



For Sale

# 146 Acres of Prime Agricultural Land in Delta

6720 60 Avenue, Delta, BC

Asking Price: \$14,500,000

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# Salient Facts

## Address

6720 60 Avenue, Delta

## PID

013-218-557

## Legal Description

SOUTH EAST QUARTER SECTION 12  
TOWNSHIP 6 NEW WESTMINSTER DISTRICT  
EXCEPT: FIRSTLY: PART .816 HECTARES  
DEDICATED ROAD ON PLAN LMP34088  
SECONDLY: PART ON PLAN BCP16333  
THIRDLY; PART DEDICATED ROAD ON PLAN  
EPP1643

## Site Area

146.87 Acres

## Current Zoning

I1 - Low Impact Industrial

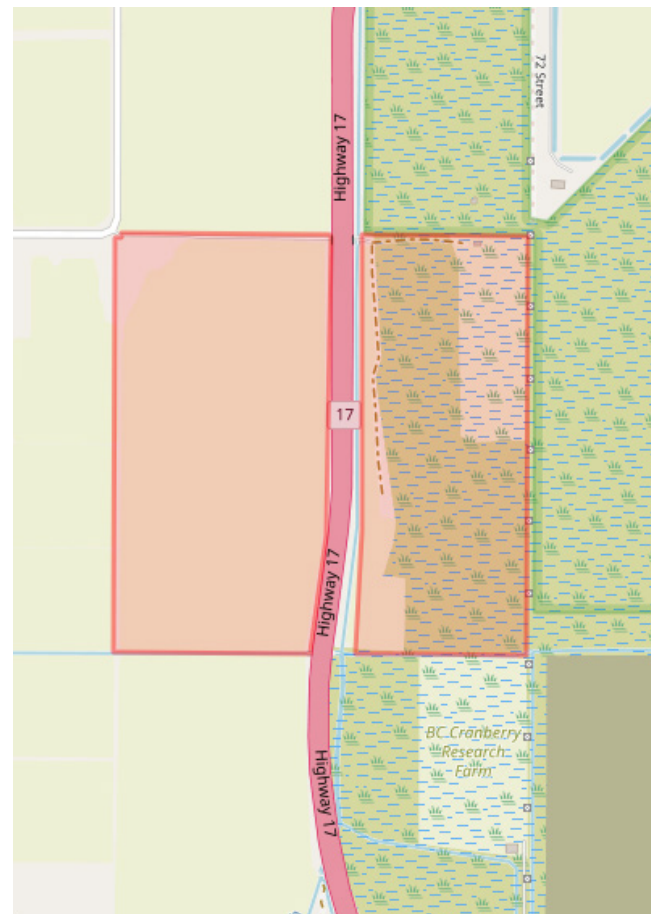
## Property Tax (2023)

\$8,163.21

# Key Features

- 146 acres - a significant portion of which has been laser leveled and is actively farmed
- Easy access to Highway 99 and provides significant exposure to the South Fraser Perimeter Road
- High profile location in Delta
- Delta contains some of BC's most productive farmland

## Site Map



One of the single largest offerings of Agricultural land in BC's Lower Mainland and Fraser Valley, the 146 acre Nottingham Farm is situated in the farming community of Ladner in Delta. The Delta area is known for its highly productive soils and is a community that proactively supports its agricultural base, background and farmers.

## Location

The Nottingham Farm is located on 60th avenue, just to the east of the Highway 99 and 17A interchange and is within minutes from the George Massey Tunnel. Bisected by the new South Fraser Perimeter Road, the farm has excellent visual exposure to over 25,000 vehicles per day that use this new access road. Although access is not provided off of the SFPR, an underpass provides access to a portion of the property that lies to the east of the Perimeter Road.

## History

Similar to the majority of farms within Delta, the Nottingham Farm is a family owned operation and has been so for over 74 years since 1945.



## Soil Classification

Delta, which takes its name from the Fraser River Delta, has some of British Columbia's most productive and highest quality soils. The majority of soils within Delta are rated as Class 2.

Although the fine texture of the soils and its proximity to the Pacific Ocean create some salinity and water management issues, drainage and soil management strategies are effective at maintaining high crop productivity. Recent initiatives such as the Delta Irrigation Enhancement Project, which was developed along with the South Fraser Perimeter Road, continue to improve and develop Delta's farming economy.

According to BC Soil Classification maps the subject property has a mix of Crescent, Westham and Blundell soils (see Data Room). The farm was laser leveled in 2010, improving their drainage and creating higher productivity.



## Delta Agriculture

Agriculture is a significant contributor to the economy of Delta with over \$170 million in total gross farm receipts indicated for the most recent year data is available (2010). With an estimated 28% (25,000 acres) of its land base designated as Agriculture Land Reserve, Delta contains 6.4% of the total Lower Mainland agricultural land base, yet earns over 11% of the total farm revenue for the same region. An estimated 59% of Delta's farm land is actively farmed in a commercial or private capacity.

Delta produces a wide range of ground crops accounting for about 50% of the provincial acreage planted to potatoes, 50% of all greenhouse crops (although the recent legalization of cannabis is slowly changing this number), and 25% of total field vegetables. Interestingly, greenhouse land occupies 1.7% of farm land in Delta, but accounted for almost 75% of total gross farm receipts.

British Columbia's farmers produce about 1/3 of the food needed by the Province's population, with the balance being provided through imports, a fairly considerable amount considered the wide and varied diets western populations enjoy.



## Current Use

The farm currently produces a mixture of corn, potatoes, beans, peas and daikon (as a winter cover crop).

## Improvement

The property has several buildings that include an older bunker silo, and two larger sheds of various sizes.

## Burns Bog

Burns Big sits adjacent the east boundaries of Nottingham Farm and represents the largest raised peat bog and the largest undeveloped urban land mass on the West Coast of North America. Currently 3,500 hectares (8,600 acres) this wetland ecosystem is habitat to a diverse array of plant, animal and bird species. The peat in the bog helps to maintain the health of nearby creeks and water ways by cooling and filtering rain water that comes in. The waterlogged conditions of peat lands such as Burns Bog prevent complete decomposition of fixed carbon thus preventing carbon from escaping into the atmosphere.



## Zoning

A small portion of the property was historically used for industrial purposes by the firm Orica for the safe and secure storage of commercial explosives.

Although the subject property is zoned I1 - Low Impact Industrial, it is comprehensively within the Agricultural Land Reserve (ALR), and as such the predominant land use is Agricultural. Despite Orica's historic industrial use on a portion of the property, this use will no longer be considered by the City of Delta.

The Agricultural Land Reserve, or ALR is a provincial land use zone that favors agriculture, regulates non-agricultural uses, and encourages farming. It is comprised of both public and private land currently being farmed and land with agricultural potential. Essentially, land within the ALR is intended only for agricultural purposes.

## Opportunity

The Nottingham Farms presents the opportunity to acquire a comprehensive agricultural operation in a prime Delta location.

## Access

Access to the property is via 60th Avenue, just east of Highway 17A. The portion of the farm that lies to the east of the SFPR is accessed via an underpass and a private gated road from the end of 60th Avenue. This eastern portion of the property lies adjacent to the 72nd Avenue extension, which is currently undeveloped.





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