



# WORLD-CLASS FISHING RESORT

REINDEER LAKE, SASKATCHEWAN



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# ARCTIC LODGES

REINDEER LAKE, SASKATCHEWAN, CANADA

## PROPERTY DETAILS:

<b>LISTING NUMBER:</b>	#1082
<b>PRICE:</b>	\$2,900,000
<b>TYPE:</b>	World-Class Fishing and Hunting Resort
<b>GAME SPECIES:</b>	Moose
<b>FISH SPECIES:</b>	Northern Pike, Lake Trout, Walleye, Arctic Grayling, Whitefish, Burbot, and Perch
<b>LOCATION:</b>	Reindeer Lake, NE Saskatchewan
<b>SIZE:</b>	Resort: 4.7 acres; Airstrip: 37 acres
<b>TITLE:</b>	Government Leases (Renewable in 2047) with Commercial Licenses
<b>INFRASTRUCTURE:</b>	Lodge, 9 Guest Cabins, 12 Staff Cabins, Owner's Residence and Various Other Outbuildings
<b>ACCESS:</b>	Fly-in to Private Airstrip or Boat In
<b>QUOTAS:</b>	8 Moose Tags Annually
<b>WEBSITE:</b>	<a href="#">Arctic Lodges</a>

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## **DESCRIPTION:**

This is an opportunity to own a premier fishing resort that has been leading its industry for 75 years.

Arctic Lodges is located in North-eastern Saskatchewan on the world-renowned Reindeer Lake providing world-class, trophy freshwater fishing.

Arctic Lodges has only ever seen 2 owners in its lifetime and will provide the new owner a unique opportunity to continue its legacy. This is a rare opportunity to acquire an established, profitable, and fully operational wilderness lodge offering both lifestyle and business investment.

## **LOCATION, LOCATION, LOCATION**

Don't risk buying a lodge on a lake that could get fished out or possibly already is. Reindeer Lake is one of the largest lakes in the world with a jaw-dropping nearly 2 million fishable acres!

With over 5,000 islands and 5,700 miles of shoreline, this impressive lake provides a limitless habitat for fish to thrive.

The multitude of islands, bays and channels provides anglers shelter from wind, as well as providing an endless fishable shoreline and structure that gives life to this great fishery.

Additionally, the lodge is strategically situated on Dewdney Island in a cluster of thick wooded islands in the middle of Reindeer Lake, providing quick and easy access to all areas.

It is a premier fishery for Northern Pike, Lake Trout, Walleye and Arctic Grayling and is home to many other species of fish including Lake Whitefish, Burbot, and Perch. To sum it up, Reindeer Lake provides an extraordinary and reliable bounty of fish.

## **ESTABLISHED REPUTATION**

Over 75 years in operation, this lodge has a rich history hosting many famous people, even the president of the United States!

There's a book written about the lodge and Season 10 of 'Alone', a History Channel TV series, was filmed here. The lodge has a very loyal repeat client base and outstanding reputation in the industry, carrying nothing but 5-star reviews.

The lodge is proven and profitable currently operating only 2.5 months out of the year.

## **ACCESSIBILITY**

Arctic Lodges comes with its very own private airstrip. At over 5000' in length, it can handle large aircraft direct from Saskatoon to increase revenue and drive down cost.

You are not stuck having to rely on float planes flying in 4-6 guests at a time, which can be very costly; you can fly up to 40-50 people at one time.

The airstrip comes with a hangar/shop and heavy-duty equipment to maintain the strip. There are also 2 roads that access the lake, which provides a less expensive alternative for deliveries.

You can take the large thunder jet boat with 300hp Yamaha to pick up groceries and staff or take the 40'x 20' barge to pick up 50 tons of fuel, heavy equipment, lumber, etc.

## **SCALABILITY**

The current owners, due to their circumstances, have been running the lodge at a fraction of its operating capacity. Business is turned away every year providing the new owners with the opportunity to expand operations almost immediately.

In addition to this, the lodge recently acquired 8 moose tags on their Outfitters License, which have not been utilized to date, and would provide diversity to the lodge.

The main focus of the lodge has traditionally been fishing, although there are many different directions a new owner could explore in this beautiful location, including expanding the months of operation.

## **WORLD-CLASS FACILITIES**

Not only does Arctic Lodges provide world-class fishing, but it also provides world-class facilities. The large lodge is the centerpiece of the resort with guest cabins fanning out from the lodge nestled amidst towering pines and providing panoramic lake views.

### **Lodge:**

The lodge is everything you have envisioned. Embodying its rich history in the original stone, open fireplace, the floor to ceiling windows frame a stunning panoramic view of the lake. The dramatic vaulted ceilings create an impressive, spacious atmosphere that showcases the grandeur of the A-frame design.

Some of the original lodge itself remains, dating back to the 1960's, however, a significant addition was completed in 2009, as well as a reconstruction of the dining room in 2017 providing modern comfort.

### **Guest Cabins:**

There are 9 guest cabins varying in size that can accommodate from 2-6 guests in each cabin. All cabins have modern comforts including a full washroom and private deck with wood-fired hot tub. Guests have the choice between one of the Original Cabins, embracing the charm of traditional wood stoves or a Modern Cabin which is a blend of contemporary comforts and natural beauty.

In addition to the lodge and guest cabins there is also an owner's residence, 12 staff cabins, 7 domes, staff washroom, laundry and multiple other outbuildings making up over 30 buildings in all.

Don't miss out on this opportunity to own a piece of history; make your dreams come true with this premier lodge, maintaining pride and tradition as a wilderness, fly-in resort.

## **EXECUTIVE SUMMARY:**

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

Strategically positioned on 4.7 acres with an additional 37 acres for the private airstrip, this established fishing and hunting resort combines authentic wilderness experiences with operational advantages rarely found in the 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 5,000 islands, and 5,700 miles of shoreline, this vast ecosystem supports thriving populations of Northern Pike, Lake Trout, Walleye, Arctic Grayling, and other species in trophy sizes.

The hunting program features an allocation of 8 moose tags annually, a significant regulatory asset that has not yet been utilized, representing immediate revenue growth potential without additional capital investment.

### **»» STRATEGIC OPERATIONAL ADVANTAGES**

Arctic Lodges features one of the most significant operational advantages in the northern resort industry - a private 5,000-foot airstrip capable of accommodating large aircraft up to the size of a Dash 7.

This infrastructure dramatically reduces operational costs and enhances guest experiences by enabling:

- Direct flights from Saskatoon, eliminating costly and time-consuming transfers
- Capacity for 40-50 guests arriving simultaneously
- More efficient supply logistics for food, equipment, and staff
- Lower per-guest transportation costs, improving profit margins

This aviation capability is complemented by road access to the lake, creating an operational flexibility unmatched by most wilderness lodges.

The combination of air and water access represents a strategic advantage for both guest experiences and operational efficiency.

The property features 9 well-appointed guest cabins with modern amenities including full bathrooms, private decks, and wood-fired hot tubs.

With total accommodation for up to 50 guests, the lodge can serve both intimate groups and larger corporate retreats.

## »» ECONOMIC IMPACT & GROWTH POTENTIAL

The freshwater recreational fishing sector in British Columbia alone generates expenditures averaging \$526 million annually, with \$263 million of value added to provincial GDP.

Saskatchewan's fishing tourism industry demonstrates similar strength, with Arctic Lodges positioned to capitalize on this robust market.

