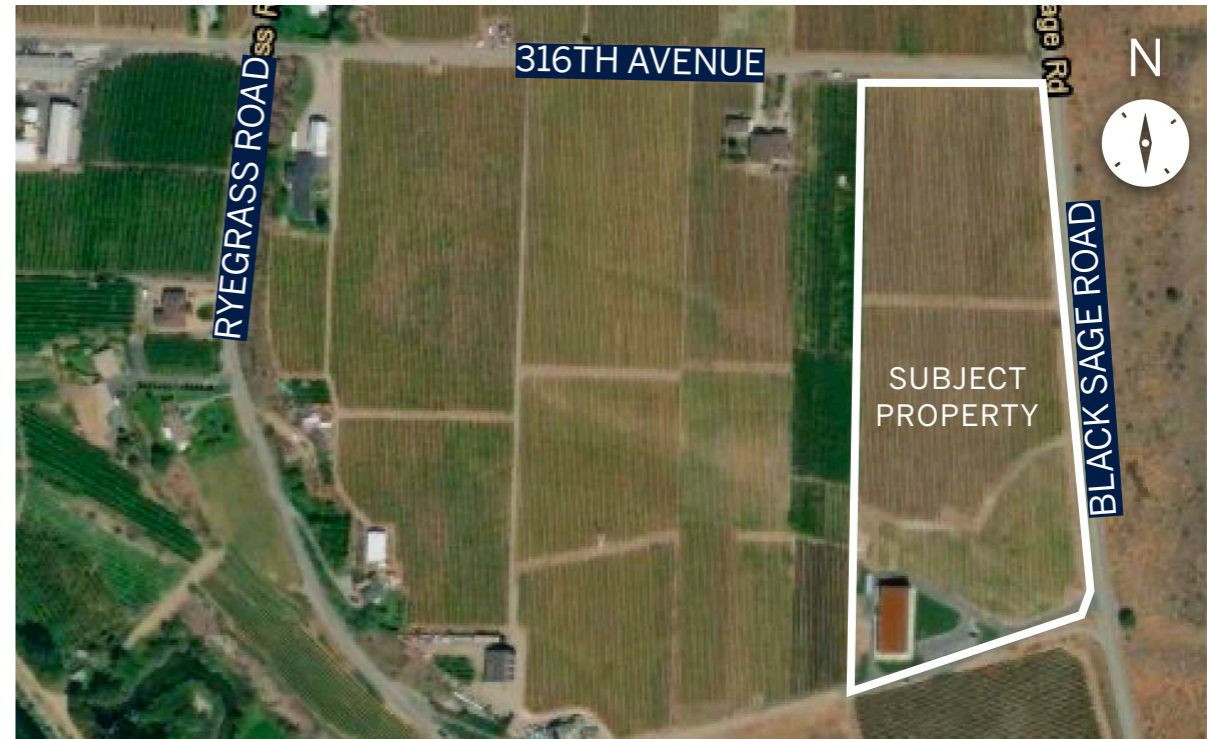
FENCING Partial horse fence

ZONING AG1

IN ALR Yes

LOCATION Black Sage Bench – Eastern side of the Oliver valley

The Black Sage Road property is located on the Black Sage Bench, on the Eastern side of the Oliver valley. With a total acreage of 11.04, the property has 9.59 planted acres. This property includes the spectacular Rainmaker facility building. The facility includes a tasting room, production facility, crush pad, office space, storage, restrooms and state of the art mechanical system. The facility layout is very customizable, and can be reconfigured to add in food service, or remove public spaces entirely and exclusively operate as a production and storage facility to suit the buyer's needs.



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Winery Facility

The property at 4576 Black Sage Road features a state-of-the-art multipurpose winery facility. A dynamic marvel constructed of glass and steel, the Rainmaker facility incorporates new and natural elements to cultivate a uniquely breathtaking experience. The facility can be portioned into **three sections**, the first being office, mechanical space, and a tasting room with washrooms. The second is a production and barreling room, and the third is an outdoor covered crush pad.

FACILITY TOTAL SIZE 6,900* ft²

ADDITIONAL STORAGE A 40 x 8 ft Container

YEAR BUILT 2021

PRODUCTION AREA SIZE 4,140* ft²

TASTING ROOM SIZE 1,380* ft²

TASTING ROOM OCCUPANCY 45 persons

BUILDING WATER City

BUILDING HEAT HVAC and in-floor heating

*All building measurements are approximate and must be verified by the Buyer before subject removal.



