



**GRASSROOTS**  
REALTY GROUP

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**705068 RGE RD 82**  
**Wembley, Alberta**

**MLS # A2277501**



**\$2,199,900**

<b>Division:</b>	NONE
<b>Type:</b>	Warehouse
<b>Bus. Type:</b>	Agriculture, Farm, Food & Beverage, Retail, Warehouse, Wholesale
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Haskap Berry Farm
<b>Bus. Name:</b>	Haskap Berry Farm Ltd
<b>Size:</b>	4,500 sq.ft.
<b>Zoning:</b>	CR5 Country Residential

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Metal Frame, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	57.00 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Farm

**Inclusions:** Various farm equipment, including a harvester, mower, ATV's and various inside processing equipment, can be included in the sale. Call the listing agent for a full list of inclusions.

**ATTENTION INVESTORS !!!** Have you heard of Haskap Berry Farm? It is one of the largest haskap farms in Canada! And it's for sale. Haskap berries are a new, healthy, tasty and emerging crop in the Agri-Food Industry. They are high in antioxidants and Vitamin C with a robust, bold taste, similar to a juicy blueberry, raspberry, and black currant combined. Haskap Berry Farm is a premium, high-quality operation with 57,000 plants, 57 acres, drip irrigation, a dugout, landscape fabric, a bird control system, and an 8-foot high fence. A new 4,000-square-foot processing and freezing facility was completed in 2020, designed specifically for food safety protocols and large quantity throughput. Food safety programs are in place. A state-of-the-art product traceability program has been purchased to trace the haskaps from harvest through shipping and is in preparation for use this season. The farm has current and pending contracts and a successful u-pick operation. It is located in close proximity to an urban area. Thirty thousand newer haskap varieties (producing larger, sweeter berries) were planted in 2017 and 2018. The farm utilizes natural growing techniques and processes good soil. The field layout is designed for optimum pollination and efficient harvesting. Berms, swales and buffer zones have been introduced, reducing the possibility of cross-contamination. The farm is located in AG zoning and has the potential for expansion within existing boundaries. Fifteen thousand plants have been pruned, enabling maximum future yields for 2022. Various farm equipment can be included in the sale!