The lodge presents multiple opportunities for business expansion and revenue growth:

1. **Moose Hunting Program Development:** With 8 unused moose tags already secured, immediate revenue diversification is possible with minimal additional investment.
2. **Seasonal Extension:** The current 2.5-month operational window could be extended to capture spring and fall hunting seasons, potentially increasing annual revenue with minimal additional fixed costs.
3. **Capacity Optimization:** The owners currently turn away business, indicating immediate growth potential simply by maximizing existing capacity.
4. **Experience Diversification:** The property's spectacular setting creates opportunities for photography packages, Northern Lights viewing experiences, corporate retreats, and other premium offerings.

## »» WORLD-CLASS NATURAL SETTING

Reindeer Lake itself is a geological and ecological marvel. The lake features:

- Nearly 2 million fishable acres
- Over 5,000 islands creating protected fishing waters

- 5,700 miles of diverse shoreline
- The famous Deep Bay, a 220-meter-deep meteorite crater offering extraordinary fishing

The 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.

Arctic Lodges represents a turnkey opportunity to acquire a prestigious fishing and hunting operation with 75 years of history, loyal clientele, and substantial growth potential in the premium wilderness recreation market.

### **AREA DATA:**

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

Located at the intersection of the Canadian boreal forest and the Arctic Circle, this extraordinary ecosystem offers diverse landscapes that set it apart from typical wilderness properties.

### **»» GEOGRAPHICAL SIGNIFICANCE**

Spanning an impressive 2,568 square miles (6,650 square kilometers), Reindeer Lake stands as one of North America's premier freshwater bodies.

As the second-largest lake in Saskatchewan and the 9th largest in North America, it 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 5,000 islands
- 5,700 miles of intricate shoreline
- Maximum length of 230 km (140 miles)
- Maximum width of 60 km (37 miles)
- Maximum depth of 719 feet



## »» 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, channels and shallow areas providing trophy fishing opportunities with fish regularly exceeding 45 inches
- **Lake Trout:** Enjoying the deeper, cooler waters of the lake. The lodge's record stands at an impressive 73 pounds
- **Walleye:** Concentrated in specific productive areas, known for their beautiful coloration in Reindeer Lake
- **Arctic Grayling:** Found at river and streams, as well as at the mouth of these systems offering unique fly-fishing opportunities

### Additional Species:

- Lake Whitefish
- Burbot
- Perch

## »» STRATEGIC LOCATION

Arctic Lodges occupies a prime position in the middle of Reindeer Lake. This location provides several strategic advantages:

- **Centralized Operations:** The central position allows quick access to all areas of the lake, maximizing fishing opportunities for guests
- **Natural Protection:** Situated among a cluster of wooded islands, the lodge enjoys natural protection from harsh weather while providing spectacular views
- **Boreal Forest Setting:** Located in the Canadian Boreal Forest between the prairie lands to the south and the Arctic tundra to the north, creating a unique ecological position

The property includes not only the 4.7-acre lodge site but also a 37-acre airstrip property, providing substantial land assets in addition to the commercial fishing and hunting rights.

## »» 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.

## »» REGIONAL TRANSPORTATION

For guests and supplies, the lodge offers multiple access options:

- Private 5,000-foot airstrip capable of accommodating large aircraft directly from Saskatoon
- Road access to the lake at two points, providing alternative supply routes
- Water transportation via the lodge's boats and barges for moving people and materials

This transportation infrastructure provides exceptional operational flexibility, allowing for efficient movement of guests, staff, and supplies in ways that most remote wilderness lodges cannot match.

## AREA RECREATION:

Arctic Lodges offers an extraordinary canvas for outdoor recreation that extends far beyond its world-class fishing. 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 one of North America's premier destinations 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 thriving in the lake's numerous weedy bays and channels
- Lake Trout in the legendary Deep Bay
- Walleye in productive structured areas
- Arctic Grayling in select locations, particularly appealing to fly fishing enthusiasts

The variety of fishing experiences available - from fly fishing to trolling to casting - creates opportunities to serve diverse client preferences and skill levels.

**Beyond Fishing** - The lake invites exploration through kayaking, canoeing, and guided boat tours. The intricate network of over 5,000 islands offers endless opportunities for water-based adventure and wildlife viewing, with each day offering new discoveries.

## »» LAND-BASED EXPLORATION

The surrounding territory presents a rich tapestry of recreational possibilities throughout all seasons.

### WILDLIFE VIEWING & PHOTOGRAPHY

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

- Moose and caribou in their natural habitat
- Black bears
- Beavers, otters, mink, pine martens, and fishers
- Eagles, loons, and numerous other bird species

The pristine boreal forest setting creates ideal conditions for wildlife observation with minimal human interference.

### NORTHERN LIGHTS VIEWING

The property's northern location and minimal light pollution create ideal conditions for aurora viewing. The northern lights can be seen on most clear nights, with particularly spectacular displays during periods of high solar activity. This natural phenomenon represents a significant attraction, especially during August through April when daylight hours are reduced.

## »» SEASONAL RECREATIONAL CALENDAR

The territory offers potential for mostly year-round operations by leveraging its diverse recreational assets across seasons:

### Summer (June-August)

- Peak fishing season for all species

- Wildlife photography and observation
- Water activities including kayaking and canoeing
- Stargazing under spectacular northern skies

### **Fall (September-October)**

- Prime moose hunting season with 8 available tags
- Spectacular fall foliage enhances wilderness experiences
- Excellent fishing continues with reduced competition
- Northern Lights viewing opportunities increase

### **Winter (November-March)**

- Potential for ice fishing operations
- Northern Lights viewing at peak intensity
- Winter photography focusing on landscapes and wildlife
- Snowmobiling and winter wilderness experiences

### **Spring (April-June)**

- Early season fishing beginning potentially in mid-June as ice recedes
- Wildlife viewing as animals become active after winter
- Bird watching during northern migration
- As the most limited season, all activity and operational opportunity is based 100% on weather conditions which dictate safe access to the property.

This seasonal diversity creates opportunities to extend operations beyond the traditional summer fishing season, maximizing return on infrastructure investment while providing multiple revenue streams.

*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.*

## **»» CULTURAL EXPERIENCE**

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.

Arctic Lodges 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 Arctic Lodges.

## **»» 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
- Northern Lights viewing at peak intensity

### **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.

Operational opportunities are extremely limited and based solely on weather conditions which could include:

- Early season fishing as waters open
- Wildlife photography of spring flora and fauna
- Preparation for the peak summer season

### **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 range from 18°C to 27°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 operational hours

### **Fall (September-October)**

Autumn paints the landscape in rich, warm hues. Temperatures cool gradually, ranging from 8°C to 17°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 moose hunting opportunities
- Spectacular landscape photography
- Continued fishing in less crowded conditions
- Northern Lights viewing begins to intensify

## **»» SEASONAL CHARACTERISTICS**

The climate's distinct seasonal variations provide strategic advantages for Arctic Lodges:

- 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 private airstrip and road access to the lake 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 Arctic Lodges 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 99 million years ago, stretches 9.5 kilometers across and plunges 220 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.

## »» FUR TRADE ERA

The lake played a crucial role in the historic fur trade networks that shaped Canadian development. Trading posts were established in the region, becoming 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.

## »» LODGE HISTORY

Arctic Lodges itself has a distinguished history spanning 75 years. Established in the late 1940s, the lodge has maintained its position as one of the premier fishing destinations in North America for three-quarters of a century.

