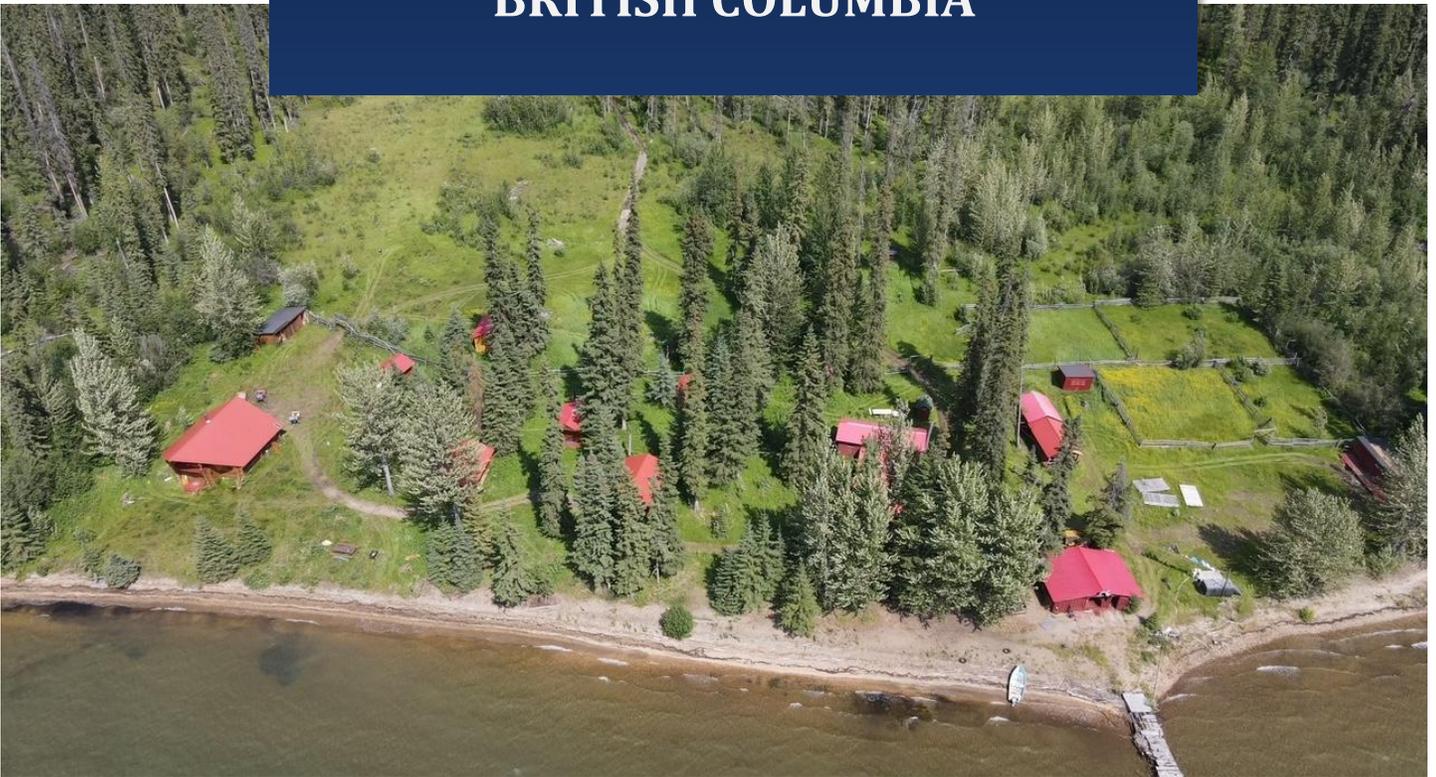




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SPORTING PROPERTIES

STONE SHEEP CLASSIC

BRITISH COLUMBIA



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STONE SHEEP CLASSIC

WILLISTON LAKE, BRITISH COLUMBIA, CANADA

PROPERTY DETAILS:	Pelly Lake Wilderness Outfitters; Guiding Territory Certificate #710004
LISTING NUMBER:	#1076
PRICE:	\$3,750,000
TYPE:	Hunting Territory with Adventure Tourism potential
GAME SPECIES:	Stone Sheep, Moose, Mountain Goat, Elk, Deer, Black Bear, Wolf and Lynx
FISH SPECIES:	Bull Trout, Rainbow Trout, Lake Trout and Arctic Grayling
LOCATION:	Approx. 150 kms NW of Mackenzie
SIZE:	6,804 sq kms or 2,627 sq miles
TITLE:	Guide Territory Certificate, License of Occupation, Park Use Permit, and Grazing License
INFRASTRUCTURE:	Two Main Camps plus 7 Outpost Camps
ACCESS:	Plane (float or wheel), Truck and Horse
QUOTAS:	Stone Sheep 20 in 5 yrs* Moose 49 in 5 yrs* Elk, Goat, Black Bear, Deer, Wolf and Lynx general open season 5 yr quota term runs: 2022-2026 *Quota only equates to animals harvested.
WMU's:	7-38, 7-39, 7-40 within Region 7A: Omineca

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DESCRIPTION:

Pelly Lake Outfitters (PLO) stands as a crown jewel among British Columbia's guide outfitting territories. Nestled in the pristine wilderness approximately 350km north of Prince George, this expansive territory encompasses the rugged northwest shores of Williston Lake, where the Rocky Mountain foothills meet the Omineca Mountains. Here, across valleys, alpine meadows, and timber-rich slopes, nature unfolds in its most magnificent form.

What sets this territory apart is its remarkable ecological diversity. Few hunting destinations can match the variety of premier game species thriving within these boundaries. The dark-colored Stone Sheep inhabiting the higher elevations represent one of North America's most sought-after trophies, while Mountain Goat traverse seemingly impossible terrain across the territory's numerous peaks. In the valleys and forests below, impressive Canadian Moose and quality Elk create a hunter's paradise, complemented by abundant Black Bear, Wolf, and Lynx.

