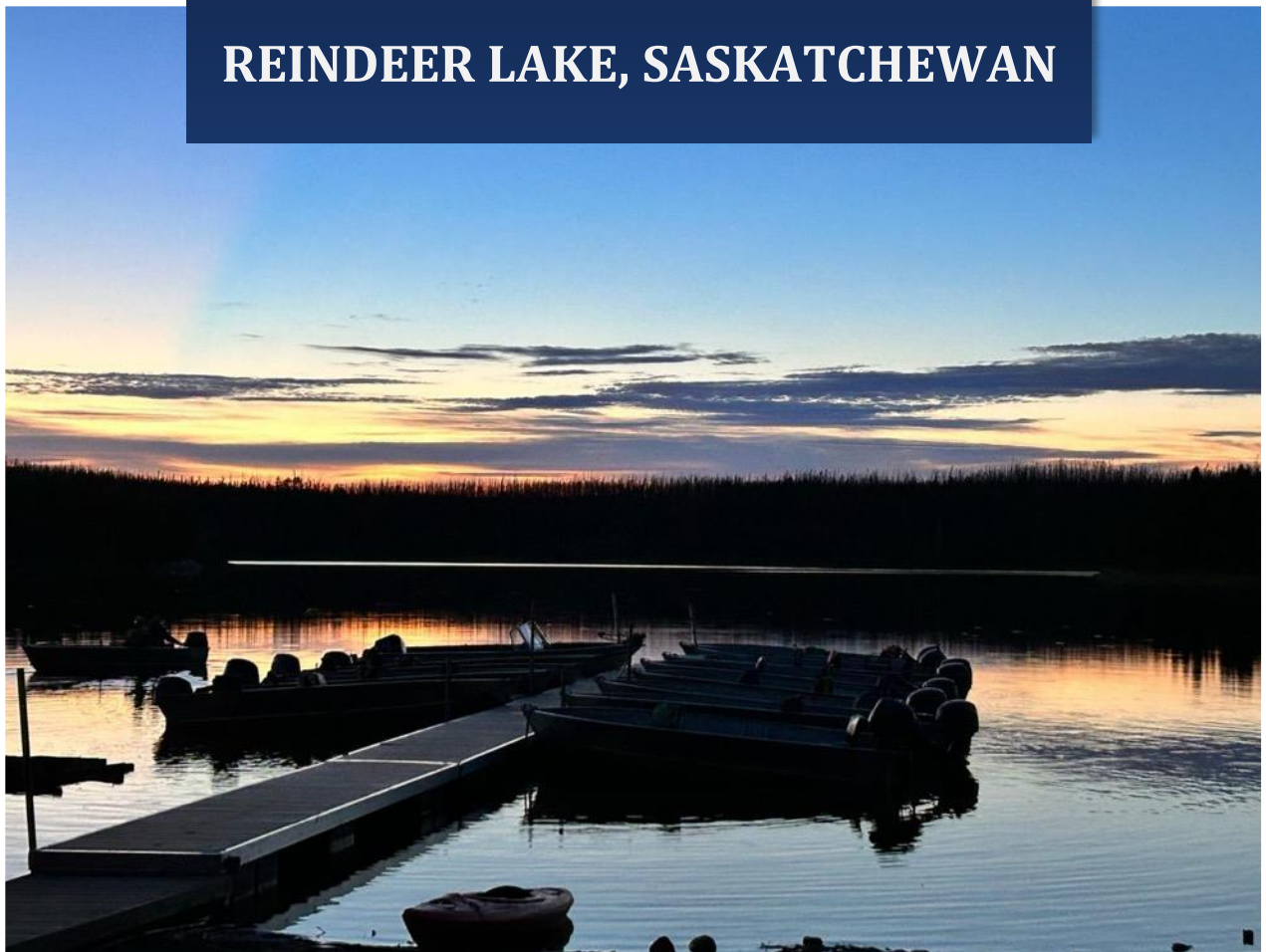




NORDIC LODGE

REINDEER LAKE, SASKATCHEWAN



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NORDIC LODGE

REINDEER LAKE, SASKATCHEWAN, CANADA

PROPERTY DETAILS:

LISTING NUMBER:	#1085
PRICE:	REDUCED: \$1,990,000
TYPE:	Fishing and Hunting Lodge
GAME SPECIES:	Black Bear
FISH SPECIES:	Northern Pike, Lake Trout, Walleye, Arctic Grayling
LOCATION:	Southend, Reindeer Lake, Saskatchewan
SIZE:	2.4 Acres Deeded Land Plus Lease for Septic
TITLE:	Freehold and lease
WMZ:	74
INFRASTRUCTURE:	Lodge, 12 Cabins, Gazebo and Outbuildings
ACCESS:	Road
QUOTAS:	50 Bear Tags Annually
WEBSITE:	Nordic Lodge

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DESCRIPTION:

Nordic Lodge represents an exceptional investment opportunity in one of Saskatchewan's most pristine wilderness regions.

Strategically positioned on 2.4 acres of deeded land near Southend, along the southern shore of Reindeer Lake, this property offers a rare combination of established infrastructure, diverse revenue potential, and access to one of North America's premier fishing destinations.

The lodge's unique positioning provides an extraordinary balance of accessibility and wilderness authenticity.

Unlike many remote fishing destinations that require expensive fly-in access, Nordic Lodge offers direct road access via Highway 102, creating a distinctive operational advantage that reduces transportation costs while maintaining an authentic outdoor experience.

Reindeer Lake itself is a geological and ecological marvel. As the 9th largest lake in North America and the 22nd largest globally, it boasts nearly 2 million fishable acres, over 5,500 islands, and 5,700 miles of shoreline.

This extraordinary ecosystem supports multiple fish species and provides an unparalleled foundation for a wilderness recreation business.

A standout feature of the property is its established bear hunting program. With 50 annual bear tags and 32 already pre-sold for the 2025 season, the operation offers immediate revenue potential.

The hunting program has been carefully developed over years, featuring wall tent camps and multiple hunting approaches, including water-based, tree stand, and ground blind options.

The lodge's infrastructure includes 12 well-appointed cabins and a main lodge, providing comfortable accommodations that support both guided and self-guided experiences.

This flexibility creates opportunities to serve diverse market segments, from dedicated anglers and hunters to corporate retreats and family groups.

Conservation is a critical asset of the property. Reindeer Lake's designation as a Class 1 Catch and Release Lake – the largest such protected fishery in Saskatchewan – ensures sustainable fishing for generations to come.

The lodge's outfitting rights extend to nearby Marchand and Fafard Lakes, providing additional diverse fishing opportunities for trophy Northern Pike and Walleye.

Key operational advantages include:

- On-grid power system
- Road accessibility
- 50 bear allocations annually
- Established client base
- Multiple revenue streams
- Diverse fishing and hunting opportunities

Trophy-class bears, including desirable color phase specimens, are abundant in the area.

As a bonus that sets Nordic Lodge apart from dedicated hunting operations, clients appreciate the opportunity to enjoy world-class fishing during their hunting packages.

Nordic Lodge represents a well-rounded operation with solid fundamentals: accessible location, world-class fishery, excellent bear hunting program, and substantial infrastructure and equipment.

All of these assets are wrapped into a successful ongoing operation, awaiting new ownership to continue its legacy or expand in new directions.

Don't miss this property, as it represents more than just a recreational lodge – it's a turnkey business opportunity with substantial growth potential in the premium wilderness recreation market.

EXECUTIVE SUMMARY:

Nordic Lodge represents an exceptional investment opportunity for those seeking to enter or expand in the premium outdoor recreation market.

Located on the pristine shores of Reindeer Lake in Saskatchewan, this established fishing and hunting resort combines the authentic wilderness experience that clients seek with operational advantages rarely found in this industry.

Premium Fishing and Hunting Assets

The property's location on Reindeer Lake – the 9th largest lake in North America and 22nd

largest in the world – provides access to some of the finest freshwater fishing available anywhere.

With nearly 2 million fishable acres, over 5,500 islands, and 5,700 miles of shoreline, this vast ecosystem supports thriving populations of Northern Pike, Lake Trout, Walleye, and Arctic Grayling in trophy sizes.

The hunting program features an allocation of 50 black bear tags annually, a significant regulatory asset that cannot be easily replicated or expanded.

With current utilization of 32 tags (all pre-sold for the upcoming season), immediate revenue growth is achievable without additional capital investment.