The lodge has seen only two owners throughout its history - a testament to its enduring appeal and operational success. This continuity has allowed for the preservation of traditions while adapting to changing market demands.

Over the decades, the lodge has hosted numerous distinguished guests, including President Eisenhower, contributing to its legendary status among North American fishing destinations.

Its reputation has been further enhanced by media recognition, including being featured as the filming location for Season 10 of the History Channel's "Alone" series, with the potential for more seasons to be filmed at this location in the future.

The property has evolved thoughtfully over time, with significant additions in 2009 and a dining room reconstruction in 2017 that balanced modern comfort with historical character. This careful stewardship has preserved the authentic wilderness experience while ensuring guest comfort meets contemporary expectations.

Arctic Lodges' 75-year legacy of exceptional fishing experiences, coupled with its 90% client return rate, represents a significant business asset for new ownership - a foundation of reputation and goodwill that would take decades to establish from scratch.

## INFRASTRUCTURE:

Arctic Lodges 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 multiple accommodation options that provide a versatile foundation for both current operations and future expansion.

### MAIN LODGE

The centerpiece of the property is a striking log structure featuring:

- Dramatic vaulted ceilings emphasizing the spaciousness and grand scale of the building
- Floor-to-ceiling windows providing panoramic lake views
- Original stone fireplace preserving historical character
- Dining facilities capable of serving all guests
- Recent renovations including a 2009 addition and 2017 dining room reconstruction
- Full-service kitchen with commercial equipment
- Common areas for guest relaxation
- Satellite TV and wireless internet access
- Full-service tackle shop, clothing and souvenir store

### GUEST ACCOMMODATIONS

The property features 9 well-appointed guest cabins that accommodate between 2-6 guests each, with a total capacity for up to 32 guests. These cabins combine wilderness authenticity with modern comforts:

- Full bathrooms with modern amenities
- Private decks with wood-fired hot tubs
- Choice between Original Cabins (with traditional wood stoves) and Modern Cabins
- Comfortable, durable furnishings

### STAFF AND SUPPORT ACCOMMODATIONS

The infrastructure for staff and operations includes:

- Owner's residence
- 12 staff cabins
- 7 dome structures
- Staff washroom and laundry facilities

## »» TRANSPORTATION INFRASTRUCTURE

The property features exceptional transportation assets that provide significant operational advantages:

### AIRSTRIPE

- 5,000+ foot private runway capable of accommodating aircraft up to Dash 7 size
- 37 acres of land ensuring complete control
- Hangar/shop facilities
- Heavy equipment for maintenance

### WATER TRANSPORTATION

- Thunder jet boat with 300hp Yamaha for passenger transport
- 40' x 20' barge, can transport 50 tons of supplies including fuel, equipment, and building materials
- Multiple top-quality boats professionally outfitted for fishing and transportation

## »» OPERATIONAL FACILITIES

Strategic outbuildings support the lodge's diverse operational requirements:

- Multiple storage buildings
- Maintenance facilities
- Workshop
- Laundry building
- Staff common areas

## »» UTILITY INFRASTRUCTURE

The property's utility systems provide reliable service in this remote location:

- Power systems supporting all facilities
- Water supply infrastructure
- Waste management systems
- Communications including satellite connections

## »» STRATEGIC OPERATIONAL ADVANTAGES

The infrastructure goes beyond mere physical assets:

- Capacity for both intimate groups and larger corporate gatherings
- Flexibility to serve multiple market segments
- Ability to operate across different seasons
- Potential for expanded service offerings

The combination of thoughtful design, strategic location, and comprehensive facilities positions Arctic Lodges 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.

In total, the property features over 30 buildings, creating a self-contained wilderness resort with all necessary operational components in place.

## IMPROVEMENTS:

Arctic Lodge represents 75 years of thoughtful development and strategic enhancements that have maintained the property's authentic wilderness character while incorporating modern comforts.

The facilities have been carefully improved over time, with significant investments including the 2009 lodge addition and 2017 dining room reconstruction.

The improvements balance rustic charm with practical functionality, creating comfortable guest experiences without compromising the authentic northern wilderness atmosphere.

Materials and construction methods have been selected to withstand the northern climate while providing aesthetic appeal that complements the natural setting.

Recent improvements have focused on guest comfort and operational efficiency, including the addition of wood-fired hot tubs on private cabin decks and modernization of key infrastructure systems.

The property's 30+ buildings represent decades of careful development, creating a self-contained wilderness resort capable of providing exceptional guest experiences.

**IMPROVEMENTS TABLE:**

FACILITY	DETAILS
<b>Main Lodge</b>	<ul style="list-style-type: none"> <li>▪ Large log structure with vaulted ceilings</li> <li>▪ Floor-to-ceiling windows with panoramic lake views</li> <li>▪ Original stone fireplace</li> <li>▪ Significant addition completed in 2009</li> <li>▪ Dining room reconstructed in 2017</li> <li>▪ Satellite TV and wireless internet access</li> <li>▪ Full-service tackle shop</li> <li>▪ Clothing and souvenir store</li> </ul>
<b>Guest Accommodations (9 Cabins)</b>	<ul style="list-style-type: none"> <li>▪ 9 guest cabins of varying sizes</li> <li>▪ Capacity for 2-6 guests per cabin</li> <li>▪ Full washrooms in all cabins</li> <li>▪ Private decks with wood-fired hot tubs</li> <li>▪ Choice between Original Cabins with traditional wood stoves or Modern Cabins</li> </ul>
<b>Staff and Owner Accommodations</b>	<ul style="list-style-type: none"> <li>▪ Owner's residence</li> <li>▪ 12 staff cabins</li> <li>▪ 7 dome structures</li> <li>▪ Staff washroom and laundry facilities</li> </ul>
<b>Transportation Infrastructure</b>	<ul style="list-style-type: none"> <li>▪ 5,000+ foot private airstrip on 37 acres</li> <li>▪ Hangar/shop facilities</li> <li>▪ Heavy equipment for airstrip maintenance</li> <li>▪ Thunder jet boat with 300hp Yamaha</li> <li>▪ 40' x 20' barge with 50-ton capacity</li> </ul>
<b>Additional Buildings</b>	<ul style="list-style-type: none"> <li>▪ Multiple storage facilities</li> <li>▪ Maintenance buildings</li> <li>▪ Workshop</li> <li>▪ Laundry building</li> <li>▪ Staff common areas</li> <li>▪ Over 30 buildings in total</li> </ul>

**Owner Financing Available:** A significant down payment would be required. Please contact us for more information.

## **EQUIPMENT:**

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

- Fleet of fishing boats with modern 4-stroke outboard motors
- All boats equipped with comfortable swivel pedestal seating, livewells, coolers and modern electronics
- Dock systems and boat storage facilities
- Thunder jet boat with 300hp Yamaha for transportation
- 40' x 20' barge for heavy transport
- Heavy equipment for airstrip maintenance
- Commercial kitchen equipment
- Complete fishing gear and tackle shop inventory
- Full furnishings for all guest cabins and the main lodge
- Maintenance tools and equipment
- Office equipment and technological infrastructure
- Housekeeping and laundry equipment
- Emergency and safety equipment

The property includes all operational equipment required to maintain the airstrip, service the cabins, provide guest amenities, and conduct fishing operations at capacity.