Pelly Lake Outfitters has cultivated this hunting heritage through decades of stewardship, developing an operation that balances authentic wilderness experiences with practical comfort. The 2 strategically positioned main camps serve as gateways to different portions of this vast landscape. The Upper Pelly Lake Main Camp, perched on the shores of Pelly Lake with breathtaking alpine vistas, provides a spectacular base for mountain hunts. Built of sturdy logs with thoughtful attention to detail, this camp exemplifies the wilderness experience, complete with its own airstrip that brings the remote backcountry within comfortable reach.

The Lower Mesilinka Main Camp offers a different but equally valuable experience, with road access providing year-round operations at the territory's southern reaches. To round it out, there are 7 additional outpost cabin camps distributed throughout the hunting area.

Flowing rivers and crystal-clear lakes create exceptional fishing opportunities alongside world-class hunting. Bull Trout, Rainbow Trout, Lake Trout, and Arctic Grayling populate these waters, offering peaceful diversions during hunting excursions or an opportunity for stand-alone fishing adventures. The current owners have not capitalized on the fishing market which leaves a profitable opportunity for the new owners to explore.

The current owners, at their own choosing, do not operate throughout the full season and only utilize 2/3 of the territory, creating significant potential for expanding both the season length and the huntable area. The operation's high rate of repeat clientele speaks to the premium wilderness adventures awaiting those fortunate enough to be able to access this region.

This rare offering presents not just a business opportunity, but a chance to become the steward of one of North America's premier hunting territories—a place where tradition, adventure, and the wild spirit of British Columbia converge.

EXECUTIVE SUMMARY:

THE OFFERING

This territory represents an exceptional opportunity to acquire one of British Columbia's most prestigious guide outfitting opportunities. This extensive 6,804 square kilometer (2,627 square mile) territory is currently operated by Pelly Lake Wilderness Outfitters (PLO) and offers a complete turn-key operation with trophy class game, premium hunting assets, established infrastructure, and bookings extending through 2026. Territories of this type do not come on the market often and are highly sought after.