The area's healthy bear population, including desirable color phase specimens, supports a premium hunting experience commanding top market rates.

Strategic Operational Advantages

Unlike most premium fishing destinations that require expensive fly-in access, Nordic Lodge is accessible via Saskatchewan Highway 102 – dramatically reducing operational costs while maintaining an authentic wilderness setting.

This road access, combined with on-grid power, creates significant operational efficiencies compared to remote competitors:

- Lower transportation costs for supplies, equipment, and staff

- Reduced maintenance requirements for power systems
- Expanded market reach to include self-drive guests
- Greater flexibility in staffing and operational schedules
- More accessible emergency services and support infrastructure

The property features 12 well-appointed cabins with modern amenities including full bathrooms, kitchens, electricity, and comfortable furnishings—allowing for both guided and self-guided guest experiences.

This flexibility broadens the potential client base and revenue streams beyond what traditional fly-in lodges can offer.

Economic Impact & Growth Potential

The outdoor recreation industry in Canada represents a powerful economic driver, with outfitting businesses like Nordic Lodge contributing significantly to rural economies.

According to the Canadian Federation of Outfitter Associations (CFOA), outfitting operations in Saskatchewan generate substantial economic activity and support thousands of jobs in the province, demonstrating both the sector's resilience and importance.

Nordic Lodge presents multiple opportunities for business expansion and revenue growth:

- 1. Expanded Bear Hunting Utilization:** With 18 unused bear tags and proven demand (evidenced by pre-sold bookings),

immediate revenue growth is achievable with minimal additional investment.

- 2. Seasonal Extension:** Developing spring, fall, and winter packages could extend operations beyond the peak summer months (which typically account for 75% of fishing activity), potentially increasing annual revenue with minimal additional fixed costs.

- 3. Experiential Diversification:** Exciting opportunities exist to develop premium photography packages, Northern Lights viewing experiences, corporate retreats, and eco-tourism offerings that command higher margins than traditional packages.

- 4. Infrastructure Expansion:** The 2.4-acre deeded property could support additional accommodation units, enhancing capacity during peak periods without sacrificing the intimate guest experience.

With its combination of world-class natural resources, established infrastructure, valuable regulatory assets, and operational advantages, Nordic Lodge represents a rare opportunity!

Don't wait to acquire this turnkey operation with both immediate profit potential and long-term appreciation prospects.

AREA DATA:

Reindeer Lake represents a geographical and ecological treasure that positions Nordic Lodge as a truly exceptional investment opportunity.

Located at the intersection of the Canadian boreal forest and the Arctic Circle, this extraordinary ecosystem offers a comprehensive landscape that goes far beyond typical wilderness properties.

Geographical Significance

Spanning an impressive 2,568 square miles (6,650 square kilometers), Reindeer Lake stands as a titan among North American freshwater bodies.

As the second-largest lake in Saskatchewan and one of the most significant in North America, the lake provides an unparalleled natural resource for outdoor recreation and commercial opportunities.

The lake's extraordinary geography creates a complex ecosystem with:

- Nearly 2 million fishable acres
- Over 5,500 islands
- 5,700 miles of intricate shoreline

Ecological Diversity

The water system supports a remarkable diversity of fish species, creating multiple revenue streams for potential owners.

Primary Game Fish:

- **Northern Pike:** Thriving in the lake's numerous bays and channels
- **Lake Trout:** Particularly abundant in the legendary Deep Bay

- **Walleye:** Concentrated in specific productive areas
- **Arctic Grayling:** Found in select locations throughout the system

Additional Species:

- Lake Whitefish
- Burbot
- Perch

Geological Marvel: Deep Bay

A standout feature of Reindeer Lake is Deep Bay, one of the world's largest ancient meteorite craters.

Stretching 9.5 kilometers across and plunging 220 meters deep, this geological wonder creates a unique habitat that supports exceptional fishing opportunities.

Formed approximately 99 million years ago, Deep Bay represents not just a geographical curiosity, but a critical ecological asset that enhances the property's scientific and recreational value.

Seasonal Characteristics

The lake's geographic position creates a dynamic annual cycle:

- **Summer Solstice (June 21):** Nearly 21 hours of daylight
- **Winter Solstice (December 21):** Approximately 8 hours of daylight

This dramatic seasonal variation provides diverse operational opportunities, from summer fishing and wildlife viewing to winter ice fishing and wilderness experiences.

Conservation and Sustainability

Reindeer Lake's designation as a Class 1 Catch and Release Lake – the largest such protected fishery in Saskatchewan – ensures long-term ecological sustainability.

This conservation status adds significant value, protecting the lake's ecosystem and securing future recreational and commercial potential.

Strategic Location

Nordic Lodge occupies a prime position on the southern shore of Reindeer Lake, near the community of Southend, Saskatchewan. This location at the terminus of Highway 102 provides several strategic advantages:

- **Accessibility:** The property can be reached by road approximately 135 miles (217 km) northeast of La Ronge.

While remote enough to provide a genuine wilderness setting, the road access dramatically reduces operating costs compared to fly-in lodges.

- **Proximity to Deep Bay:** Just a short boat ride from the lodge is Deep Bay, one of the world's largest ancient meteorite craters.

At over 210 meters deep and 9.5 kilometre's across, this remarkable geological feature maintains cold water temperatures long after surrounding waters have warmed, creating ideal habitat for Lake Trout throughout the season.

- **Regional Services:** The nearby community of Southend provides basic services and supplies, while more comprehensive services are available in La Ronge.

The property's location balances isolation with practical access to necessary support infrastructure.

- **Regional Transportation:** The lake is accessible from southern Canada via Saskatchewan Highway 102, which terminates at Southend at the lake's southern extremity. Highway 994 provides access to the eastern shore community of Kinoosao.

For guests arriving by air, commercial flights are available to Saskatoon and Regina, with connecting flights possible to La Ronge.

You can also drive from Saskatoon (approximately 7 hours driving time) or La Ronge (approximately 3 hours driving time) to reach the lodge.

ECONOMIC GROWTH & POTENTIAL:

The outdoor recreation and outfitting industry represent a critical economic driver in rural Canadian economies, with Nordic Lodge positioned at the forefront of this dynamic market segment.

The property offers a rare combination of established infrastructure, diverse revenue streams, and exceptional natural resources that create multiple avenues for strategic business development.

Industry Economic Impact

According to the Canadian Federation of Outfitter Associations (CFOA), the outfitting industry generates substantial economic activity across Canada.

In Saskatchewan specifically, outdoor recreation businesses provide critical economic opportunities in remote regions, creating jobs and supporting local communities while offering unique wilderness experiences.

The financial landscape for outdoor recreation businesses is robust:

- Total economic output across Canada: Approximately \$5.5 billion
- Provincial GDP contribution: \$2.7 billion
- Jobs supported nationally: Over 37,000
- Average client spending: Foreign hunters spend \$7,537 per trip
- Domestic hunters average \$3,198 per trip

Revenue Potential

Nordic Lodge offers multiple revenue streams that distinguish it from traditional recreational properties:

Fishing Opportunities

Reindeer Lake's exceptional fishing potential creates an additional robust revenue stream.

The lake's designation as a Class 1 Catch and Release Lake ensures long-term sustainability and continued high-quality fishing experiences.

Strategic access to multiple lakes, including Marchand Lake for Northern Pike and Fafard Lake for Walleye, creates diverse fishing opportunities.

Bear Hunting Program

The established bear hunting operation provides an immediate revenue foundation.

With 50 annual tags and 32 pre-sold for the 2025 season, the hunting program demonstrates proven market demand.

Black bear hunts have become increasingly valuable, with foreign hunting clients typically spending significantly more than domestic hunters.

Market Dynamics

The outdoor recreation market has shown remarkable resilience, with several key factors supporting long-term investment potential.

Regulatory Advantages

Provincial regulations create a finite supply of outdoor recreation territories, effectively protecting existing operations from excessive competition.

Nordic Lodge represents one of a limited number of properties with established infrastructure and comprehensive operational capabilities.

Diversification Potential

The property's road accessibility and on-grid power system provide unique operational flexibility.

