



CASSIAR GOLD

DEASE LAKE, BRITISH COLUMBIA



www.mccowans.com

Lynzy McCowan
info@mccowans.com
250-870-3021

CASSIAR GOLD

DEASE LAKE, BRITISH COLUMBIA

PROPERTY DETAILS:

LISTING NUMBER:	#1093
PRICE:	\$4,900,000
TYPE:	Placer Mining Operation with Residential Infrastructure
LOCATION:	West side of Dease Lake, Northwestern BC
SIZE:	22 acres deeded land; nearly 6,000 hectares (15,000 acres) of placer claims
TITLE:	Freehold (deeded) property; Placer claims under Mineral Tenure Act
INFRASTRUCTURE:	Log home, heritage cabin, secondary cabin, shop, barn/storage building, 2 - mobile homes on skids
ACCESS:	Water or frozen lake access dependent on the season; or rough bush road
PLACER CLAIMS:	Extensive claims covering nearly 6,000 hectares (15,000 acres) across multiple creeks
MLS® Number:	C8070681

TABLE OF CONTENTS

EXECUTIVE SUMMARY 4

LOCATION AND SETTING..... 4

INFRASTRUCTURE AND OPERATIONS..... 5

PLACER CLAIMS AND GEOLOGICAL POTENTIAL..... 6

EQUIPMENT AND ASSETS 7

OPERATIONAL ADVANTAGES 10

ACCESS AND TRANSPORTATION 10

REGULATORY AND OPERATIONAL CONSIDERATIONS 11

HISTORICAL SIGNIFICANCE AND REGIONAL CONTEXT 11

INVESTMENT OPPORTUNITY 12

MARKET POSITION 13

CONCLUSION..... 14

PHOTOS:..... 14

MAPS..... 21

EXECUTIVE SUMMARY

This exceptional offering represents a rare opportunity to acquire one of British Columbia's most comprehensive placer mining operations in the heart of the legendary Cassiar Gold District. Located on the pristine shores of Dease Lake in Northwestern BC, this turnkey property combines extensive placer mineral rights with established residential and operational infrastructure, creating an unparalleled investment in Canada's gold-rich frontier.

The property features nearly 15,000 acres of placer claims across multiple gold-bearing creeks, complemented by a 22-acre waterfront base of operations complete with residential facilities, comprehensive workshop infrastructure, and an extensive equipment inventory. This is a legacy operation that has generated substantial revenue, offering both operational potential and long-term investment security in one of Canada's most historically productive gold regions.

LOCATION AND SETTING

Dease Lake occupies a position of extraordinary significance in the story of Canadian gold mining. Located in Northwestern British Columbia along the Stewart-Cassiar Highway, this region served as the epicenter of the historic Cassiar Gold Rush and remains one of the province's most geologically rich areas for placer gold mining.

The property's strategic location on the west side of Dease Lake provides direct access to some of the most historically productive gold-bearing creeks in British Columbia. Dease Creek was first staked for gold in 1873 by the Moores. The creek was staked for 16 miles and in 1874 supported 700 miners, establishing this region as one of the earliest and most productive gold mining areas in the province.

The setting combines the rugged beauty of Northwestern BC with the practical advantages of established infrastructure. Dease Lake is a small but essential community with a population of around 400 residents, providing essential services while maintaining the authentic frontier character that defines this remarkable region. The property's location offers both the seclusion required for mining operations and reasonable access to supplies and services through the established community.

The dramatic landscape of the Stikine Plateau, with its pristine lakes, ancient mountains, and network of gold-bearing creeks, creates an environment where serious miners can pursue their passion while enjoying one of Canada's most spectacular wilderness settings.

INFRASTRUCTURE AND OPERATIONS

The property serves as a comprehensive base of operations, featuring residential facilities, workshop infrastructure stocked extensively with tools and parts, and operational support buildings designed for both comfort and productivity.

MAIN RESIDENCE

The handcrafted log home, constructed in 1995, provides 1,176 square feet on the main level with additional finished space on upper and lower levels. The home features:

- 5 bedrooms spread over 3 levels
- 2 bathrooms; one on the main and one down with an additional third, unfinished bathroom upstairs
- Full kitchen and dining facilities
- Wood stove heating system
- Rustic charm with modern convenience

SECONDARY CABIN/RESIDENCE ("THE JADE PALACE")

Built in 2012, this modern cabin provides additional accommodation with:

- 2 bedrooms
- 1 custom bathroom with jade and rock features
- Cement perimeter foundation
- Year-round water service
- Contemporary comfort in a wilderness setting
- Flexible use for guests, caretakers, or seasonal workers

HERITAGE CABIN

The property includes a remarkable piece of Canadian history: the original Laketon Hudson's Bay building dating back to the 1870s. This heritage structure connects the property directly to the fur trading era and the early days of the Cassiar Gold Rush, adding cultural significance to the operational assets.