INVESTMENT HIGHLIGHTS

Financial Performance: The territory currently generates approximately \$700,000 USD in annual revenue while operating within a shortened seasonal window at the owner's choosing. Financial projections indicate potential annual revenue of \$870,000 USD at optimized capacity without price increases. Bookings are strong with 2026 almost fully booked out. PLO are prime for an increase to their hunt prices, currently being on the reasonable to low end of market pricing.

Trophy Quality Assets: The territory is renowned for exceptionally dark Stone Sheep averaging 37-41". Recent harvests demonstrate excellent age structure with rams ranging from 9+ years old. Other premium species include Mountain Goat Billies averaging over 9", Canadian Moose averaging 50", quality Elk, and abundant Black Bear averaging over 6' in length.

Regulatory Advantages: The Guide Territory Certificate provides exclusive commercial rights, with favorable quota allocations including 20 Stone Sheep and 49 Moose over 5 years (approx. 10 Stone Sheep and 29-30 Moose remain for the 2025 and 2026 seasons). The territory benefits from general open seasons for Mountain Goat, Elk, Deer, Black Bear, and other species.

Infrastructure Value: The territory includes comprehensive facilities with 2 fully equipped main camps and 7 outpost cabin camps. The Pelly Lake Main Camp features an 1,800' grass airstrip, log lodge, guest and staff cabins, and complete operational facilities. The Mesilinka Main Camp provides year-round road access with comfortable accommodations for guests and staff.

Equipment Package: The turnkey operation includes 8-9 vehicles (trucks, 4Runners, Trackers), 25+ trained mountain horses with complete tack, ATVs, boats, and comprehensive camp equipment. All assets are well-maintained and ready for immediate operations.

Operational Versatility: Multiple access methods (air, road, horse, boat) create exceptional flexibility rarely found in premium territories. The operation offers diverse hunting experiences from comfortable cabin-based mountain hunting, accessed via horse, to vehicle-accessible experiences, accommodating varied client preferences and physical abilities.

Protected Trophy Quality: The northern portions of the territory remain accessible only by air or horseback, virtually eliminating resident hunting pressure in prime areas. This preserves both trophy quality and the wilderness experience valued by premium clients.

Growth Vectors: Significant expansion potential exists through:

- Utilizing the remaining one-third of the territory that is currently not being hunted
- Extending seasonal operations
- Developing winter predator hunting programs
- Expanding fishing and wilderness experience offerings
- Optimizing pricing strategy for premium hunts

This offering represents a rare chance to acquire a prestigious guide territory with immediate cash flow, established reputation, and substantial growth potential in the premium hunting and wilderness market. PLO eliminates any substantial start-up period typically required when establishing a new outfitting business, providing immediate revenue generation from day one of ownership.

INFRASTRUCTURE SUMMARY:

YEAR BUILT: Camps established over decades with ongoing improvements and maintenance

SERVICES:

- **POWER:** Generator power at both main camps
- **HEAT:** Wood stoves in each cabin
- **SEWAGE:** Appropriate systems for remote wilderness camps
- **WATER:** Lake and stream water with treatment as needed

STAFF: 3 guides plus owner/operator and 2 cooks during main season

ANNUAL FEES:

- Outfitter License: \$500/year or \$2,000/5 years
- Annual Crown Land Lease Invoice: approximately \$1,200
- Property Taxes: approximately \$1,200
- Liability insurance: approximately \$2,000
- Range fees: approximately \$1,000
- Government Royalties based on harvest

- Wildlife Conservation Fees based on harvest (if a member of GOABC)
- GOABC Annual Membership (optional): \$320 plus taxes

LICENSES & PERMITS:

- Guide Territory Certificate renewable in 2045
- Park Use Permit for Chase Provincial Park renewable in 2031
- License of Occupation for all camps
- Grazing License

ASSET/SHARE SALE: Asset sale

OWNERSHIP: Provincial Government tenure with licensed camp locations throughout the territory

INFRASTRUCTURE:

PLO features comprehensive infrastructure designed to provide comfortable accommodations in remote wilderness settings while supporting efficient hunting operations throughout the territory.