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Facility Components

TASTING ROOM

The Tasting Room spaces features the modern, sleek and refined Tasting Room with two fully equipped wine bars. Totalling 1,360* square feet the tasting room has the capacity to accommodate 45 guests. It features sophisticated and contemporary design elements, including glass, stainless steel, polished concrete and cedar. The tasting room space is adjacent to 1,360* square feet of office, storage, and mechanical space.

PRODUCTION

The Production Space features a 4,140* square foot production facility, adjacent to the Tasting Room. It has state of the art heating and cooling system, with custom made glycol lines throughout the facility. The facility can be used for production and barreling, or solely production. The production facility currently has the capacity to produce up to 20,000 cases per year.

CRUSH PAD

The outdoor 1,360* square foot concrete crush pad is located attached to the production space. It features a roof covering, overhead lighting, water and power. Adjacent to the production facility, the crush pad has the future ability to be walled-in and turned into more production space, or utilized as a separate barreling room. The crush pad is an extremely versatile and highly functional space.



*All building measurements are approximate and must be verified by the Buyer before subject removal.



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Crop Plantings

4576 BLACK SAGE RD							
Block	Varietal	Clone	Rootstock	Planted	Style	Acres	Vines
1D	Cabernet Sauvignon	412	Rip	2012	8x4	0.98	1,662
2B	Cabernet Sauvignon	412	Rip	2013	8x4	1.02	1,797
4D	Syrah	470	Rip	2021	7.5x2	0.72	1,206
1C	Syrah	7	3309	2006	8x3	0.78	1,304
2C	Syrah	174	3309	2006	8x3	2.1	3,495
4A	Tempranillo	770.1	3309	2021	7.5x3.5	0.54	900
2A	Roussanne	522	101.14	2008	8x3		91
	Roussanne	522	101.14	2010	8x3	0.87	291
	Roussanne	522	101.14	2006	8x3		1,025
4C	Roussanne	468	3309	2021	7.5x2	0.23	950
4B	Chardonnay Musque	809	3309	2021	7.5x2	0.33	950
1A/B	Viognier	642	3309	2011	8x3		286
	Viognier	642	3309	2009	8x3	2.02	1,612
	Viognier	642	3309	2006	8x3		1,765
TOTAL						9.59	17,334

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729 Road #8 Oliver, BC

PID 024-551-457

LEGAL DESCRIPTION Lot A, Plan DAP64769, District Lot 2450S, Similkameen Div of Yale Land District

PROPERTY SIZE 14.91 acres

ACRES PLANTED 7.98 acres

STRUCTURES 40 ft x 8 ft container and 40 ft x 80 ft concrete pad at view site on property

IRRIGATION Drip from irrigation canal through pump and city water to view site

FENCING Full deer fence

ZONING AG1

IN ALR Yes

LOCATION Golden Mile – Western side of the Oliver valley

Known as the Rattlesnake Vineyard, this property is located on the Golden Mile, on the western side of the Oliver valley. The property totals 14.91 acres, with 7.98 planted acres. The property includes absolutely stunning, unobstructed views of the entire South Okanagan Valley, with a 40x80 foot cement pad at the upper view site of the property. This pad can be used for weddings, events, dining experiences, future personal residential use or the potential for future guest accommodations. This site is incredibly versatile, and has access to both power and city water lines.



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Crop Plantings

729 ROAD #8							
Block	Varietal	Clone	Rootstock	Planted	Style	Acres	Vines
1A	Merlot	181	3309	2010	8x4	2.14	2,926
1B	Merlot	347	Rip	2010	8x4	1.55	2,237
3A	Merlot	347	Rip	2010	8x4	0.18	260
2B	Malbec	598	3309	2012	8x4	3.04	4,140
2A	Viognier	642	S04	2010	8x4	1.06	1,443
TOTAL						7.97	11,006

4535 Ryegrass Road Oliver, BC

PID 009-053-123

LEGAL DESCRIPTION Lot 1, Plan KAP14189, District Lot 2450S, Similkameen Div of Yale Land District Portion L 817

PROPERTY SIZE 8.57 acres

ACRES PLANTED 6.64 acres

STRUCTURES 3,656 ft² (unverified) 4 bedroom home built in 2003, pool installed in 2021, and 1,200 ft² (unverified) shop

IRRIGATION Drip from city water, city to house

SEWER Septic

POWER House 200 amp, shop 100 amp

ZONING AG1

IN ALR Yes

LOCATION Black Sage Bench – Eastern side of the Oliver valley

Known as the Craftsman Vineyard, this property is located on the Black Sage Bench, on the eastern side of the Oliver valley. It is also located only approximately 600 metres from the primary facility on Black Sage Road. The property includes the vineyard, a four bedroom home with a pool, and a large workshop for tractor and equipment storage. The home interior and exterior were professionally painted in 2021.