Unlike many remote lodges, Nordic Lodge can support:

- Guided hunting experiences
- Self-guided fishing trips
- Corporate retreats
- Wildlife photography
- Seasonal recreational programs

Growth Opportunities

Potential revenue expansion vectors include:

- Fully utilizing the 50 available bear tags

- Developing comprehensive fishing packages
- Creating specialized wildlife photography experiences
- Implementing targeted marketing to attract international clients
- Exploring seasonal extension through winter ice fishing programs

Revenue Optimization Opportunities

Bear Hunting Program Expansion

Nordic Lodge currently utilizes 32 of its 50 annual bear tags, with the 2025 season already fully booked.

This demonstrates both the quality of the hunting experience and immediate potential for revenue growth.

Expanding to utilize the remaining 18 tags represents potential additional annual revenue of \$70,000 - \$80,000 USD.

The bear hunting program benefits from several advantageous factors:

- Strong population of black bears, including desirable colour phase specimens
- Established wall tent camp and hunting infrastructure
- Combination opportunities with world-class fishing
- Proven success record attracting repeat clients

Operational Season Extension

While prime fishing season runs from June through September, opportunities exist to extend operations into shoulder seasons:

- Early season ice-out specials (May-early June)
- Fall fishing and combination hunting packages (late September-October)
- Winter ice fishing programs (January-March)

Extending operations by even 4-6 weeks annually could increase revenue by 15-25% with minimal additional fixed costs.

Experience Diversification

Several complementary activities could enhance the core fishing and hunting experiences:

- Photography workshops and wildlife viewing packages
- Northern Lights viewing experiences (particularly effective during August-April)
- Specialized fishing clinics and trophy-focused expeditions
- Corporate team building and executive retreats
- Family adventure packages

Accommodation Optimization

The 12 existing cabins provide solid baseline capacity, but strategic enhancements could increase revenue without significantly raising operational costs:

- Premium upgrades to select cabins to support higher pricing tiers
- Seasonal expansion through temporary accommodations during peak periods
- Focused development of specialized accommodations for photography or aurora viewing

Return on Investment Potential

Fishing and hunting lodges like Nordic Lodge typically generate returns through multiple revenue streams:

- **Premium Guided Fishing:** Access to Reindeer Lake's trophy fishing opportunities, with Northern Pike being among the highest-value sport fish species according to recent studies.
- **Bear Hunting Program:** The 50 annual bear tags represent significant value, with 32 tags already pre-sold for 2025.
- **Guest Accommodation:** 12 well-appointed cabins provide rental revenue opportunities.

- **Seasonal Operation:** Fisheries data indicates that summer months (May through September) typically account for 75% of fishing activity, creating a concentrated revenue season.
- **Potential Expansion:** Unutilized bear tags, seasonal extensions, and activity diversification.

The combination of operational income and property appreciation typically provides both cash flow and long-term value growth for similar properties.

Specific financial analysis is recommended to determine potential returns based on your business model and operational plans.

Hard Asset Value

Beyond operational returns, Nordic Lodge represents significant value in hard assets:

- 2.4 acres of deeded waterfront land on one of North America's premier fishing lakes
- 12 well-maintained cabins with modern amenities
- Main lodge and operational buildings
- Substantial equipment inventory
- 50 annual bear tags – a limited and valuable allocation

These tangible and regulatory assets provide investment security regardless of operational performance.

AREA RECREATION:

Nordic Lodge offers an extraordinary canvas for outdoor recreation that extends far beyond traditional hunting and fishing experiences.

The property's diverse landscape and strategic location create a multifaceted recreational ecosystem with potential for year-round operational diversity.

Water-Based Opportunities

Reindeer Lake stands as a premier destination for aquatic adventures.

The lake's vast expanse of nearly 2 million fishable acres provides an unparalleled environment for multiple recreational activities.

Fishing Diversity

The lake supports an exceptional range of sport fish, creating opportunities for specialized fishing experiences:

- Northern Pike in the weedy bays of Marchand Lake
- Lake Trout in the legendary Deep Bay
- Walleye in the productive waters of Fafard Lake
- Arctic Grayling in select areas of the lake system

Beyond Fishing

The lake invites exploration through kayaking, canoeing, and guided boat tours.

The intricate network of over 5,500 islands offers endless opportunities for water-based adventure and wildlife viewing.

Land-Based Exploration

The surrounding territory presents a rich tapestry of recreational possibilities.

Wildlife Viewing & Photography

The region hosts diverse wildlife, creating excellent opportunities for nature photography and observation including:

- Black bears in their natural habitat
- Diverse bird species
- Potential encounters with other regional wildlife

Hiking & Exploration

While not extensively developed, opportunities exist for shoreline hiking, exploration, and berry picking (seasonal).

Northern Lights Viewing

The property's northern location and minimal light pollution create ideal conditions for aurora viewing, particularly from late August - April.

Winter Recreation Potential

Though currently operated primarily as a warm-season destination, the property offers significant potential for winter activities:

- **Ice Fishing:** Reindeer Lake's reputation for trophy fish extends to the winter season, with excellent opportunities for Lake Trout, Northern Pike, and Walleye through the ice.
- **Snowmobiling:** The region offers extensive snowmobiling opportunities, with frozen Reindeer Lake providing access to hundreds of miles of exploration.

Cultural and Historical Exploration

The region around Reindeer Lake offers rich cultural significance. Indigenous heritage runs deep in this landscape, with opportunities to learn about traditional territories of Woodland Cree communities.

The lake's historical connections to fur trading routes add another layer of intrigue for those interested in exploring the area's human history.

Nordic Lodge stands as a gateway to these experiences, offering not just accommodation, but a portal to some of Canada's most pristine and untouched wilderness.

Whether seeking adventure, relaxation, or a deep connection with nature, the property provides an unparalleled platform for exploration and discovery.

CLIMATE:

The climate of Reindeer Lake embodies the dynamic character of Saskatchewan's northern wilderness, presenting a rhythmic cycle of seasonal transformations that profoundly impact both wildlife and operational potential for Nordic Lodge.

Seasonal Characteristics

Winter (November-March)

The winter landscape transforms the region into a pristine white wilderness. Temperatures typically range from -10°C to -25°C, creating a crisp, pure environment that defines the true northern experience.

Reindeer Lake freezes solid, opening up a world of winter recreation opportunities. The extended cold season provides unique operational advantages:

- Ice fishing potential
- Wildlife observation
- Potential for winter photography tours
- Snowmobiling and winter access opportunities

Spring (April-May)

Spring arrives gradually, a gentle awakening of the landscape. Temperatures climb from near-freezing to more moderate ranges, typically between 5°C and 15°C.

This transitional season brings the lake to life, with ice breaking up and wildlife emerging from winter's dormancy.

The spring bear hunting season coincides with this period of renewal, offering unique opportunities for outdoor enthusiasts:

- Black bear hunting emerges as a prime activity
- Wildlife photography of spring flora and fauna
- Early season fishing opportunities

Summer (June-August)

Summer unleashes the full potential of the northern wilderness. Days become gloriously long, with nearly 21 hours of daylight around the summer solstice.

Temperatures rise comfortably to between 18°C and 25°C, creating ideal conditions for fishing, hiking, and outdoor exploration.

The extended daylight and moderate temperatures provide exceptional conditions for:

- Peak fishing season
- Wildlife viewing
- Outdoor recreational activities
- Extended guide and tour operations

Fall (September-October)

Autumn paints the landscape in rich, warm hues. Temperatures cool gradually, ranging from 0°C to 15°C. This season offers some of the most

spectacular scenery, with changing colors and crisp, clear days.

Fall represents a critical period for outdoor operations:

- Prime bear hunting opportunities
- Spectacular landscape photography
- Combination hunting and fishing packages

Strategic Climate Advantages

The climate's distinct seasonal variations provide strategic advantages for Nordic Lodge:

- Year-round potential for different recreational activities
- Diverse revenue streams across seasons
- Unique wildlife and landscape experiences
- Operational flexibility to adapt to changing conditions

The property's road access and on-grid power system provide additional operational resilience, allowing for more consistent business operations throughout the year's varied climate conditions.

Note: Climate information is based on typical patterns for the Reindeer Lake region.

Weather can be unpredictable, particularly in northern environments, and specific conditions may vary from year to year.

HISTORY:

The story of Reindeer Lake is a rich tapestry woven from geological wonder, Indigenous

heritage, and the enduring human spirit of exploration.

Long before Nordic Lodge found its place on these shores, this landscape had already witnessed millennia of remarkable transformation.

Geological Origins

The region's geological history is perhaps its most profound narrative. Deep Bay, a short boat ride from the lodge, stands as a testament to the area's cosmic past.