MAIN CAMPS

The property features two strategically positioned main camps that serve different portions of the territory and accommodate various hunting operations throughout the seasons.

PELLY LAKE MAIN CAMP

The Upper Pelly Lake Main Camp represents one of British Columbia's most picturesque camps, situated on an alpine lake with spectacular views of the surrounding mountains. This premium camp includes:

FACILITY	DETAILS
Main Lodge	<ul style="list-style-type: none"> • Kitchen and dining facilities • Sleeping accommodations for 2 couples • Log construction • Central gathering space
Guest Cabins	<ul style="list-style-type: none"> • 2 Log cabins sleeping 4 guests each • Hunter house with double and single bed
Guide/Owner Facilities	<ul style="list-style-type: none"> • Guide cabin sleeping 8 • Original cookhouse with private bedroom and storage • Cook's quarters

FACILITY	DETAILS
Bathroom Amenities	<ul style="list-style-type: none"> • Shower house with flush toilet • Shower / Sauna house • Outhouses
Operational Buildings	<ul style="list-style-type: none"> • Fuel shed • Tack shed • Meat shed • Firewood/storage shed • Quad shed at airstrip • Boat/tool/storage shed
Access Infrastructure	<ul style="list-style-type: none"> • 1,800' grass airstrip • Horse corrals • Removable floating dock

The Pelly Lake Main Camp primarily serves sheep, goat, and moose hunts, providing an exceptional base in prime mountain hunting habitat. Access is available via wheel aircraft, floatplane, or horseback, offering versatility for both client arrival and hunting operations.

MESILINKA MAIN CAMP

The Lower Mesilinka Main Camp offers year-round road accessibility approximately 4.5 hours from Prince George. This well-equipped facility includes:

FACILITY	DETAILS
Cookhouse	<ul style="list-style-type: none"> • Accommodates 1 couple and 1 single • Central cooking, dining and gathering area
Guest Accommodations	<ul style="list-style-type: none"> • 3 Guest cabins • Sleep up to 8 guests total
Staff Facilities	<ul style="list-style-type: none"> • Storage building with guide quarters • Staff sleeping trailer for 2 people
Bathroom Amenities	<ul style="list-style-type: none"> • Shower house • Outhouse
Operational Buildings	<ul style="list-style-type: none"> • Fuel shed • Salt/skinning/caping shed • Generator shed with diesel tank

The Mesilinka Main Camp serves as the primary base for elk, moose, bear, and occasionally goat hunts, with convenient access to hunting areas via truck, horse, or boat. Its road accessibility makes it particularly valuable for spring bear hunting operations and for clients seeking more accessible hunting experiences. There is access to an airstrip here at Mesilinka as well, although, with road access available the strip is rarely used.

OUTPOST CAMPS

The territory includes seven strategically positioned outpost cabin camps that extend operational range and provide comfortable accommodations in remote hunting areas:

OUTPOST TYPE	DETAILS
Horse-Accessible Camps	<ul style="list-style-type: none"> • Camp #1: 16' × 16' cabin • Camp #2: 12' × 30' cabin • Camp #3: 12' × 24' cabin • Chase Mountain: 1 cabin • River Camp: 1 cabin
Vehicle Accessible Camps	<ul style="list-style-type: none"> • West Camp: 2 cabins • Swannell Camp: 2 cabins & tack shed

These outpost camps allow hunters to stay in comfortable accommodations close to prime hunting areas, maximizing productive hunting time while minimizing daily travel. Unlike many sheep hunting operations that require spike camps or backpack hunts, this territory offers the significant advantage of cabin-based sheep hunting throughout the area.

ACCESS INFRASTRUCTURE

The territory benefits from diverse access options that combine convenience with authentic wilderness experiences:

AIR ACCESS

The grass airstrip at Pelly Lake Main Camp represents a significant operational asset, accommodating wheeled aircraft for direct client transportation and more efficient supply chain management.