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Crop Plantings

4535 RYEGRASS ROAD							
Block	Varietal	Clone	Rootstock	Planted	Style	Acres	Vines
1A	Cabernet Sauvignon	169	101-14	2021	7.5x3.5	1.94	3,219
1B	Cabernet Sauvignon	1124	Rip	2021	7.5x3.5		
2A	Cabernet Franc	214	Rip	2021	7.5x3.5	1.98	3,285
3A	Petit Verdot	400	101-14	2021	7.5x3.5	1	1,659
4A	Chardonnay	95	101-14	2021	7.5x3.5	1	1,659
4B	Chardonnay	548	101-14	2021	7.5x3.5		
4C	Chardonnay	72	101-14	2021	7.5x3.5		
5A	Chardonnay*	76	101-14	2024	8x3.5	0.72	570
5B	Chardonnay*	95	101-14	2024	8x3.5		570
TOTAL						6.64	10,962

*plants have been removed and will be replanted in 2024

Winery Equipment

The Rainmaker Wine package includes the option to purchase the winery and vineyard equipment. Winery equipment includes harvest and processing equipment, presses and accessories, winemaking equipment, tanks and barrels, and tasting bar equipment.

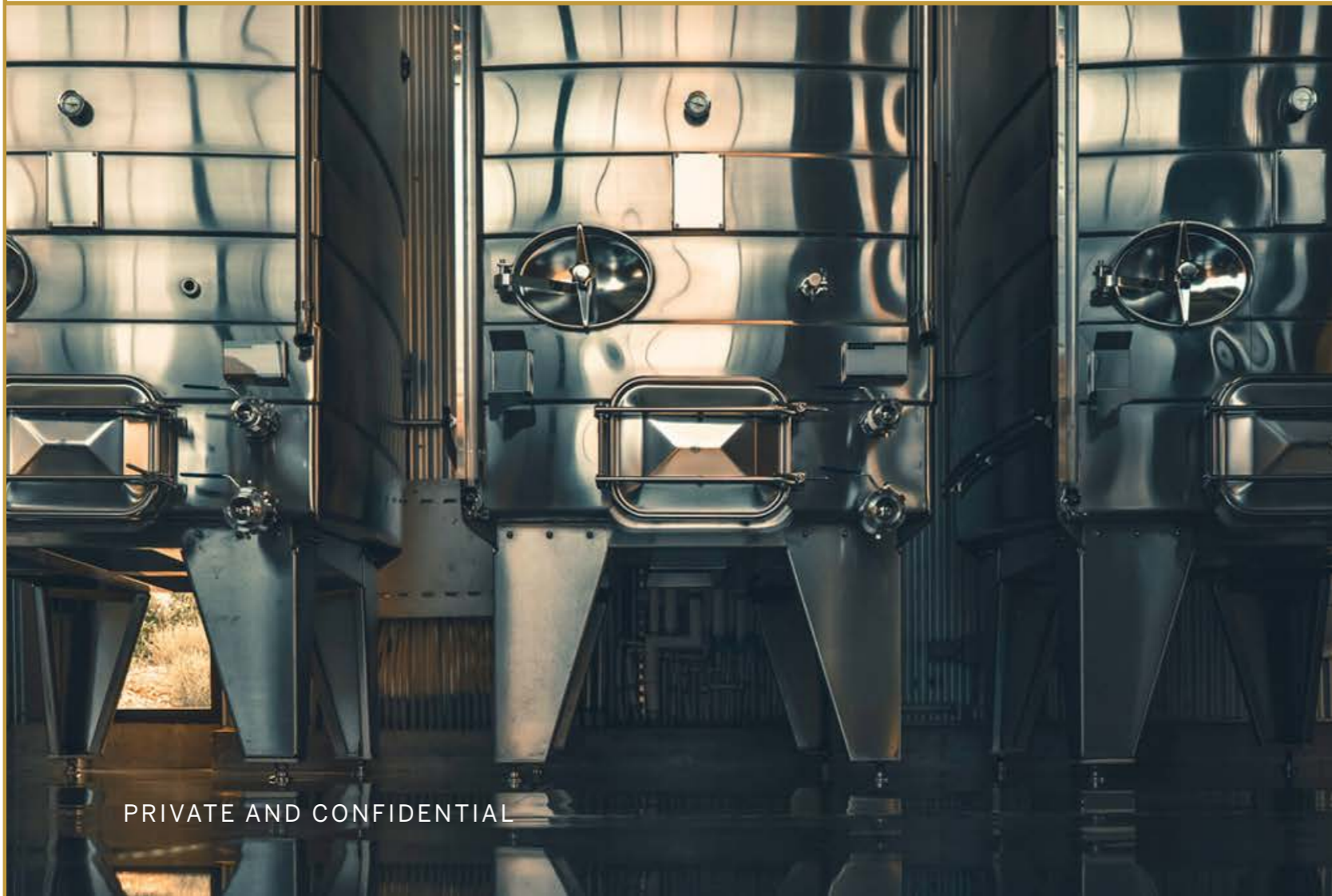
Vineyard equipment includes a John Deere tractor, prepruner, hedger, weed sprayer, mower, cultivator, canopy sprayer, fertilizer spreader, clover mower, and vineyard netting.