ADDITIONAL INFRASTRUCTURE

2 Mobile Homes on Skids:

Two mobile homes positioned on skids provide additional accommodation on the property. The skid-mounted design allows for potential relocation if needed.

OPERATIONAL FACILITIES

Large Shop Building: Constructed in the early 2000's on a cement slab, providing comprehensive workshop facilities for equipment maintenance and fabrication. Extensively stocked with tools and significant parts inventory.

Barn/Storage Building: Substantial storage capacity for equipment, supplies, and seasonal materials.

Additional Outbuildings: Various support structures for specialized equipment and supplies.

PLACER CLAIMS AND GEOLOGICAL POTENTIAL

The heart of this offering lies in its extensive placer mineral rights, encompassing nearly 6,000 hectares (15,000 acres) across multiple gold-bearing drainages. These claims represent decades of careful acquisition and development in one of British Columbia's most geologically significant gold regions. It is rare to find such a complete package and in addition, the majority of these claims are virgin ground.

CLAIM PORTFOLIO

The placer claims cover strategic positions on:

- **Dease Creek:** The original discovery creek of the Cassiar Gold Rush, with 75% of the claims remaining virgin ground
- **Berry Creek:** High-grade potential with assay results showing up to 88% gold content
- **Rath Creek:** Premium gold content with minimal historical disturbance
- **Thibert Creek:** Named after Henry Thibert, one of the area's original discoverers
- **Multiple tributary systems:** Providing diverse mining opportunities

HISTORICAL PRODUCTION

Recent operations have averaged 100 ounces per month during seasonal operations, with high-grade ground producing up to 1.3 ounces per hour of sluicing time.

The gold content averages 76% pure gold on Dease Creek, with higher concentrations on Berry, Rath, and Thibert Creeks reaching up to 88% gold content. This exceptional purity, combined with the variety of gold sizes from fine dust to substantial nuggets, creates multiple revenue opportunities for experienced operators.

DEVELOPMENT POTENTIAL

Conservative estimates suggest 75% of the claims on Dease Creek alone remain untouched by modern mining methods. High-potential areas including the McCrimmon bench, Nugget Gulch, and portions of the delta ground represent "lifetime and beyond" mining opportunities using current techniques and equipment.

The claims provide both production potential and long-term investment security in a resource that has maintained its value throughout economic cycles.

EQUIPMENT AND ASSETS

This operation includes a comprehensive inventory of mining equipment and infrastructure valued at approximately \$3 million. The asset base represents a complete operational package acquired and maintained over multiple decades.

HEAVY EQUIPMENT FLEET

The operation maintains a substantial fleet of excavators and heavy machinery:

- ~2010 Kobelco 195 blade runner ser# YL04U0350 - 3568 hours
- ~2010 Kobelco 195 blade runner ser.# YL04U0353 - 1992.6 hours
- ~2010 Kobelco 150 blade runner Ser.#YL05-00995 - 3836.4 Hours
- 2007 Terex TA30 product ID #A8941387 - 11704.5 hours
- 2008 Terex A30 product ID #A8971123 - 8913.8 hours
- ~2005 Komatsu 300LC Ser#A88647 or33647 unknown hours...around 10000
- ~2005 Komatsu 300LC SER# A88757 - 9038 hours

- 2020 Case CX3500D DAC350K7NJS7P1414 - 2637 hours
- 2020 CASE CX3500D DAC350K7NJS7P1415 - 4014 hours
- 2015 all track carrier SER#AT-1501415.0298 AT-150 HD - 86.3 hours
- ~2020 Prinoth Trooper Snowcat SER# 479878-01 - 972 hours
- ~2008 piston bully 260D snow cat - 10320 hours
- ~2005 piston bully 260 snow cat - 12174 hours
- 2018 KX080-4 Kubota excavator ser#44412 - 466 hours
- ~2000 Hitachi EX60-3 MFG #10S-44487 - 3464.1 hours
- ~1999 Hitachi EX200LC MFG #14534106 - 5984 hours
- ~2002 Kubota kx61-2 ser# 20220 - 1420.3 hours
- ~2005 Hitachi EX120 12N-33887 - 4980.3 hours

