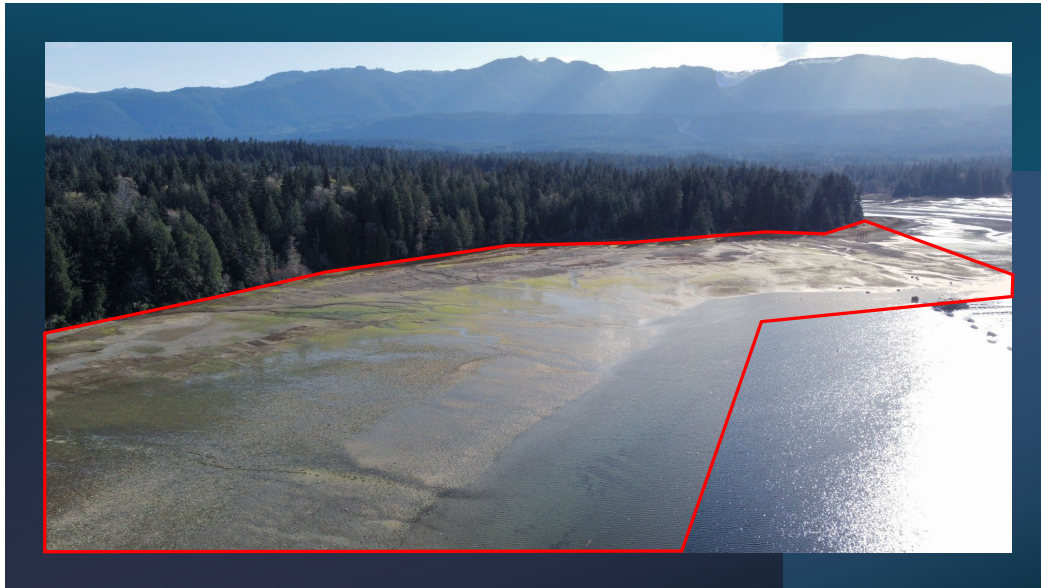


Farm Sale Prospectus – Landfile 0278734



Executive Summary:

Located in Deep Bay on Vancouver Island, British Columbia, this 38.9-acre shellfish farm provides a centralized and diversified production opportunity that is readily scalable with an existing inventory of Manila clams, Pacific oysters, and geoduck. Additionally, the area is protected from major storms, grows exceptional Pacific oysters, and has a history of successful intertidal geoduck seeding and harvests. A clam farm of this size, accessibility, and breadth of opportunity is exceptionally rare in the current market. The site offers both immediate harvest potential and long-term operational scalability. Its location and infrastructure support efficient logistics, access to multiple market channels, and the ability to expand production through targeted investment and improved inventory management. At a listing price of \$1,025,000 CAD this farm is competitively priced equivalent to \$26,350 per acre

General Information:

Provincial Landfile Number: 0278734

DFO FRN: 129

Size: 38.9 acres (15.74 hectares)

Location: Deep Bay, British Columbia, Canada

Asking Price: \$1,025,000

Provincial License of Occupation Expiry: November, 2043

District Lots: Lot 402 and Lot 404 in Nanaimo District

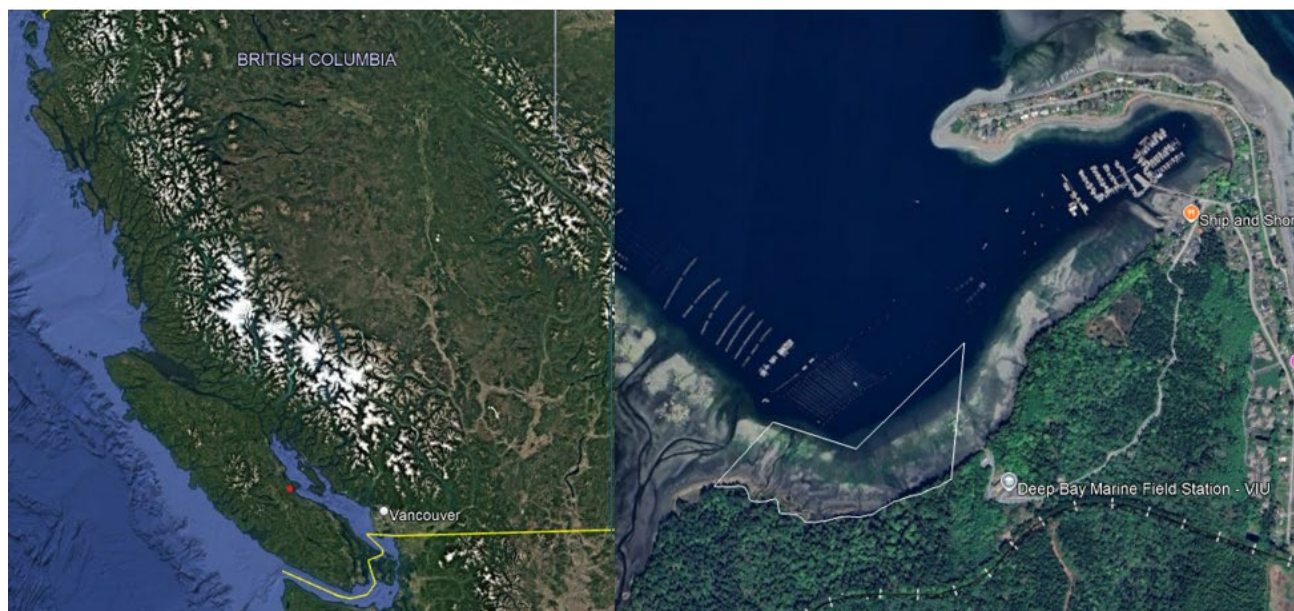
Currently Licensed Species: Littleneck clam, Manila clam, Geoduck, Butter clam, Pacific oyster, and Nuttall cockle

Key Farm Features:

- Exceptional growing area for Manila clams and Pacific oysters
- Existing inventory
- Successful intertidal geoduck production and harvests
- Provincial License of Occupation expires November 2043
- Accessible farm area close to markets and labor
- Potential opportunities for cooperative purchase structures for portioning of the farm
- Provincial management plan authorization with 5 hectares of clam predator netting and 1 hectare of geoduck predator netting

Farm Location:

The farm is in Deep Bay on Vancouver Island, BC and less than a kilometer from the Deep Bay Wharf which offers commercial moorage. This area is the center of BC shellfish farming with rapid access to Vancouver for international sales and distribution.



Optional Purchase Structure:

In addition to a full acquisition of the associated licences, the Seller is open to exploring **shared-ownership models** (including collaborative or co-operative arrangements) whereby multiple qualified producers may jointly purchase and operate the site through a single-purpose entity.













