

# *Similkameen vineyard and winery*

**Sotheby's** | Canada  
INTERNATIONAL REALTY

**1002 AND 963 HIGHWAY 3, CAWSTON | BRITISH COLUMBIA**

Court-ordered sale of a 86 acre winery estate property

Presented by Nicole Eastman PREC\* and Paul Hague PREC\*





963

1002

Tasting Room  
Workshop/  
Winery Facility  
Estate House

Vineyard

HIGHWAY 3

Approximate Property Lines. Must Be Verified By Buyer.

# Offer Guide

The lenders make no representations or warranties as to the inclusion of any fixtures or chattel on the property or the condition of structures, vines, and any other fixtures on the property Property is sold as-is, where-is. All offers must be “Subject to approval by the Supreme Court of British Columbia”, offers cannot be taken into court with any other conditions. Buyers must complete all of their own due diligence as sellers make no representations.

## SELLERS

- Farm Credit Canada and First West Credit Union

## PLEASE INCLUDE WITH OFFER

- Schedule A
- Team Disclosure
- Property Non-Disclosure Statement

## DATES

- Completion must be “X days after court approval”
- Possession and Adjustment must be “one day after completion”
- Please leave offer open for 2 business days

## TENANCY

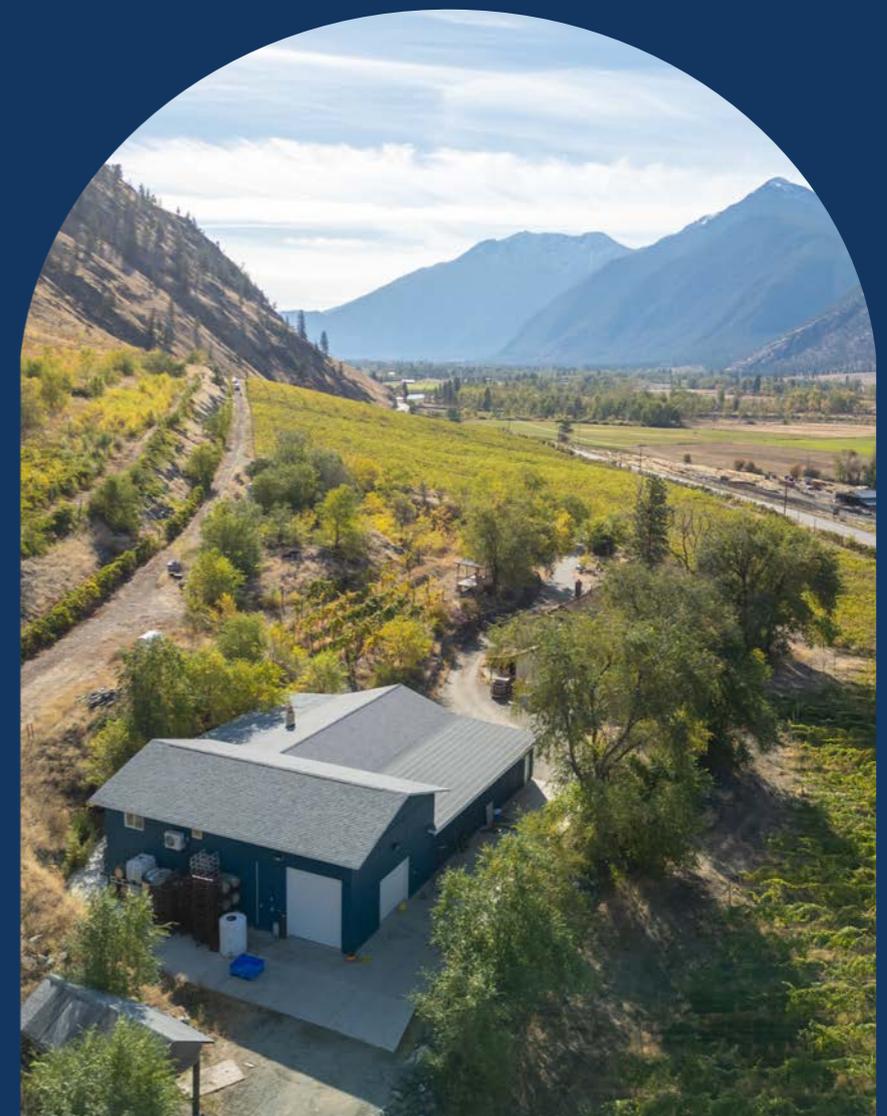
- Vacant possession possible, Residential Tenancy Act does **not** apply
- If wish to keep Tenants, Tenant, is willing to manage vineyard under contract though currently does not pay rent