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

## **INFRASTRUCTURE SUMMARY:**

<b>YEAR BUILT:</b>	Main Lodge dates to 1960s with significant additions in 2009 and dining room reconstruction in 2017
<b>SERVICES:</b>	<p>POWER: Off-grid on generator with some solar support. Solar can be expanded.</p> <p>HEAT: Combination of electric, propane, and wood-burning systems</p> <p>SEWAGE: Septic systems for lodge and cabins</p> <p>WATER: Lake water with treatment systems</p>
<b>STAFF:</b>	23-26 employees during full operational fishing season
<b>PROPERTY TAXES:</b>	\$13,239 for 2024
<b>CROWN LEASE FEE:</b>	Approx. \$8,500
<b>LOCATION:</b>	Reindeer Lake, NE Saskatchewan
<b>SHARE / ASSET SALE:</b>	Share
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>- Private 5,000-foot airstrip</li><li>- 9 guest cabins with private decks and hot tubs</li><li>- Main lodge with dining facilities and common areas</li><li>- Full-service tackle shop</li><li>- Wireless internet</li><li>- Wood-fired saunas</li></ul>
<b>EQUIPMENT:</b>	<p>Complete operational equipment including:</p> <ul style="list-style-type: none"><li>- Fleet of fishing boats with 4-stroke outboards</li><li>- Thunder jet boat with 300 hp Yamaha</li><li>- 40' x 20' barge for heavy transport</li><li>- Heavy equipment for airstrip maintenance</li><li>- Commercial kitchen equipment</li></ul>
<b>LAND:</b>	<ul style="list-style-type: none"><li>- 4.7 acres waterfront property for lodge and cabins</li><li>- 37 acres property for airstrip</li></ul>
<b>GPS COORDINATES:</b>	Latitude 57°33'12"North and longitude 102°12'17"West

## **ECONOMIC GROWTH AND POTENTIAL:**

The outdoor recreation and fishing lodge industry represents a significant economic driver in Canadian rural economies, with properties like Arctic Lodges 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:

- Total economic effect: \$5.5 billion
- GDP contribution: \$2.6 billion
- Jobs supported: Over 37,000
- Salaries and wages: \$1.6 billion
- Tax revenue: \$657 million

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

### **»» REVENUE POTENTIAL**

Arctic Lodges, already a profitable operation, offers multiple revenue streams that distinguish it from traditional recreational properties:

#### **Fishing Operation**

The established fishing operation provides the core revenue foundation. Reindeer Lake's exceptional fishing potential creates an immediately marketable product with proven demand.

With the property's central location on Reindeer Lake providing access to trophy Northern Pike, Lake Trout, Walleye, and Arctic Grayling, the fishing program offers diverse experiences that appeal to a wide range of anglers.

The lodge's high client return rate demonstrates the sustainable quality of the fishing experience and represents significant goodwill value.

### **Moose Hunting Program**

The recently acquired 8 moose tags represent an immediate revenue diversification opportunity. These tags have not yet been utilized, creating potential for a new revenue stream without additional regulatory hurdles.

Moose hunts in Saskatchewan can command premium pricing, particularly for international clients.

### **Accommodation Revenue**

The 9 guest cabins with capacity for up to 32 guests comfortably, although the Outfitter's License has a capacity of 50; these cabins create substantial accommodation revenue potential.

The property's unique combination of wilderness setting and modern amenities (including full bathrooms and wood-fired hot tubs) supports premium pricing.

## **»» MARKET DYNAMICS**

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

### **Regulatory Advantages**

The limited availability of commercial fishing and hunting permits creates inherent value in existing operations. Arctic Lodges established allocations and permits represent significant regulatory assets.

The size and quality of Reindeer Lake, combined with its Class 1 Catch and Release designation, ensures long-term fishing quality that cannot be easily replicated elsewhere.

### **Operational Flexibility**

The property's unique combination of private airstrip, road access, and water transportation provides operational advantages that few properties can match. This multi-modal transportation network creates efficiencies in guest transport, supply logistics, and staff movement.

Unlike fly-in-only lodges that face significant logistical challenges and weather dependencies, Arctic Lodges' diverse access options provide operational resilience and cost advantages.



## »» GROWTH OPPORTUNITIES

Arctic Lodges is well-positioned to capitalize on the robust wilderness market through multiple growth vectors:

### Fishing Program Expansion

1. **Capacity Optimization:** Operating at full capacity during the current 2.5-month season could increase guest volume by 30-40%. Currently, the owners only cater to 16 guests per trip or 24 for corporate groups. These numbers could be increased up to 32 guests comfortably, although the Outfitter's License has a capacity of 50.
2. **Season Extension:** Adding just one additional month of operations (extending into fall) could increase annual revenue by approximately 40% with minimal additional fixed costs.
3. **Winter Operations:** Arctic Lodges has not tapped into the aurora viewing market at this point. With minimal improvements to existing buildings and infrastructure, Arctic Lodges could operate throughout the winter months and optimize the opportunity of the ever-increasing aurora market. Even providing aurora viewing for only 2 months would increase revenue substantially.
4. **Premium Pricing:** The unique combination of trophy fishing opportunities, private airstrip access, and upscale accommodations (including private hot tubs) supports premium pricing strategies. The high-end fishing lodge market supports package rates that significantly exceed the average expenditure per angler.
5. **Corporate Retreats:** The facility's capacity for larger groups creates opportunities for corporate retreats, which typically command premium rates. The private airstrip makes this remote location surprisingly accessible for corporate clients.
6. **Fly Fishing Program Development:** The source materials indicate growing interest in fly fishing for multiple species on Reindeer Lake. Specialty fly fishing programs can command premium pricing in the recreational fishing market.

### Moose Hunting Program Development

1. **Full Tag Utilization:** With 8 unused moose tags available annually, implementing a full hunting program could generate significant additional revenue.
2. **Combined Hunting/Fishing Packages:** Creating packages that combine moose hunting with fishing experiences could extend guest stays and increase per-client revenue. The property is uniquely positioned to offer this combination within a single venue.

3. **September-October Season Extension:** Moose hunting season typically runs during months when fishing operations would traditionally be winding down. This creates a natural seasonal extension opportunity that leverages existing infrastructure during what would otherwise be a shoulder season.
4. **International Client Development:** The property's private airstrip creates an accessibility advantage that is particularly appealing to international clientele.

### Accommodation Enhancement

1. **Extended Season Occupancy:** The current 2.5-month operational window represents approximately 20% of the potential year-round capacity. Even a modest extension to a 3-month fishing season would represent a 60% increase in potential occupancy.
2. **Premium Accommodation Tiers:** The cabins are described as varying in style from "Original Cabins" with traditional wood stoves to "Modern Cabins" with contemporary comforts. This diversity enables tiered pricing strategies that can maximize revenue while serving multiple market segments.
3. **Off-Peak Incentive Programs:** Developing packages for shoulder seasons (early spring and late fall) could increase overall occupancy rates. Even at reduced rates, these programs would generate incremental revenue with minimal additional fixed costs.
4. **Specialized Experience Packages:** According to the property information, the lodge is positioned to offer unique experiences including Northern Lights viewing (particularly during September through April). Custom accommodation packages built around these experiences could command premium rates, especially during what would otherwise be off-peak periods.
5. **Corporate Retreat Development:** With its private airstrip and capacity for up to 32 guests, the property is uniquely suited for exclusive corporate retreats. According to industry data, corporate groups typically generate 15 - 25% higher per-guest revenue than individual travelers.