This massive crater, formed by a meteorite impact approximately 140 million years ago, stretches 9.5 kilometers across and plunges 210 meters deep.

This extraordinary geological feature not only creates a unique fishing environment but tells a story of planetary upheaval that predates human existence.

The surrounding rock formations are even more ancient, with Precambrian stones representing some of the oldest geological structures on Earth.

These rocks bear witness to countless millennia of environmental change, from glacial periods to the gradual formation of the current landscape.

Indigenous Heritage

Long before European exploration, the region was home to Indigenous peoples who understood and respected the land's rhythms.

The Woodland Cree, who have called this area home for generations, developed intricate relationships with the landscape.

The lake's name itself derives from the herds of woodland caribou that once migrated through the region.

Rock paintings found in the area, some dating back thousands of years, provide glimpses into the spiritual and practical life of these early inhabitants.

These pictographs, scattered along the lake's rocky cliffs, represent a form of communication and cultural expression that has endured for generations.

Fur Trade Era

The lake played a crucial role in the historic fur trade networks that shaped Canadian development.

Both the Hudson's Bay Company and the Northwest Company established trading posts within 12 miles of the present-day Nordic Lodge location.

The legendary explorer David Thompson likely passed through this area between 1795 and 1797, creating maps that would prove crucial to future exploration and settlement.

The trading posts were more than mere economic outposts – they were points of cultural exchange, survival, and adaptation.

They marked the beginning of a complex relationship between European settlers and the Indigenous peoples who had long called this land home.

Modern Conservation and Recreation

In more recent history, Reindeer Lake has transformed from a critical transportation route to a premier destination for outdoor recreation.

The lake's designation as a Class 1 Catch and Release Lake represents a modern commitment to conservation, ensuring that the extraordinary fishing resources will be preserved for future generations.

The establishment of Nordic Lodge itself is part of this ongoing story – a continuation of human engagement with this remarkable landscape. The lodge represents not just a business, but a stewardship of a unique and precious wilderness environment.

INFRASTRUCTURE:

Nordic Lodge offers a comprehensive facility designed to provide comfort, functionality, and an authentic wilderness experience.

The property's infrastructure represents a carefully developed asset that creates immediate operational capability with significant potential for future enhancements.

Main Lodge and Accommodations

The heart of the property is the main lodge, complemented by 12 well-appointed cabins that provide a versatile foundation for multiple operational approaches.

Each cabin is strategically designed to support both guided and self-guided experiences, featuring:

- Full bathrooms with modern amenities
- Fully functional kitchens
- Reliable electricity
- Comfortable, durable furnishings
- Outdoor barbecue facilities
- Spacious back deck offering magnificent views of the bay

The main lodge serves as a central gathering point, providing dining facilities, guest services, and an operational hub that can accommodate diverse client needs.

Operational Facilities

Strategic outbuildings support the lodge's diverse operational requirements:

- Gazebo for outdoor gatherings
- Storage facilities designed for equipment and supplies
- Maintenance buildings
- Bear hunting camp with wall tents
- Utility structures that ensure operational reliability

Utility Infrastructure

The property's utility systems provide a significant competitive advantage.

Electrical Systems

- On-grid power throughout the property
- Backup generator capabilities
- Reliable energy infrastructure that will support year-round operations

Water and Waste Management

- Septic system with lease for additional capacity
- Robust water supply systems
- Environmentally conscious waste management approach

Access and Transportation

One of the property's most distinctive advantages is its accessibility:

- Direct road access via Highway 102
- On-grid power system
- Proximity to multiple fishing and hunting locations
- Infrastructure that supports both guided and self-guided experiences

Strategic Operational Advantages

The infrastructure goes beyond mere physical assets:

- Flexibility to serve multiple market segments
- Ability to operate across different seasons
- Minimal additional capital investment required for immediate operations
- Potential for expanded service offerings

The combination of thoughtful design, strategic location, and comprehensive facilities positions Nordic Lodge as a turnkey business opportunity with substantial growth potential.

Each element of the infrastructure has been carefully considered to maximize operational efficiency while maintaining the authentic wilderness experience that clients seek.

IMPROVEMENTS:

Nordic Lodge represents a meticulously developed property with strategic infrastructure that maximizes both operational efficiency and guest experience.

The improvements showcase a thoughtful approach to wilderness hospitality, balancing functional requirements with the authentic character of a premium outdoor recreation destination.

Main Camp

The centerpiece of the property is a comprehensive main camp strategically positioned to maximize both functionality and scenic beauty.

The infrastructure reflects years of careful development and a deep understanding of wilderness hospitality.

Main Lodge Facilities

- **Total Lodge Size:** Approximately 1,686 sq. ft.
- **Dining Facilities:** Capable of accommodating up to 12 guests
- **Kitchen:** Fully equipped with modern amenities
- **Bedrooms:** Multiple private sleeping quarters
- **Bathrooms:** Full facilities with shower capabilities

Additional Spaces

- Office area
- Storage rooms
- Mud room
- Large deck with panoramic lake views

Guest Accommodations

The property features 12 well-appointed cabins designed to provide comfort while maintaining an authentic wilderness experience:

Cabin Specifications

- Full bathrooms with hot and cold running water
- Fully functional kitchens
- Electricity throughout

- Outdoor barbecue facilities at each cabin
- Comfortable, durable furnishings
- Capacity ranging from 1-11 guests per cabin

Supporting Infrastructures

- Gazebo for outdoor gatherings
- Storage facilities
- Maintenance buildings
- Bear hunting camp with wall tents
- Separate utility structures

Utility Systems

Operational Infrastructure

- On-grid power system
- Comprehensive septic infrastructure
- Reliable water supply
- Backup generator capabilities

EQUIPMENT:

Nordic Lodge comes fully equipped with everything necessary to continue operations immediately. The substantial equipment package includes:

- Multiple boats for lake transportation and fishing
- Trucks and ATV/UTVs for territory access and property maintenance

- Bear hunting equipment including stands and blinds
- Kitchen and hospitality equipment and supplies
- Maintenance tools and equipment
- Furnishings for all cabins and the main lodge
- Generators and power systems

Note: A detailed, comprehensive inventory of all improvements and equipment is available to qualified buyers upon request.

Strategic Design Considerations

The improvements go beyond mere physical structures. Each element has been carefully considered to:

- Maximize operational flexibility
- Support year-round potential
- Provide comfortable guest experiences
- Minimize environmental impact
- Facilitate multiple revenue streams

The combination of thoughtful design, strategic location, and comprehensive facilities positions Nordic Lodge as a turnkey business opportunity with substantial growth potential.

The infrastructure represents a significant asset, allowing immediate operational capability with minimal additional investment required.

IMPROVEMENTS TABLE:

FACILITY	DETAILS
Main Lodge	<ul style="list-style-type: none"> ▪ Central gathering and dining facility ▪ Guest services hub ▪ Full kitchen facilities
Guest Accommodations (12 Cabins)	<ul style="list-style-type: none"> ▪ Hot and cold running water ▪ Full bathrooms with showers ▪ Electricity throughout ▪ Fully equipped kitchens with: <ul style="list-style-type: none"> ✓ Refrigerators ✓ Stoves ✓ Cooking utensils ✓ Dishes and essential supplies ▪ Comfortable furnishings ▪ Outdoor barbecue facilities ▪ Capacity for 1-11 guests per cabin ▪ All linens and bedding provided
Recreational Facilities	<ul style="list-style-type: none"> ▪ Gazebo ▪ Lake access points ▪ Boat docks ▪ Bear hunting camp with wall tents
Utility Infrastructure	<ul style="list-style-type: none"> ▪ On-grid electrical power throughout property ▪ Septic system (on leased land) ▪ Water systems for all cabins ▪ Backup generator
Additional Buildings	<ul style="list-style-type: none"> ▪ Storage facilities ▪ Maintenance buildings ▪ Utility structures

STRATEGIC ADVANTAGES:

Nordic Lodge emerges as an extraordinary investment opportunity, distinguished by unique attributes that elevate it far beyond a typical wilderness recreation property.

The lodge's strategic positioning on Reindeer Lake creates operational advantages that set it apart in the competitive outdoor recreation market.

Key Strategic Assets Include:

- 50 annual bear tags with proven market demand
- Direct road access via Highway 102
- Class 1 Catch and Release Lake designation
- 12 well-appointed cabins with diversified use potential
- On-grid power system supporting year-round operations
- Multiple lake access for fishing opportunities

At the core of the property's value is its exceptional location, offering an unprecedented balance between accessibility and wilderness authenticity.