TRANSPORTATION AND ACCESS EQUIPMENT

- 21 ft Carolina skiff with new 115 Suzuki outboard 11506F-240288
- ~2018 Ranger air rider hovercraft YQE45066G020 (20 hours)
- ~2018 Honda pioneer 500 side by side 6464 km
- ~2016 Honda pioneer 500 side by side 6411 km
- ~2018 Honda pioneer 500 side by side 4620 km
- ~2020 Honda pioneer 1000 side by side 8843 km
- 2020 Can Am defender 1000 side by side 5617 km
- 2022 Honda Foreman 4x4 ES power steering 2551 km
- ~2022 Honda Foreman 4x4 es power steering 588 km
- Kubota RTV 100 595.5 hours
- 2018 Skandic SWT 900 ace snowmobile 8607 km
- 2017 Skandic SWT 900 ace snowmobile 5853 km
- 2018 Skandic SWT 900 ACE Turbo snowmobile 6223 km
- 2018 Expedition SWT 900 ace snowmobile 6893 km
- Gama GOAT Truck
- 2018 Ram 3500 516,000 km
- 2021 tandem axle trailer

- Lake Transportation Barge

MINING AND PROCESSING EQUIPMENT

- 2020 Link belt 490x4EX MFG# LBX490Q7NLHEX1273 - 1767.8 hours
- 2019 Link belt 490x4EX MFG# LBX490Q7NKHEX1230 - 1319.9 hours
- 2019 Link belt 490x4EX MFG# LBX490Q7NKHEX1254 - 3195 hours
- 2020 Link belt 210x2 MFG# LBX210Q5NJHEX2688 - 477.5 hours
- 2020 Link belt 210x2 MFG# LBX210Q5NJHEX2704 - 841.3 hours
- Keene Crusher
- Keene suction dredges
- 6-inch pump engine x2
- 6-inch diesel pumps x2
- 12-inch diesel pump
- 8-inch diesel pump
- Small pumps (gas)
- New cement Mixer
- Two custom-built wash plants rated at 100 yards per hour
- Extensive lay-flat hose inventory supporting hydraulic operations

FABRICATION AND MAINTENANCE FACILITIES

Complete workshop facilities including:

- Metalworking equipment: lathe, milling machine, brake, shear, and welding stations
- Woodworking facilities: industrial table saw, planer, joiner, and sawmill
- Comprehensive inventory of professional-grade hand tools and power tools
- Parts and supplies inventory supporting equipment maintenance

INFRASTRUCTURE

- 20-acre property with residential home and multiple buildings
- Equipment storage buildings and maintenance shops
- Environmental fuel storage systems

- Worker accommodation facilities (bunkhouses)

JADE INVENTORY

The property includes over 300,000 kilograms of mined jade. Recent market sales have achieved \$4.86 per kilogram after selling costs, with total inventory valued between \$1.5 and \$2 million.

OPERATIONAL ADVANTAGES

This property offers several strategic advantages that distinguish it from typical mining investments:

ESTABLISHED PRODUCTION HISTORY

Recent years have generated approximately \$2 million in gross annual revenue during active seasons, demonstrating the commercial viability of the operation under experienced management.

PROVEN RECOVERY SYSTEMS

The existing wash plants utilize vibrating decks with riffle and miners moss carpet, achieving excellent recovery rates across the full spectrum of gold sizes from nuggets to fine dust.

WORKFORCE AND SEASONAL OPERATIONS

The operation has successfully employed crews of 4-5 workers during active seasons running from mid-May through early to mid-October, providing a proven operational model for future owners.

SCALABILITY

The extensive equipment inventory and multiple claim areas, many of which are untouched, provide opportunities to scale operations based on market conditions, available workforce, and operational objectives.

ACCESS AND TRANSPORTATION

The property provides multiple access options suited to different operational requirements and seasonal conditions.

PRIMARY ACCESS

Boat access across Dease Lake provides efficient transportation for personnel and supplies. The short crossing (under 1 kilometer) connects to the established community infrastructure and services. The property includes foreshore leases on both sides of the lake, securing water access rights and providing operational flexibility for current and future needs. Much of the fuel and machinery is brought in during the winter months via snowcat across the lake.