*Note: These revenue projections represent conservative estimates based on industry data from the Canadian Federation of Outfitter Associations, Fisheries and Oceans Canada, and property-specific features. Actual results will depend on management approach, marketing effectiveness, and operational decisions.*

## »» RETURN ON INVESTMENT POTENTIAL

Fishing and hunting lodges like Arctic Lodges typically generate returns through multiple revenue streams:

1. **Premium Guided Fishing:** The property's central location on Reindeer Lake provides access to some of North America's finest freshwater fishing
2. **Moose Hunting Program:** The 8 annual moose tags represent significant untapped revenue potential
3. **Accommodation Revenue:** 9 well-appointed cabins with capacity for up to 32 guests
4. **Experience Diversification:** Potential for photography tours, corporate retreats, and other specialized experiences
6. **Seasonal Extension:** Opportunity to extend beyond the current 2.5-month operational window

The combination of operational income and property appreciation can provide both immediate cash flow and long-term value growth for a premium wilderness property such as this.

## »» HARD ASSET VALUE

Beyond operational returns, Arctic Lodges represents significant value in hard assets:

- 4.7 acres waterfront property on one of North America's premier fishing lakes
- 37 acres for the private airstrip
- 9 well-maintained guest cabins with modern amenities
- Main lodge and operational buildings
- Owner's residence
- 12 staff cabins and 7 dome structures
- Substantial equipment inventory
- Transportation assets including boats, barge, and airstrip

These tangible assets, combined with the business's regulatory allocations and established reputation, provide investment security regardless of operational performance.

*Note: Financial projections represent conservative estimates based on industry data. Actual performance will depend on management approach, marketing effectiveness, and operational decisions.*

## **STRATEGIC ADVANTAGES:**

Arctic Lodges holds several distinctive attributes that position it favorably in the competitive market for premium wilderness resort properties across Canada.

### **»» PRIVATE AIRSTRIP ADVANTAGE**

Unlike most remote fishing lodges that rely solely on float planes with limited capacity and weather dependence, Arctic Lodges' private 5,000-foot airstrip on 37 acres of land creates exceptional operational capabilities:

- **Direct Large Aircraft Access:** The ability to land aircraft as large as a Dash 7 enables direct flights from Saskatoon with 40-50 passengers at once
- **Operational Cost Efficiency:** Reduced transportation costs compared to multiple float plane trips
- **Guest Experience Enhancement:** Simpler, more reliable travel arrangements with fewer connections and delays
- **Supply Chain Efficiency:** Ability to bring in large quantities of supplies, fuel, and equipment

This transportation infrastructure creates operational advantages that few wilderness properties can match, combining the authentic remote experience guests seek with practical logistics that benefit both guests and operations.

### **»» WORLD-CLASS FISHERY WITH PROTECTED STATUS**

Reindeer Lake's designation as a Class 1 Catch and Release Lake—the largest such protected fishery in Saskatchewan—provides exceptional long-term value security. This conservation status ensures:

- **Sustainable Trophy Fishing:** Protected status maintains trophy fishing quality for generations
- **Marketing Advantage:** Conservation status appeals to environmentally conscious clients
- **Habitat Protection:** Limits on development and fishing pressure protect the resource
- **Long-term Value Preservation:** Regulatory protection maintains the core business asset

The lake's extraordinary size (nearly 2 million fishable acres), combined with over 5,000 islands and 5,700 miles of shoreline, creates habitat diversity that supports multiple fish species at trophy sizes.

Few fishing destinations worldwide can match this combination of size, habitat variety, and protected status.

## »» MULTI-MODAL ACCESS FRAMEWORK

The property's unique combination of air, water, and road access creates operational flexibility few remote lodges can match:

- **Weather Resilience:** Multiple access options reduce weather-related disruptions
- **Diverse Guest Demographics:** Ability to serve clients with different travel preferences
- **Supply Chain Options:** Multiple methods to bring in food, equipment, and materials
- **Staff Transportation Flexibility:** Easier recruitment and rotation of staff

This access diversity allows the lodge to adapt to changing conditions, client needs, and operational requirements with greater agility than single-access properties.

## »» ESTABLISHED REPUTATION AND HISTORY

With 75 years of operational history and only two owners, Arctic Lodges possesses brand equity and goodwill that would take decades to establish:

- **Loyal Client Base:** high return rate demonstrates exceptional client satisfaction
- **Marketing Advantage:** Historical significance creates compelling storytelling opportunities
- **Media Recognition:** Featured as filming location for History Channel's "Alone" series
- **Celebrity Endorsement:** History of hosting famous guests including a U.S. president

This established reputation represents a significant intangible asset that provides immediate credibility in the marketplace and supports premium pricing.

## »» OPERATIONAL SCALE AND CAPACITY

The infrastructure's size and capacity create economies of scale not available to smaller operations:

- **Guest Capacity:** Ability to comfortably host up to 32 guests in 9 cabins although the Outfitter's License has a capacity of 50
- **Revenue Density:** Fixed costs spread across larger guest volume
- **Group Accommodation:** Capability to host corporate retreats and larger groups
- **Operational Efficiency:** Centralized services support multiple accommodation units

The combination of these strategic advantages creates a compelling market position that distinguishes Arctic Lodges from other fishing destinations in North America.

### **WHY INVEST NOW:**

The contemporary wilderness recreation market presents a compelling investment landscape, with Arctic Lodges 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.

### **»» RARE MARKET OPPORTUNITY**

Properties combining this unique set of attributes rarely become available on the market. The combination of the points below creates an opportunity a serious investor won't want to pass up:

- Private 5,000-foot airstrip capable of accommodating large aircraft
- Prime waterfront location on one of North America's most pristine lakes
- 75-year operational history with only two previous owners
- Established infrastructure capable of hosting up to 32 guests
- Substantial growth potential in both capacity and services
- Recently acquired 8 moose tags not yet utilized

Such premium properties with established infrastructure and regulatory allocations typically remain in the same ownership for decades.

### **»» PROTECTED LIMITED RESOURCE**

The outdoor recreation sector is characterized by increasing scarcity of premium assets:

- No new Outfitter Licenses are issued which protects the resource
- Growing scarcity of pristine wilderness settings
- Increasing environmental protections limiting new development
- Rising demand for authentic wilderness experiences

Arctic Lodges' Class 1 Catch and Release lake designation ensures the primary business asset - the fishery - remains protected from overexploitation and maintains its trophy potential for generations to come.

## »» TURNKEY OPERATION WITH GROWTH VECTORS

The property represents a genuine turnkey opportunity with immediate operational capability:

- Comprehensive infrastructure ready for operation
- Established client base with 90% return rate
- All necessary equipment in place
- Regulatory permissions secured

This operational readiness is coupled with clear growth potential. The current owners report operating at a fraction of capacity and turning away business due to personal circumstances. This indicates substantial revenue growth potential without significant additional investment - simply by optimizing existing capacity and extending the operational season.

The recently acquired 8 moose tags represent immediate revenue diversification opportunity without additional regulatory hurdles. This hunting program could complement the existing fishing operation or serve as a foundation for fall season extension.

## »» LIFESTYLE INVESTMENT WITH FINANCIAL RETURNS

Beyond financial considerations, Arctic Lodges provides a unique opportunity to own an iconic piece of Canadian wilderness while operating a prestigious business:

- Live and work in one of Canada's most spectacular natural settings
- Host distinguished clients in a renowned recreation destination
- Participate in wildlife conservation through sustainable management
- Create a legacy business with multi-generational potential
- Develop personal connections with guests who return year after year

The property offers the rare combination of authentic wilderness immersion with the practical amenities necessary for comfortable living - a balance that few remote properties achieve.