PRODUCTION CAPACITY 20,000 cases per year

CURRENT PRODUCTION 5,000 cases per year

LEASED EQUIPMENT 2020 Hyundai Forklift

EXCLUDED POS system as is subscription



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Rainmaker's Wine Inventory

The option exists for a purchaser to acquire the current inventory of Rainmaker's bottled wines.

REDS

- Cabernet Sauvignon
- Cabernet Franc
- Syrah
- Merlot
- Malbec

WHITES

- Roussanne
- Viognier
- Chardonnay

BLENDS

- Syrah-Viognier
- Merlot-Cabernet
- Bordeaux Style

SPARKLING/ROSE

- Sparkling white
- Single varietal rose
- Rose blend



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Location Within Oliver



GREATER OLIVER

9,080

POPULATION

56

AVERAGE AGE

\$83.4k

AVERAGE INCOME

Situated within Canada's Wine Capital, Oliver BC, Rainmaker Wines is located on one of the most visited stretches of road in the South Okanagan Valley despite Oliver's small annual population.

Rainmaker is located within Oliver's highly sought after Black Sage Bench. Home to esteemed wineries Burrowing Owl Estate, Black Hills Estate, Phantom Creek Estate, Desert Hills Estate, and Church and State Wines, the Black Sage Bench emerges as a highly sought-after viticultural terroir of unparalleled quality.

With over 19.5 acres of premium real estate on the Black Sage Bench, plus an additional 14.07 acres on the Golden Mile, Rainmaker presents the opportunity to produce fabulously bold and terroir-driven wines.

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Location within Black Sage Bench



Black Sage Bench Wine Region

Considered to be Canada's only "pocket desert", the Black Sage Bench is warmer and has a notably different climate than the Golden Mile Bench across the Oliver Valley. Although not an official BC VQA sub-geographical indication, the Black Sage Bench is highly regarded as one of Canada's premiere wine regions.

Black Sage Bench soil mostly consists of sand with small pockets of gravel. The region is particularly renowned for producing bold red wines, thanks to the combination of ample sunlight, warm temperatures, and well-drained soils. Wineries in the Black Sage Bench often focus on varietals like Merlot, Cabernet Sauvignon, and Syrah.