## OTHER TERMS

- Rescission period does not apply for court-ordered sale
- Both properties must be sold together - either with a bulk offer or two separate CPSs subject to approval of one another

## DEPOSIT

- Must be at least 5% (higher deposit preferred) and held in Trust by the Buyer’s brokerage or legal counsel in order for court date to be set



# 1002/963 Highway 3 Cawston, BC VoX 1C3

Presenting a Winery and vineyard opportunity in the Similkameen Valley near Cawston. This offering comprises of two parcels - one 82.95-acre parcel with approximately 40 acres planted with Cabernet Sauvignon, Cabernet Franc, Malbec, Merlot, Petit Verdot, Syrah, and Viognier, plus a separate 3.1-acre parcel across Highway 3 fronting the Similkameen River.

The setting offers favourable growing conditions, excellent sun exposure, and breathtaking panoramic valley and river views. Improvements include a winery production building, tasting room/wine shop, workshop, and a tenanted three-bedroom, three-bathroom Cape Cod-style residence. The business is not included in the sale. Formerly home to S'Milka Vista Winery/Terralux Estate Winery, the property presents potential for a new or expanding operation in a region recognized for quality fruit and increasing agritourism activity.

**PIDs** 014-984-997 and 008-668-833

**LEGAL DESCRIPTION** THAT PORTION OF DISTRICT LOT 1187 LYING TO THE EAST OF THE HIGHWAY AS SHOWN ON PLAN H812; SIMILKAMEEN DIVISION YALE DISTRICT EXCEPT PARCEL C SHOWN OUTLINED IN GREEN ON PLAN H812 and LOT 1 DISTRICT LOT 1187 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 16243

**PROPERTY SIZE (PER ONLINE MAPPING)** 82.95 acres and 3.1 acres totalling 86.05 acres (survey recommended )

**STRUCTURE SIZES** 2,540\* ft<sup>2</sup> main house, 5,200\* ft<sup>2</sup> warehouse/winery, 960\* ft<sup>2</sup> tasting room, 744\* ft<sup>2</sup> uninhabitable mobile home

**ZONING** None (in ALR)

**ENCUMBRANCES ON TITLE**, Right of Way for power

**PLANTED VINEYARD** ~40 acres

**VARIETALS PLANTED** Cabernet Sauvignon, Cabernet Franc, Malbec, Merlot, Petit Verdot, Syrah and Viognier



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

# 1002/963 HIGHWAY 3 VINEYARD



# 1002/963 HIGHWAY 3 TASTING ROOM/WINE SHOP



1002/963 HIGHWAY 3 WORKSHOP/WINERY



# 1002/963 HIGHWAY 3 ESTATE HOUSE



# Similkameen Valley



The Similkameen Valley is a rugged, wide-open landscape characterized by dramatic mountain backdrops, rolling benches, and the winding Similkameen River. Known for its dry climate, abundant sunshine, and agricultural roots, the valley supports orchards, vineyards, ranching, and a growing local food movement. Its quiet, uncrowded atmosphere offers a more rural and untamed counterpart to the neighbouring Okanagan, with strong ties to nature, history, and Indigenous heritage.

The Similkameen Valley is recognized for its intense sun exposure, desert-like conditions, and mineral-rich soils. The region excels in bold, structured reds, alongside distinctive Rhone and Bordeaux varietals that reflect its warm days and cool nights.

The valley lies just west of Osoyoos and Oliver along Highway 3 (Crowsnest Highway), approximately a 45-minute drive from Penticton and about four hours by road from Vancouver.

CAWTSON

956

POPULATION

50.3

AVERAGE AGE

\$64k

AVERAGE INCOME

# Similkameen Valley Wine Region

The Similkameen Valley is a designated sub-Geographical Indication (Sub-GI) within the Okanagan Valley, known for its dramatic desert landscape, intense sunshine, and mineral-rich soils. Sheltered by surrounding mountains and influenced by the Similkameen River, the region experiences hot days and cool nights that promote both ripeness and natural acidity.

The Similkameen is especially celebrated for bold, structured reds, including Syrah, Cabernet Sauvignon, Cabernet Franc, and Merlot, which thrive in its warm, sun-drenched sites. Rh ne varietals such as Grenache and Mourv dre, along with expressive whites like Chardonnay and Viognier, are also gaining recognition.

Wines from the Similkameen Valley are typically powerful yet balanced, marked by firm tannins, bright acidity, and a distinctive mineral character that reflects the region's rugged terroir.