### **OWNER FINANCING AVAILABLE:**

Owner may provide financing to the right purchaser. A significant down payment would be required with a short payout term. Please contact us for more information.



**PHOTOS:** Even more photos on our site!

























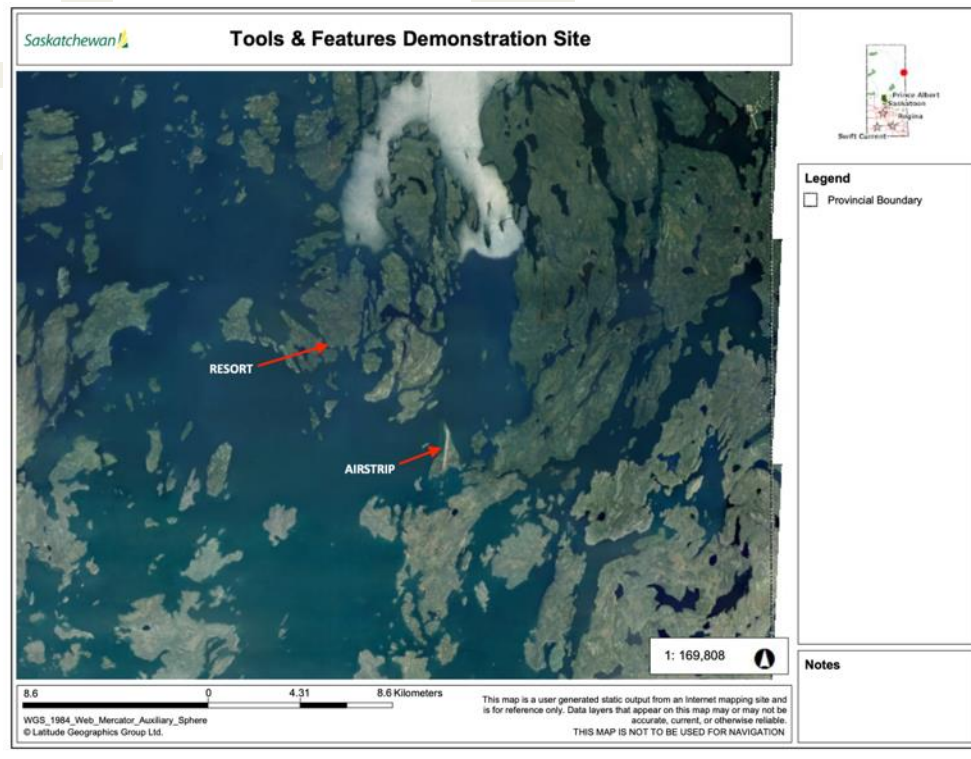
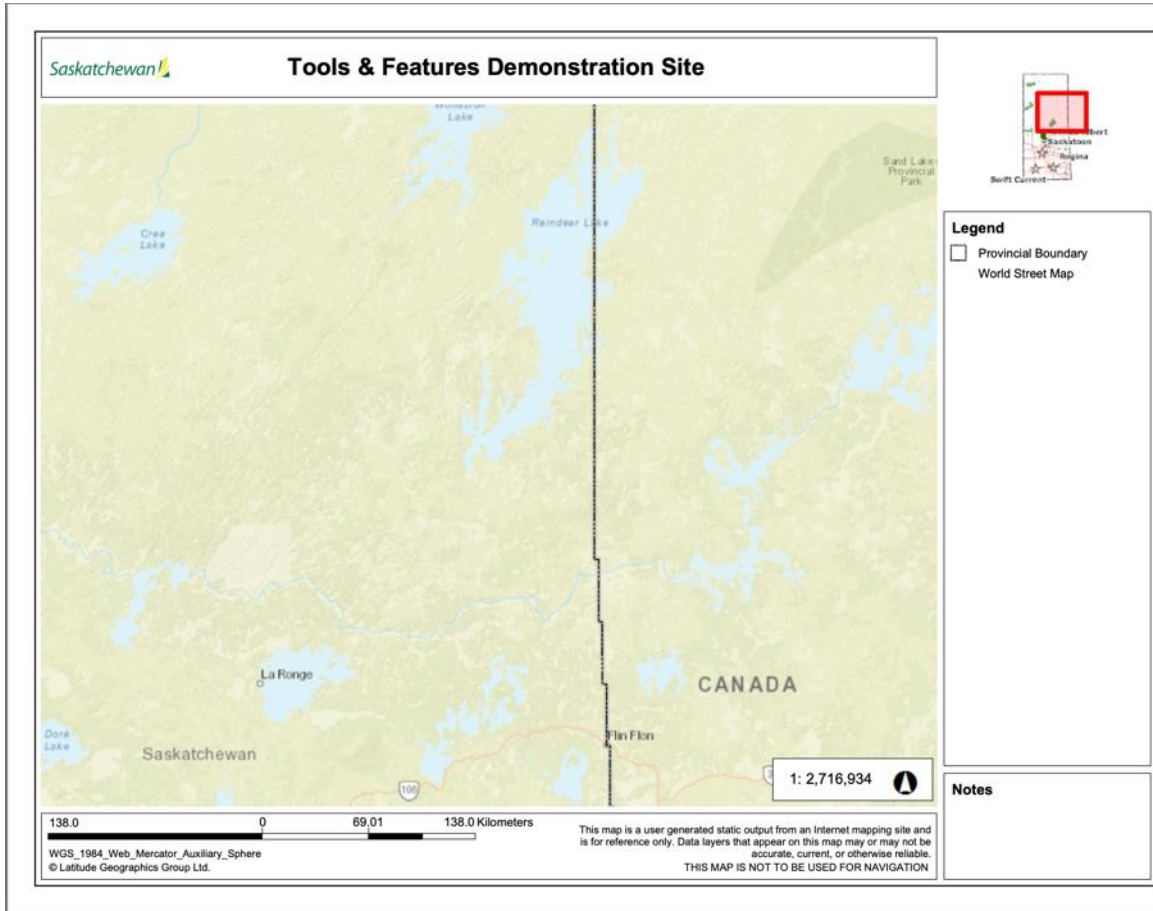