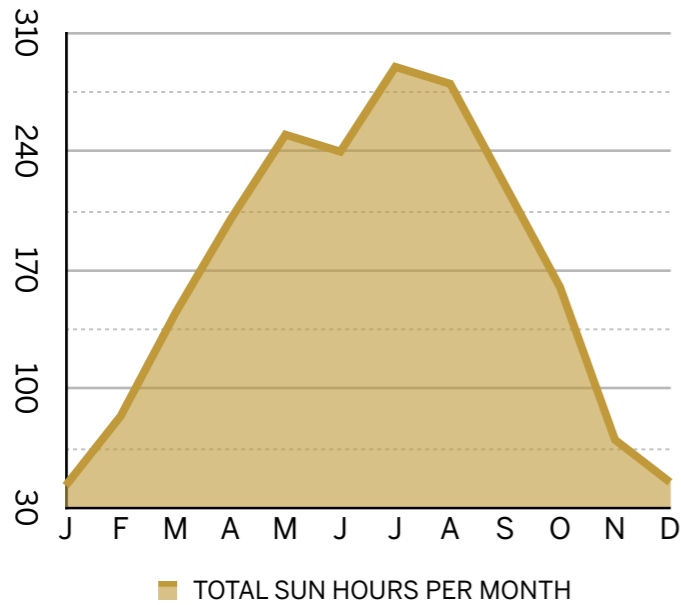
Sand
SOIL COMPOSITION

29°C
AVG SUMMER TEMPERATURE

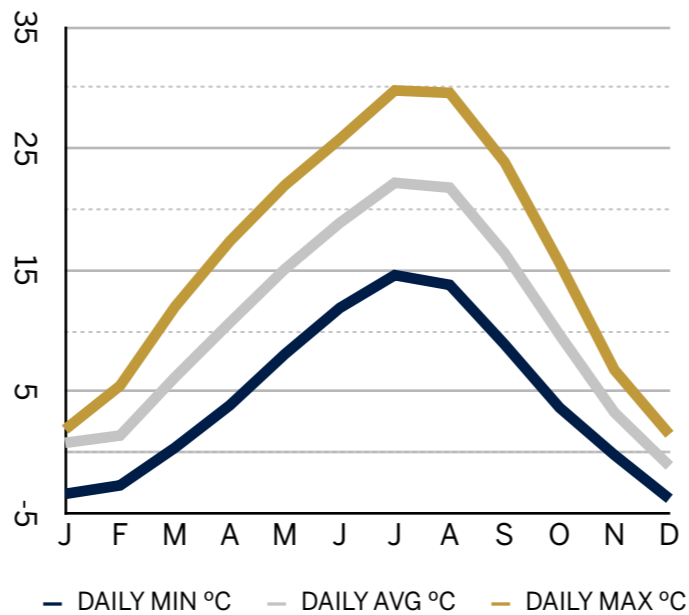
1,385
AVG GROWING DEGREE DAYS

2,040
ANNUAL HOURS OF SUNSHINE

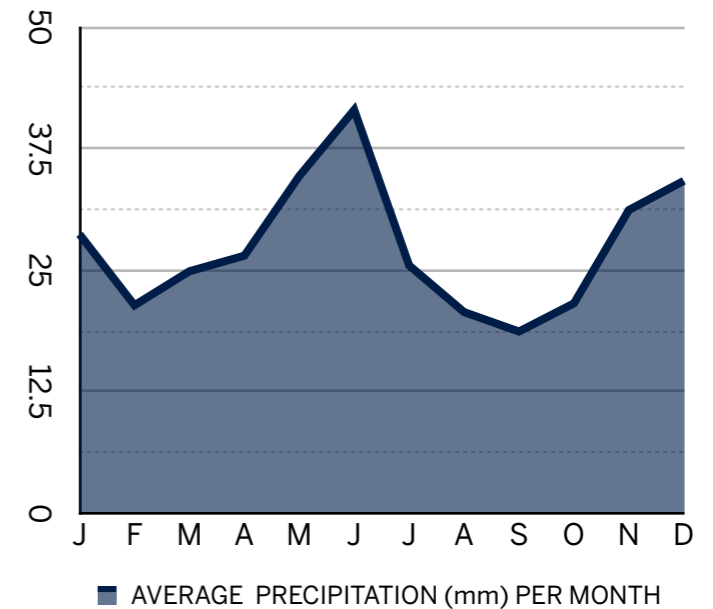
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL



British Columbia Wine Regions



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Rainmaker Wines in Oliver, BC

PLEASE DIRECT INQUIRIES TO



Paul Hague

REAL ESTATE PROFESSIONAL
HAGUE EASTMAN & ASSOCIATES

604.328.7760
paul.hague@sothebysrealty.ca



Nicole Eastman

BCOM, REAL ESTATE PROFESSIONAL
HAGUE EASTMAN & ASSOCIATES

778.877.4821
nicole.eastman@sothebysrealty.ca

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