EQUIPMENT ACCESS

A 13-kilometer rough bush road around the lake enables transportation of heavy equipment and large supplies when needed. Winter access via snowcat across the lake provides capabilities to transport fuel, machinery, and larger stock items.

REGULATORY AND OPERATIONAL CONSIDERATIONS

PLACER CLAIMS STATUS

All placer claims are held under the British Columbia Mineral Tenure Act, providing secure tenure rights for exploration and development activities. Mineral and Placer Claims are applied for and acquired using the Mineral Titles Online (MTO) system.

PERMITTING REQUIREMENTS

Currently, mining permits are in the application process following the passing of the previous operator. The estate has restarted the permitting application process, which requires approximately 12 months for completion. Active water licenses remain in place.

OPERATIONAL COMPLIANCE

All operations must comply with British Columbia's mining regulations, environmental standards, and Indigenous consultation requirements. The Mines Act regulates all mining activities in British Columbia, ensuring responsible development standards.

HISTORICAL SIGNIFICANCE AND REGIONAL CONTEXT

The Cassiar Gold District holds an honored place in Canadian mining history, and this property sits at the heart of that legacy.

THE CASSIAR GOLD RUSH

The prospect of quick riches lured hundreds of placer miners to the Cassiar, where gold was discovered first at Dease Creek in 1872. Rich claims were later found at Thibert Creek and at McDame Creek. From McDame Creek in 1877 a 72-ounce solid gold nugget, the largest recorded to date in British Columbia. The largest gold nugget recovered in Dease Creek was in 1875 and weighed 50 ounces, demonstrating the exceptional quality of gold deposits in this district.

This property's claims cover ground that played a central role in this historic gold rush, connecting current operations to more than 150 years of continuous mining heritage.

MODERN CONTEXT

While the historical significance provides cultural depth, the region continues to demonstrate its geological importance. The Red Chris copper-gold mine is located approximately 80km south of Dease Lake illustrating the ongoing commercial significance of the area's mineral resources.

The continued viability of large-scale mining operations in the region provides confidence in the long-term value of established claims and infrastructure.

INVESTMENT OPPORTUNITY

This property represents multiple investment angles that create both immediate potential and long-term value:

IMMEDIATE REVENUE POTENTIAL

- Established production history with proven cash flow
- Extensive equipment inventory ready for operations
- Multiple high-potential claim areas awaiting development
- Jade inventory providing additional revenue opportunity immediately

LIFESTYLE INVESTMENT

- Comprehensive residential infrastructure in pristine wilderness setting
- Self-sufficient operational base with workshop and storage facilities
- Connection to Canadian mining heritage and frontier lifestyle

- Recreational opportunities including fishing, hunting, and wilderness exploration

LONG-TERM ASSET VALUE

- Secure placer claims in proven gold district
- Extensive untouched ground providing decades of potential development
- Strategic location in region of continued mining activity
- Hard assets including equipment, infrastructure, and mineral rights

EXPANSION OPPORTUNITIES

- Seasonal operation extension potential
- Equipment leasing or contracting opportunities
- Opportunity to scale up operations significantly

MARKET POSITION

Properties combining this scale of placer claims with established infrastructure and equipment rarely become available. The combination of:

- Proven production history
- Comprehensive operational assets
- Extensive undeveloped ground
- Strategic location in historic gold district

Creates a unique opportunity for serious mining investors, lifestyle purchasers seeking frontier experiences, or those interested in participating in Canada's gold mining heritage.

The property's turnkey nature eliminates the years typically required to assemble claims, acquire equipment, and develop operational infrastructure, providing immediate access to one of BC's premier placer mining districts.

CONCLUSION

This exceptional offering provides rare access to one of British Columbia's most significant placer mining operations. The combination of extensive proven claims, comprehensive infrastructure, substantial equipment inventory, and established production history creates an unparalleled opportunity in the Canadian mining sector.

Whether sought as a commercial mining operation, lifestyle investment, or participation in Canadian mining heritage, this property offers unique value that extends far beyond simple real estate metrics. The legacy built over decades of careful development awaits the next chapter in its remarkable story.

For those with the vision to appreciate the intersection of natural resources, frontier lifestyle, and investment potential, this property represents the ultimate expression of Canadian mining opportunity.

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

For serious inquiries and property viewings:

McCowans Sporting Properties

Lynzy McCowan

Phone: (250) 870-3021

Email: info@mccowans.com

Website: <https://www.mccowans.com/listings/cassiar-gold>

PHOTOS:

















MAPS