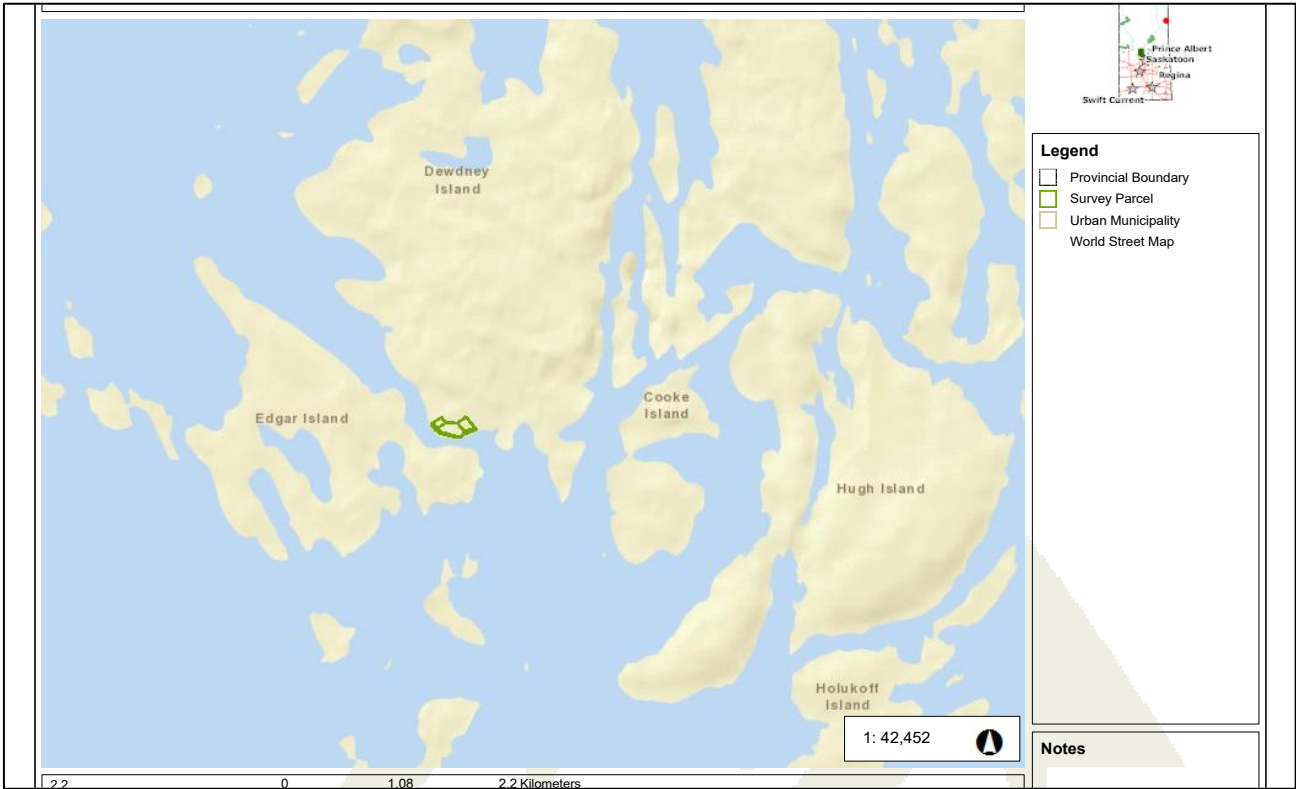


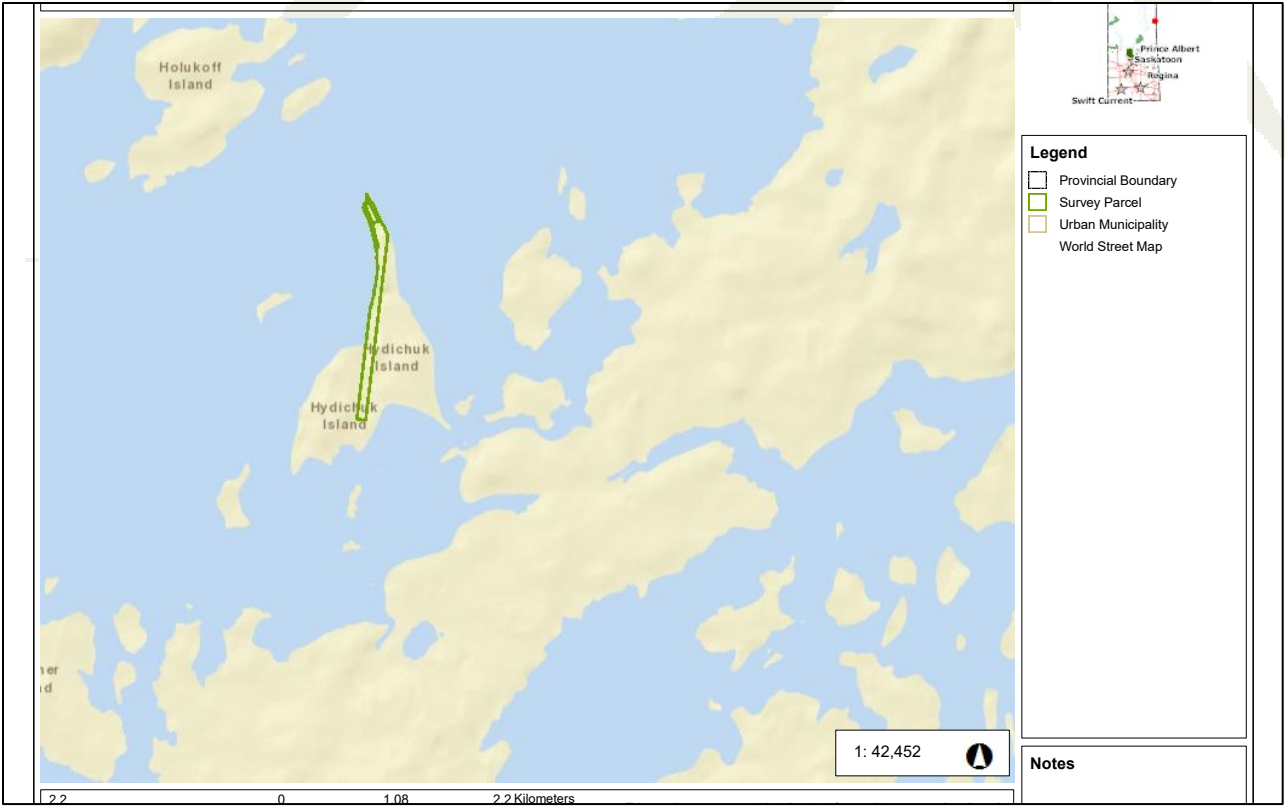
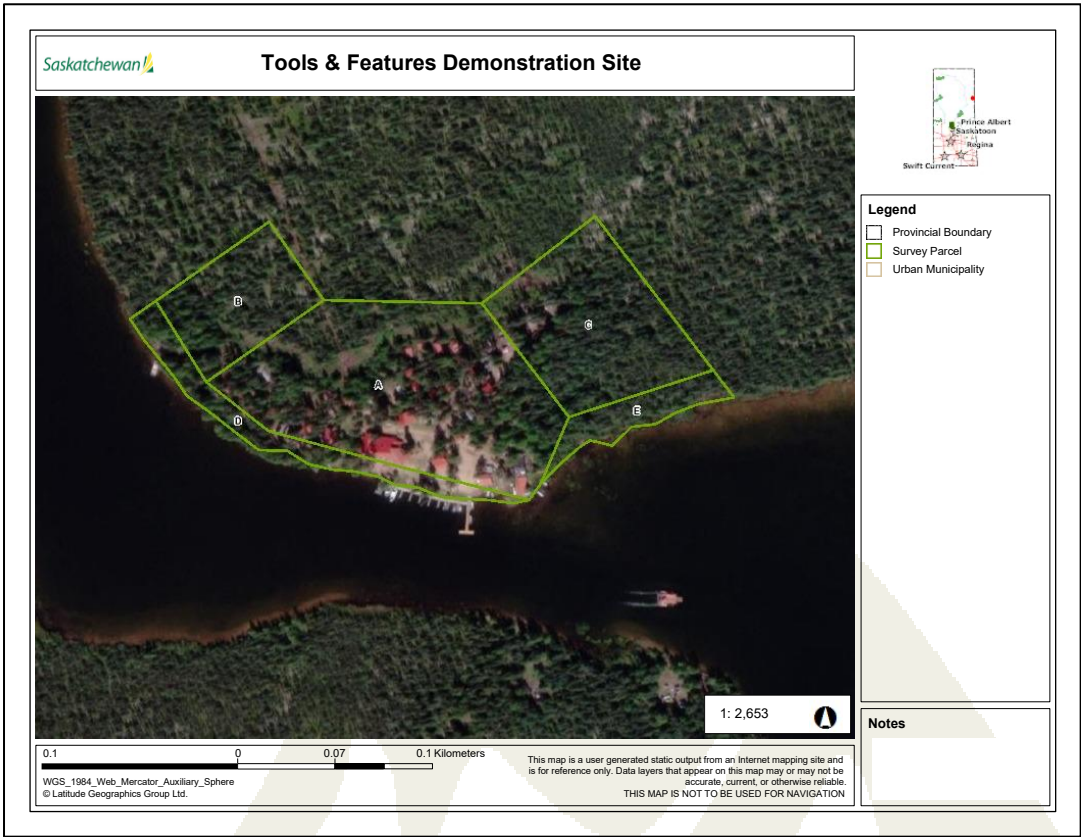