Where many remote lodges require expensive fly-in access, Nordic Lodge provides direct road access, dramatically reducing operational costs while preserving the authentic outdoor experience that discerning clients seek.

WHY INVEST NOW:

The contemporary wilderness recreation market presents a nuanced and compelling investment landscape, with Nordic Lodge emerging as a particularly exceptional opportunity.

Far more than a simple property acquisition, this represents a strategic entry into a resilient and evolving industry that blends financial potential with lifestyle transformation.

The outfitting industry's economic significance cannot be overstated.

According to the Canadian Federation of Outfitter Associations (CFOA), the sector generates substantial national economic impact, with a complex ecosystem of value creation that extends far beyond simple revenue metrics.

Key Market Indicators:

- Total national outfitting industry economic output: \$5.5 billion
- Provincial GDP contribution: \$2.7 billion
- Jobs supported nationally: Over 37,000

Conservative Revenue Projection

Current and potential revenue streams demonstrate significant investment potential.

Bear Hunting Program

- Current tags: 50 annually
- Existing pre-sales: 32 for 2025 season
- Average hunt value: \$4,000-\$4,500 USD

- Potential annual gross revenue: \$200,000 - \$225,000 USD
- Unused tag potential: Additional \$70,000-\$80,000 USD with full allocation

Fishing Opportunities

- Multiple lake access points
- Potential guided fishing packages

Supplementary Revenue Streams

- Wildlife photography tours
- Corporate retreats
- Seasonal extension programs

The broader market context further amplifies the property's value.

Provincial regulations create a finite supply of outdoor recreation territories, effectively protecting existing operations from excessive competition.

Nordic Lodge represents a rare opportunity to acquire a fully developed property with comprehensive operational capabilities in a market with significant entry barriers.

Conservation represents more than an ecological consideration – it's a strategic asset.

Reindeer Lake's protected status ensures long-term sustainability of wildlife populations, creating a marketable proposition for environmentally conscious clients and providing a natural barrier against potential competitive pressures.

Perhaps most compellingly, Nordic Lodge is not merely a property purchase – it is an invitation to acquire a turnkey business with substantial growth potential.

Situated in one of Canada's most pristine wilderness settings, the lodge represents a unique convergence of natural beauty, operational excellence, and strategic business opportunity.

Disclaimer: Revenue projections are conservative estimates based on current market conditions and historical performance. Actual results may vary based on management approach, marketing effectiveness, and market dynamics.

Rare Market Opportunity

Properties combining this unique set of attributes rarely become available on the market. The confluence of:

- Established bear hunting program with significant unused capacity
- Prime waterfront location on one of North America's most pristine lakes
- Road accessibility reducing operational costs
- On-grid power eliminating generator dependencies
- Proven operational history with immediate revenue potential creates an opportunity that serious investors should evaluate promptly.

With the 2025 season already partially booked, new owners can step into an operational business with minimal startup time and immediate cash flow potential.

Provincial regulations create a finite supply of outdoor recreation territories, establishing natural barriers to entry that protect and potentially appreciate the value of strategic properties like Nordic Lodge.

Market trends strongly support this investment thesis, with a growing demand for authentic wilderness experiences that offer sustainable and conservation-focused tourism opportunities.

The property's unique attributes extend beyond mere financial considerations.

Road accessibility combined with wilderness authenticity, an established bear hunting program, diverse fishing opportunities, and modern infrastructure create a turnkey business with exceptional potential.

Moreover, the investment offers something increasingly rare: the opportunity to become a steward of a pristine natural environment while generating meaningful economic returns.

At its core, Nordic Lodge represents a chance to own a piece of Canada's wilderness heritage – a property that offers both financial potential and the intangible value of preserving a remarkable ecosystem.

Projected revenues are conservative estimates based on current market conditions, historical performance, and industry data. Actual results may vary based on management approach, marketing strategies, and market dynamics.

Ideal Ownership Profiles

Nordic Lodge presents an exceptional opportunity for several types of buyers:

- **Outdoor enthusiasts** with business acumen looking to combine passion with profit
- **Investment groups** that are seeking diversification into recession-resistant recreational assets
- **Existing outfitters** looking to expand their operational portfolio
- **Corporate entities** seeking a premium retreat and entertainment venue
- **Family investment partnerships** aiming to create a multi-generational legacy property

The property offers a remarkably smooth transition, with most operations able to continue seamlessly under new ownership.

The turnkey nature of the business allows for immediate revenue generation, with systems and staff already in place for the upcoming season.

INFRASTRUCTURE:	Lodge, 12 Cabins, Gazebo and Outbuildings
YEAR BUILT:	1972
SERVICES:	POWER: On-grid HEAT: Wood and electric SEWAGE: Septic WATER: Lake intake
STAFF:	3 - 15 depending on season
PROPERTY TAXES:	\$1,800.00 for 2024
CROWN LEASE FEE:	
LOCATION:	217 kilometers northeast of La Ronge on Highway 102; the first 32 kms are paved while the remainder is good, gravel surface. There is also an airstrip next to the lodge to accommodate charters or private planes.
AMENITIES:	In Southend: Gas/service station Grocery store with Post office Health centre Reindeer Lake School K-12
EQUIPMENT:	Multiple boats and motors, ATV's, trailers, bus, golf carts, skidsteer, bear hunting stands and blinds, wall tent camp, generators, various tools, buildings fully furnished. <i>Note: A detailed, comprehensive inventory of all improvements and equipment is available to qualified buyers upon request.</i>
LAND:	The resort is on freehold land with the septic system on government lease.
GPS COORDINATES:	56°20'16.9" N 103°17'44.8" W
WEBSITE:	Nordic Lodge

PHOTOS:

















