

1/2 Permaculture Farm For Sale, Salt Spring Island, BC Canada

\$920k to \$1,090 (Canadian)

Established organic farm co-op with two houses seeks an equal partner to help work the farm and live in one of the houses. This 43 acre property in growing zone 8+ features cleared, irrigated fields on Class 2 soil, two streams with water licenses on each, 12 acres of young forest, and easement to a 2 acre, 50 million liter reservoir on adjacent 61 acre community farmland.

3.6 acres are newly deer-fenced, and hold an expanding market garden and food trees. The other fields are currently in hay. Eleven century-old heritage pear trees bear in sequence; other food trees include apple, filbert, and wild cherry, as well as lots of blackberries and other wild fruits. Current operations and plans include CSA market garden, goat dairy, eggs, medicinal herbs, and wildcrafting.

The land backs 1,400 acres of wild public parkland, protecting the watershed of the two streams, stretching to 700 meter (2,000 foot) Bruce Peak (the highest point on the island), down to the ocean at Burgoyne Bay, and back to Mount Maxwell, the second highest peak. Free anchorage ocean access is just a short 2.5 kilometer bike, hike, or drive away.

The village of Ganges, just ten kilometers away, has full services, including hospital, police, supermarkets, schools, and other services you'd expect in a community of 10,000. A public bus system stops at the end of the driveway. The ferry to Victoria is just 3.5 km away. High-speed Internet is available.

Two houses with beautiful mountain views total nearly 4,200 sq ft. At one investment level, you can live in the [1,500 sq ft period-remodeled heritage farmhouse](#), built in the 1880's. Five bedrooms complement the open-plan dining/living area, kitchen, bath, and laundry. A useful wood cook stove complements the conventional range/oven in the kitchen. Wood floors and walls throughout.

At a higher investment level, the [2,700 sq ft modern tri-level](#) features five bedrooms, three baths, large open-plan dining/living area with granite counters, a large recreation room, large laundry/storage room with shower, and two entryways. The ground floor could easily be converted to a private suite.



Co-op farm from nearby Mount Maxwell, showing houses and outbuildings, as of July 2012.

A multi-use outbuilding features a 680 sq ft heated and nicely finished [40-person studio/classroom](#), which could be converted to a art studio or even a small apartment. Attached is a single-car, heated garage and a separate workshop. Other buildings include a [16 cord woodshed](#) attached to a pump house and garden tool shed. A new 3,552 sqft greenhouse is used for spring starts, nursery, tomatoes, basil, and other heat-loving plants. Several trailers provide storage and house volunteer workers.

Although we are happy to simply split this down the middle (using the co-op share structure, or eventual legal subdivision) and farm separately if desired, there is opportunity for greater collaboration here, with the possibility of regaining part of your investment by adding other investors. Our [original plan](#) was thirteen units of naturally-built housing for collaborative farmers who would help work this land and the adjoining 61 acre community farmland site. This sort of development is encouraged by the island's [Official Community Plan](#) and its elected officials, and we see nothing standing in the way except the time needed to assemble the right combination of people.

*For more information: call or email Carol or Jan:
250.653.2024, Jan@EcoReality.org.*

EcoReality Ecovillage Development Plans & Facts

Current capitalization: \$1,967,480.43

Size: 43 acres (16 ha)

Location: 2152 & 2172 Fulford-Ganges Rd

Zoning: Agricultural Land Reserve (36.5 acres) and Rural Residential (6.5 acres)

Current allowed housing density:

- 3 primary residences of any size
- 2 farm worker buildings of any size
- 1 cottage of up to 600 sqft

Current infrastructure:

- 2 residences (10 bedrooms, 4 washrooms, 2 kitchens);
- 40-person heated classroom, heated garage, unheated workshop/barn
- 3,552 sqft greenhouse
- other outbuildings (woodshed, small greenhouse, pump house)
- hydro
- 6 gpm well
- 3" drinking water line to Reid Creek (capped off)
- two septic systems

Other built and natural features:

- buried pipe field irrigation throughout
- easement to 50 million litre, 2 acre reservoir (on adjacent community farmland)
- 2 year round streams
 - 8.5 million litre (7 acre-foot) irrigation water rights on Daniel Brook
 - 1200 gallons per day domestic water rights on Reid Creek
- backs 1,400 acres of public parkland

Future Permaculture-designed planned facilities:

- common house
- 11 shared-wall homes (adjoining common house)
- fruit/vegetable processing facility with commercial kitchen
- private campground for educational events
- dormitory for temporary farm-worker and educational housing

Basic details of future plan:

- natural building methods (light clay, timber frame, cob, straw bale, etc.)
- EcoReality Co-op and student labour for most construction
- "Zero-mile housing" — locally-sourced materials
- environmentally-sound/green technologies and materials
- following "[baubiology](#)" healthy-house techniques and materials

Envisioned features of common house:

- commercial kitchen
- lounge area
- dining area
- meeting/gathering area
- children's indoor play area
- laundry
- humanure nutrient recycling system
- outdoor solar showers
- greywater system from indoor plumbing to gardens
- rainwater catchment from metal roofing to cisterns and gardens
- adjoining suites with separate entrances for family units