22

WINERIES

~768

PLANTED ACRES

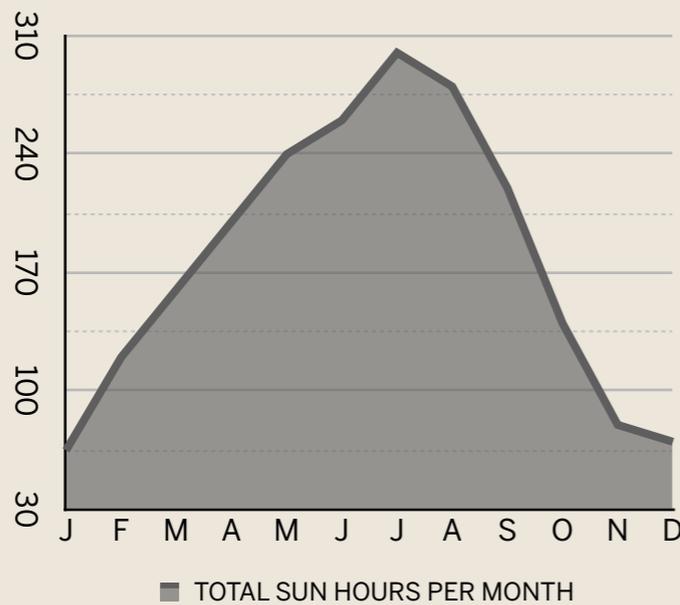
1,450

AVG GROWING DEGREE DAYS

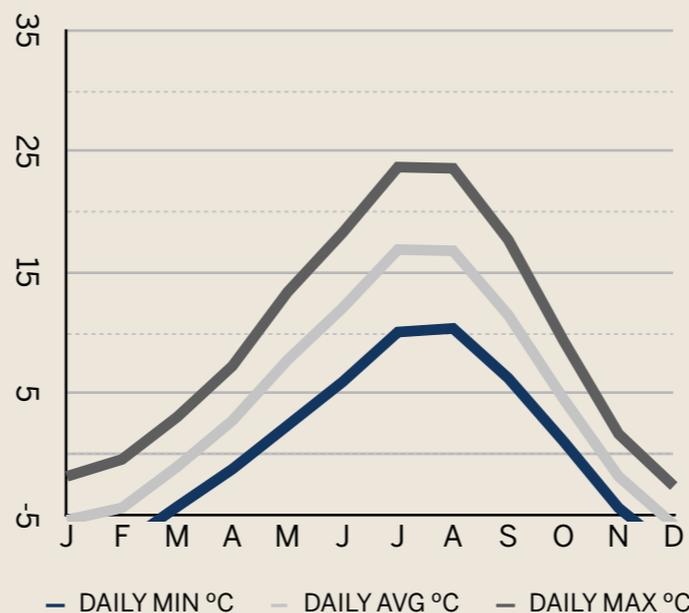
1989

YEAR VINES FIRST PLANTED

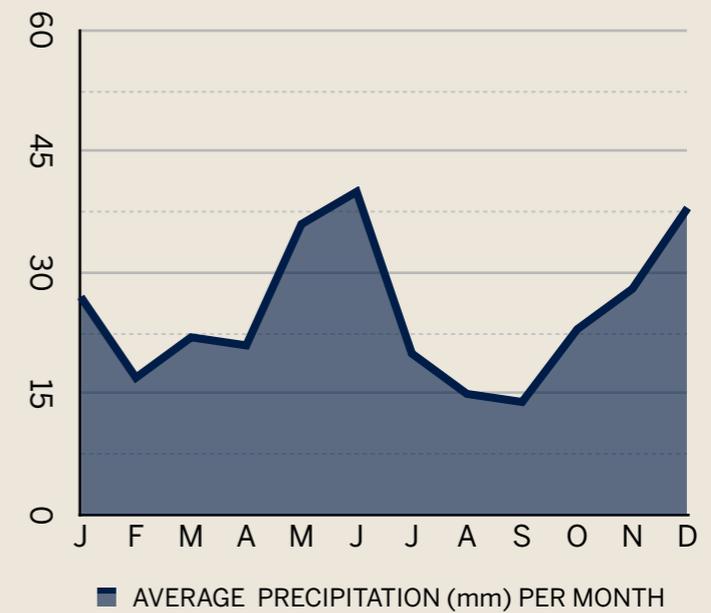
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL



# British Columbia Wine Regions



# Winery Foreclosure in Cawston, BC

PLEASE DIRECT INQUIRIES TO

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