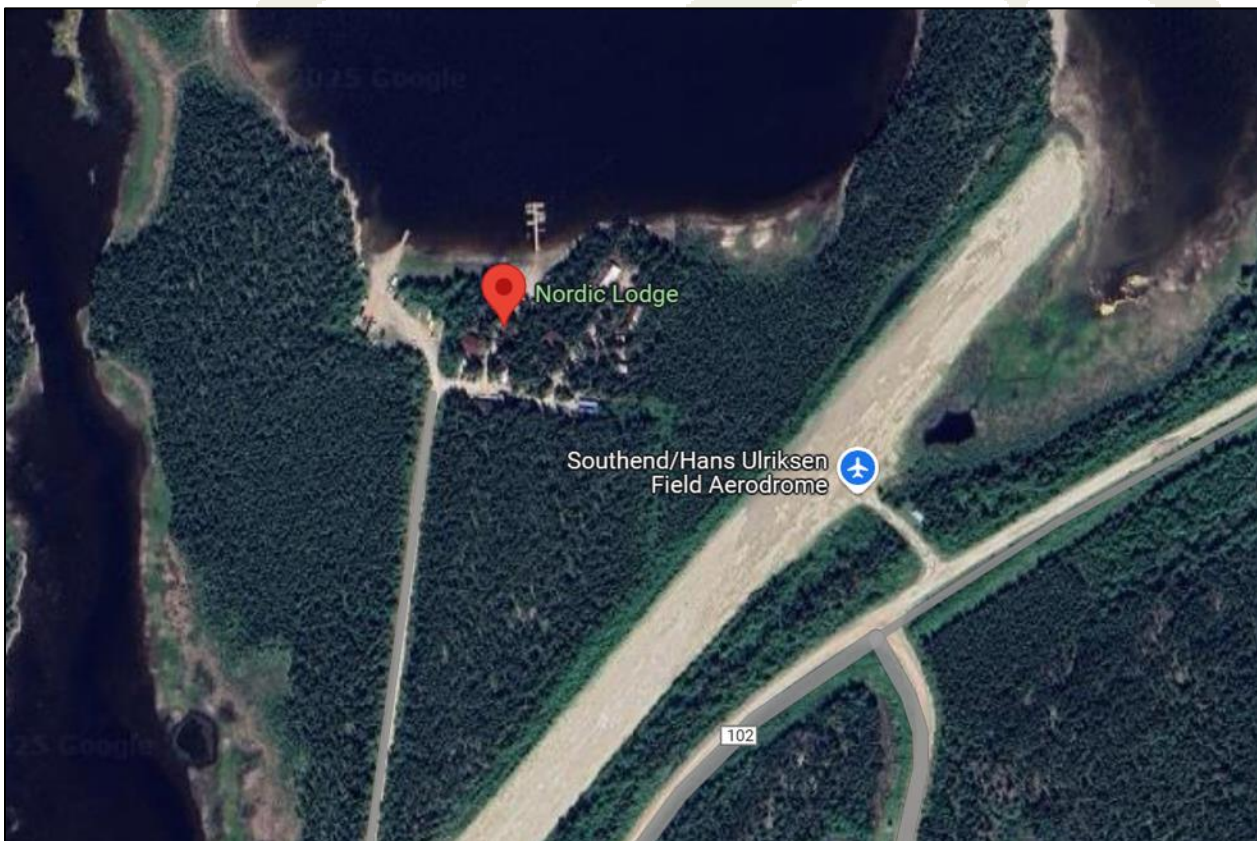
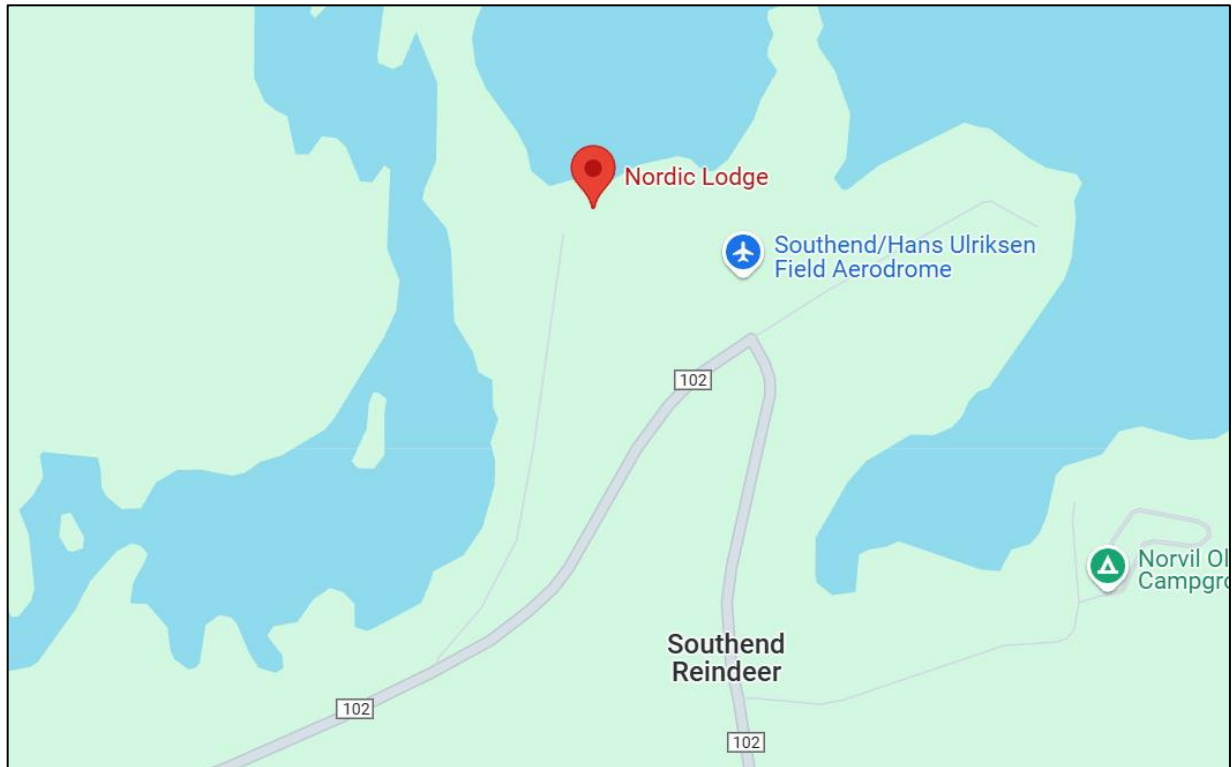


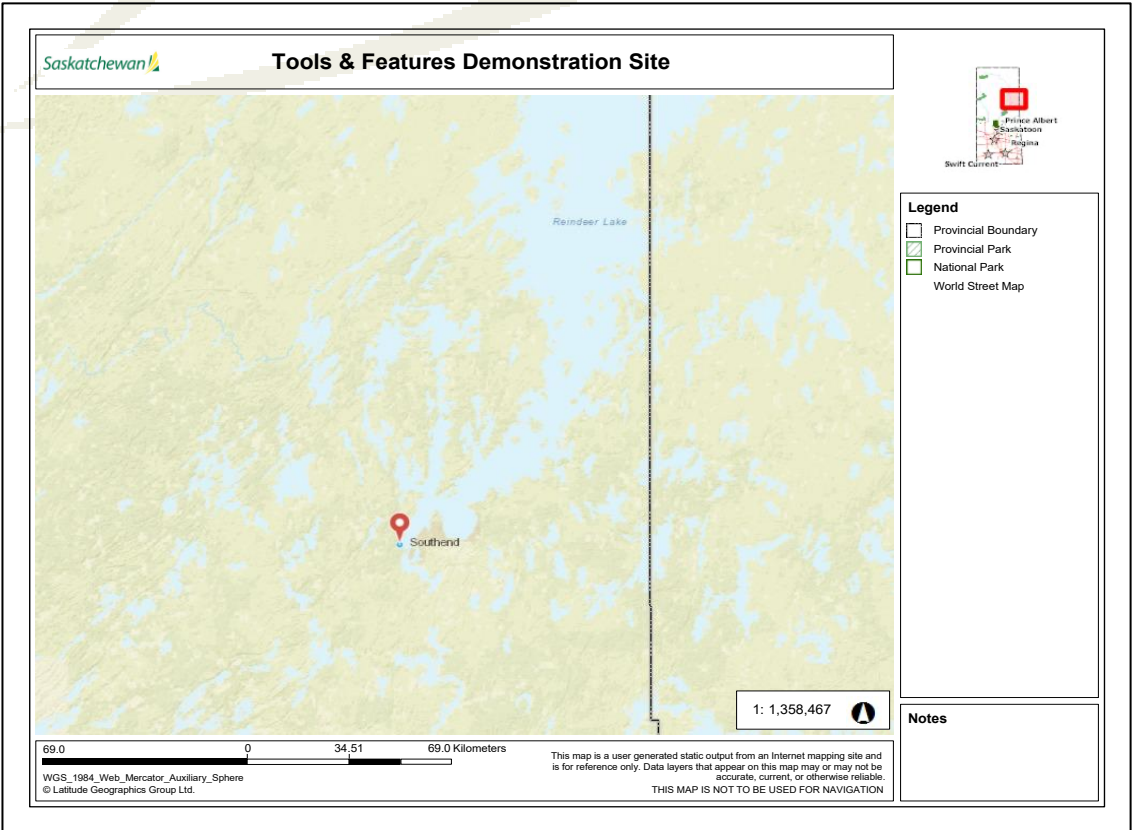
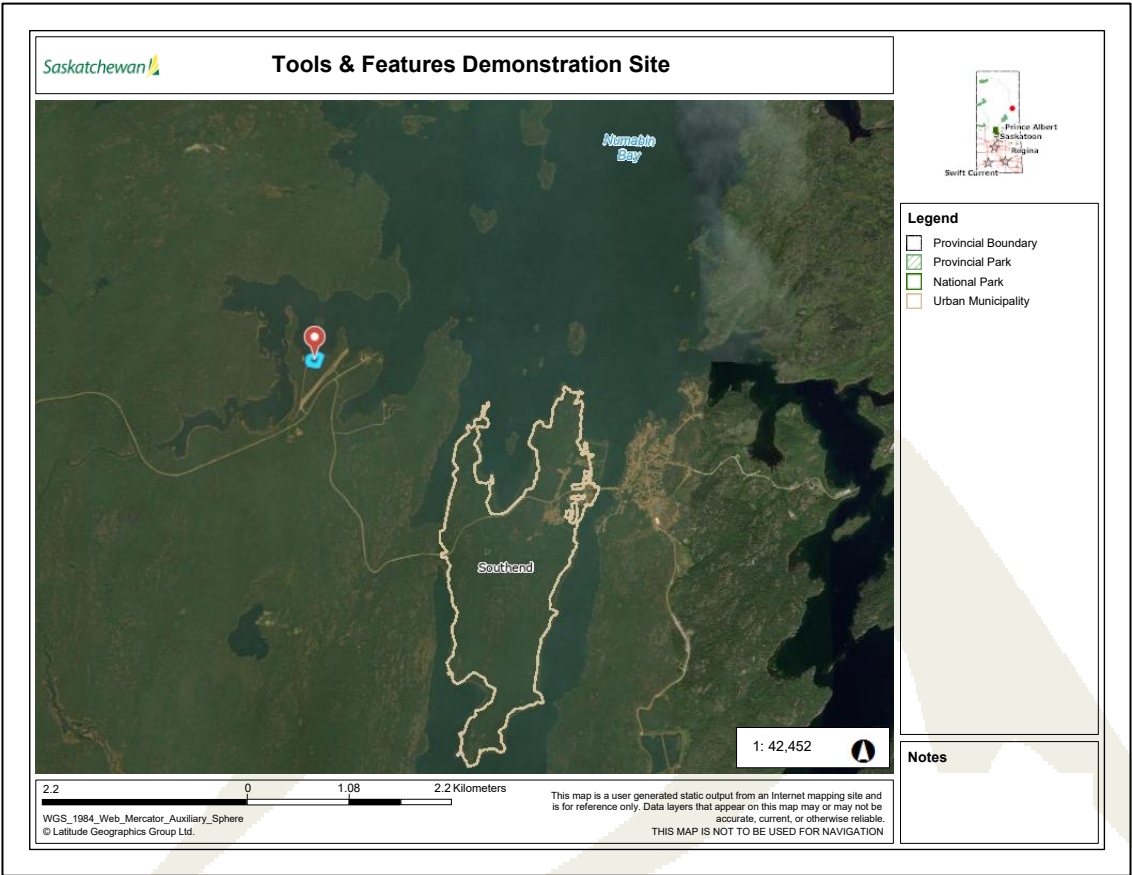