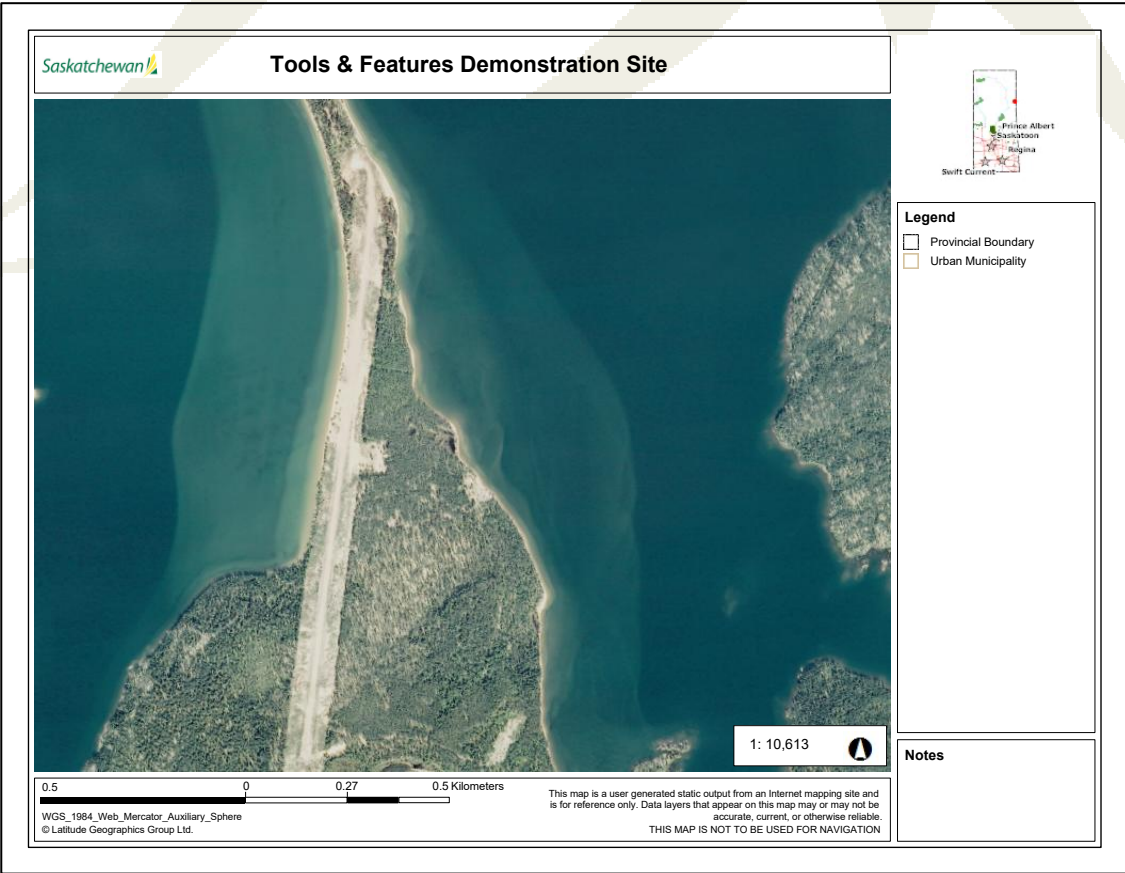
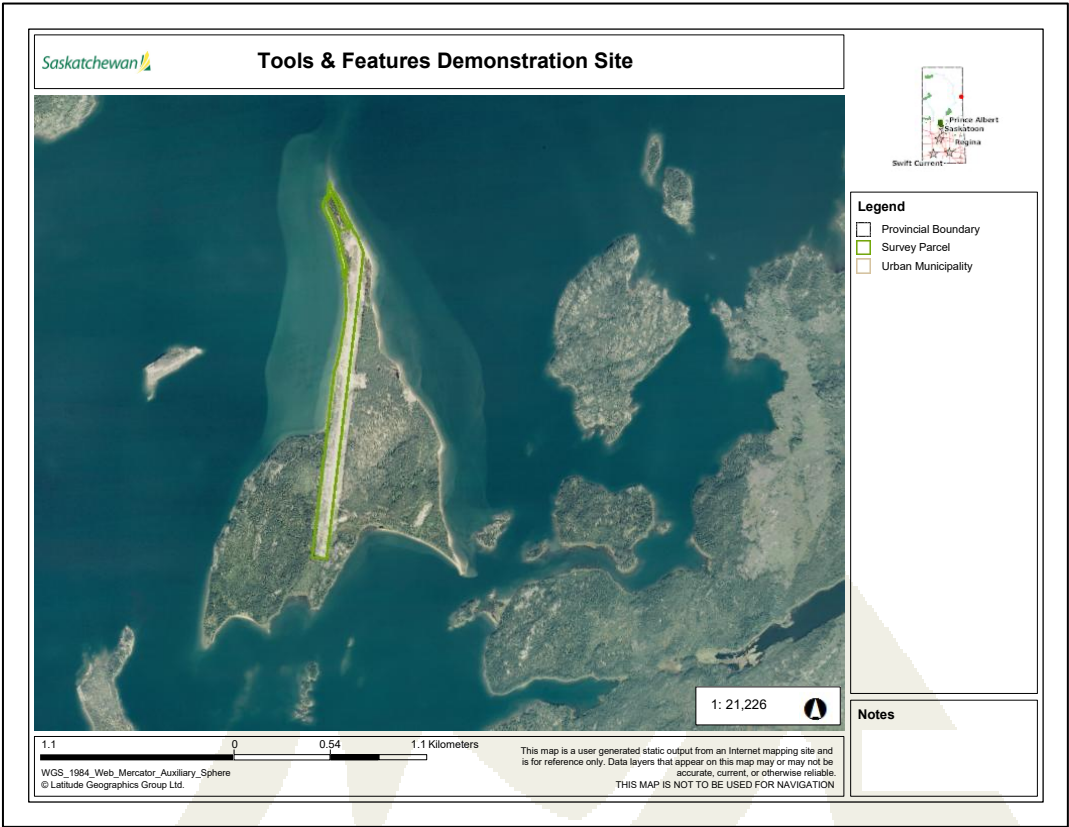












## **IMPORTANT INFORMATION FOR POTENTIAL BUYERS**

### **About This Brochure**

This brochure has been prepared to provide interested parties with summary information about Arctic Lodges. 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:

Lynzy McCowan  
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Email: [info@mccowans.com](mailto:info@mccowans.com)

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