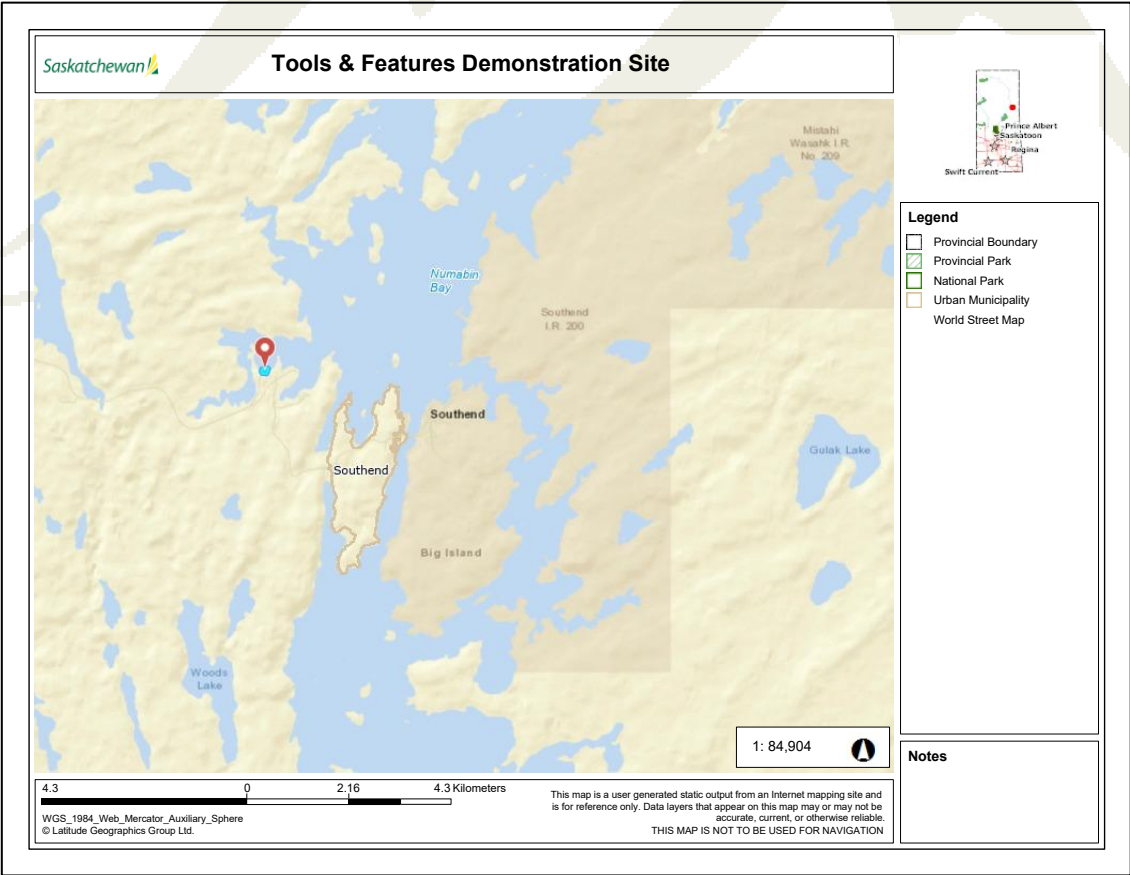
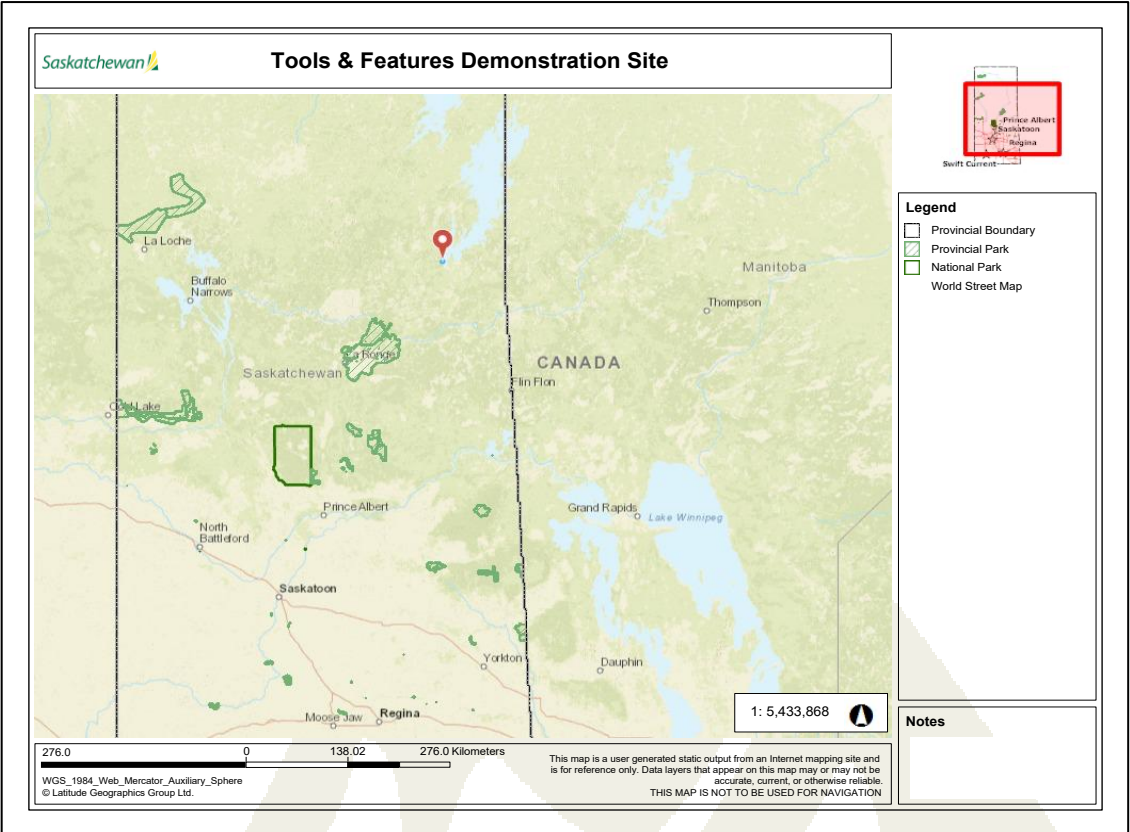


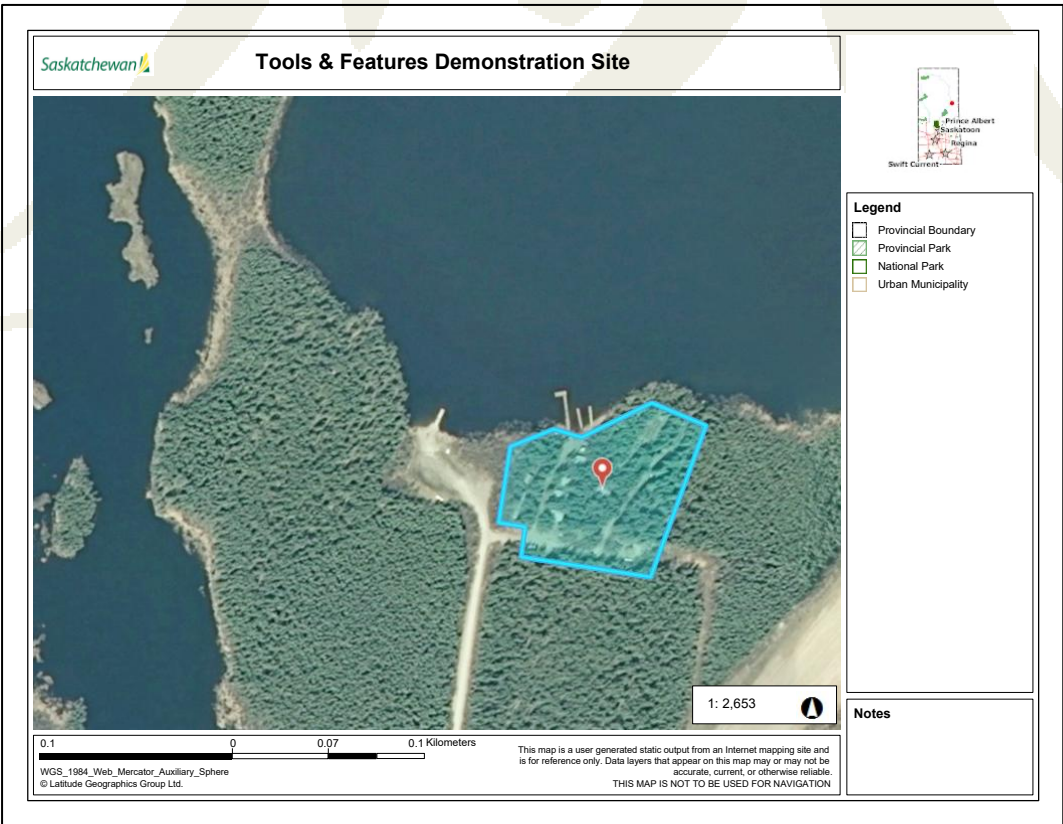
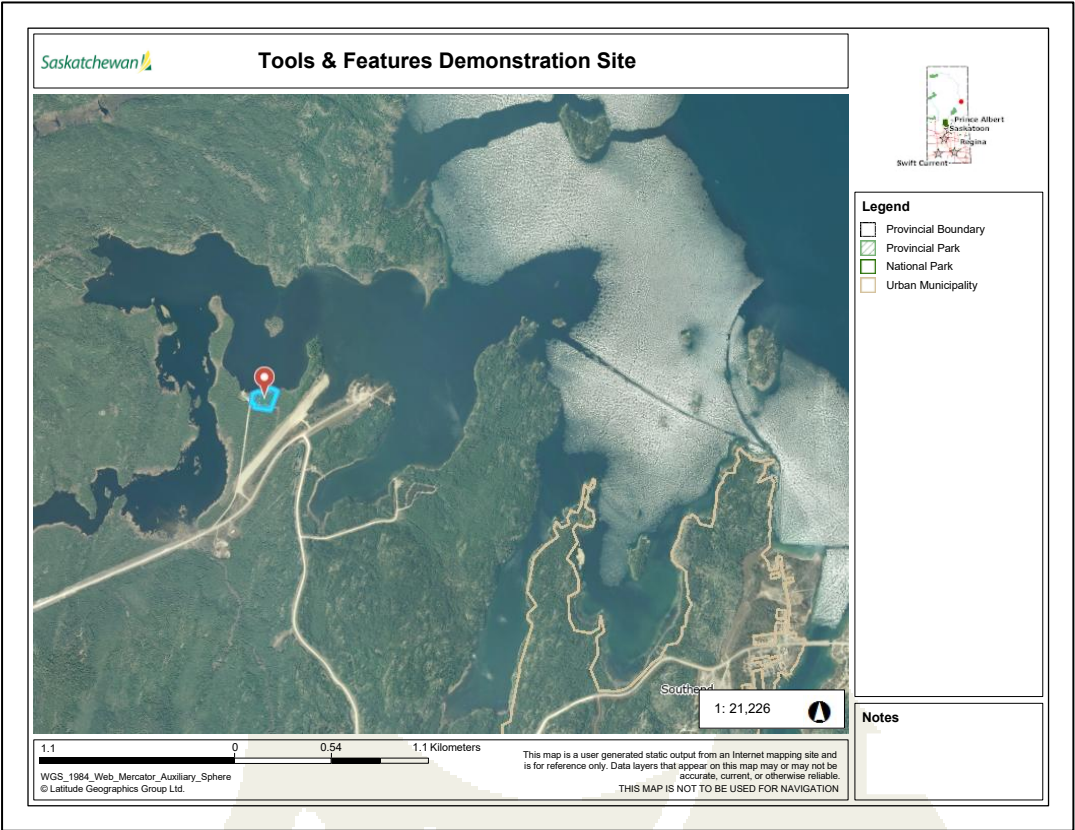
MAPS:

Clicking on many of the map images will allow you to view a larger, more detailed version.









IMPORTANT INFORMATION FOR POTENTIAL BUYERS

About This Brochure

This brochure has been prepared to provide interested parties with summary information about Nordic Lodge. While we have made every effort to ensure accuracy, we encourage all potential buyers to conduct their own due diligence.

Information Sources

The content in this brochure is based primarily on information provided by the current owner and publicly available information about the Reindeer Lake region. Property-specific details including infrastructure, equipment, and operations reflect information provided by the seller at the time of listing.

Some sections of this brochure include general industry knowledge and standard assessments of fishing and hunting lodge operations to provide context for the investment opportunity. This supplemental information is based on our experience with similar properties and general market understanding.

Additional industry information has been incorporated from:

- Canadian Federation of Outfitter Associations (CFOA) economic impact studies (2018-2021)
- Guide Outfitters Association of British Columbia (GOABC) economic data (2022)
- Fisheries and Oceans Canada recreational fishing surveys and reports (2022)

While these sources are from previous years, they provide relevant industry context and patterns. Current conditions may vary, and buyers should seek the most recent data during their due diligence process.

Financial Projections & Market Information

Revenue projections, market trends, and growth opportunities presented in this brochure represent reasonable estimates based on the information provided by the seller and industry data from organizations like the Canadian Federation of Outfitter Associations. These projections are for illustrative purposes only and are not guaranteed.

- Hunting revenue estimates and client spending patterns include data from CFOA research
- Tourism and market trend information incorporates findings from industry studies
- Fishing activity patterns reference data from Canadian recreational fishing surveys
- Growth opportunity projections represent potential business development avenues based on the property's features and comparable operations

Property Details

All information regarding property boundaries, license terms, quotas, infrastructure, and equipment should be independently verified through:

- Personal inspection of the property
- Review of all legal documents, licenses, and permits
- Consultation with relevant government agencies
- Professional assessment of all buildings and equipment

Climate & Area Information

Climate data, wildlife information, and regional recreational opportunities are based on available public information about the Reindeer Lake region and general knowledge of northern Saskatchewan climate patterns. Specific conditions at the property may vary based on elevation, aspect, and local terrain.

Strategic Analysis & Investment Considerations

The Strategic Advantages and Why Invest Now sections represent our professional assessment of the property's market position and potential based on the information provided and industry research. Individual results will depend on numerous factors including management expertise, operational decisions, and changing market conditions.

Personal Advice

This brochure is not intended to provide personal financial, tax, or legal advice. Potential buyers should consult with their own professional advisors before making any investment decision.

Contact Information:

Serious Inquiries Only:

For further information, to arrange a property inspection, or to request additional documentation, please contact:

Harry or Lynzy McCowan
Phone: (250) 870-3021
Email: info@mccowans.com

The information contained herein is deemed to be correct but is not guaranteed by the Listing Agent and should be verified.