There is also a good, gravel airstrip at Mesilinka Main Camp that can be utilized, however, due to road access it is rarely used by the outfitter.

Additional aviation infrastructure includes:

- Other airstrips that can be utilized for shuttling supplies and gear and provide alternative landing options.
- Float plane access to lakes throughout the territory, including Williston and Pelly Lake.

ROAD ACCESS

Road access to the Mesilinka Main Camp provides year-round operational capability and significantly reduces supply costs. This road accessibility includes:

- Approximately 4.5-hour drive from Prince George
- Network of logging and mining roads in southern portions of the territory
- Strategic vehicle-accessible hunting areas for more accessible client experiences

TRAIL SYSTEMS

An extensive network of horse trails connects camps and hunting areas throughout the territory:

- 10–12-hour horse trail from the road to Pelly Lake Main Camp
- Well-established trails to all outpost camps
- Historical trail systems providing reliable access to remote areas

WATER ACCESS

Water transportation options expand operational versatility:

- Boat access via Williston Lake
- Multiple lakes and rivers throughout the territory
- Strategic water crossings connecting different hunting zones

This diverse access infrastructure creates exceptional operational flexibility while maintaining the authentic wilderness character that commands premium pricing in today's market.

LOCATION & ACCESS

PLO is strategically positioned approximately 350 km (225 miles) north of Prince George and 150 km northwest of Mackenzie, on the northwest side of Williston Lake in north central British Columbia. This premier hunting area offers exceptional access versatility through multiple methods.

The Upper Pelly Lake Main Camp is accessible by floatplane or wheel aircraft via the 1,800' grass airstrip, or alternatively by a one-day horseback ride from the road. The Lower Mesilinka Main Camp provides convenient road access, approximately 4.5 hours drive from Prince George.

The territory's operations utilize a combination of plane, truck, horse, boat, and ATV access to various portions of the hunting area, providing operational flexibility rarely found in premium territories. Notably, the northern portion's fly-in-only accessibility significantly reduces resident hunting pressure, preserving trophy quality and the wilderness experience valued by premium clients.

EQUIPMENT:

PLO is offered as a complete turnkey operation including an extensive inventory of equipment essential for continued operations. This comprehensive equipment package represents substantial capital investment already in place for the new owner. The asset lists below are not fully inclusive.

VEHICLES & TRANSPORTATION

The territory comes equipped with a diverse fleet of vehicles suited to varied terrain and operational requirements:

- 8-9 vehicles including multiple pickup trucks
- 2 Toyota 4Runners for reliable backcountry access
- Multiple Suzuki Trackers for specialized terrain
- 5-horse bumper pull trailer for livestock transportation
- 3 ATVs (4-wheelers) for accessing challenging terrain

HORSES & TACK

Horses remain essential for accessing the remote portions of the territory, particularly for sheep and goat hunting. The included equine assets include:

- 25+ head of seasoned mountain horses
- Mix of riding and pack horses
- Comprehensive tack inventory including riding and pack saddles
- Full complement of blankets, pads, bridles, halters, lead ropes, brushes, shoes, hobbles, etc.
- All horse-related equipment necessary for mountain operations

The horses are professionally maintained, wintering on a ranch outside Fort St. John to ensure their continued health and conditioning. This established horse program represents a significant operational asset that would require years to develop from scratch.

BOATS & WATERCRAFT

Water transportation assets supporting hunting operations include:

- 4 aluminum boats for lake and river access
- 2 canoes for specialized water transportation
- 5 outboard motors appropriately sized for territory waters

These watercrafts allow access to remote lakes and river systems, expanding hunting opportunities and operational flexibility throughout the territory.

CAMP EQUIPMENT

The camps are fully equipped with all necessary items for immediate operations:

- Complete kitchen equipment and cooking supplies
- Bedroom furnishings and linens
- Dining facilities and common area furnishings
- Heating equipment including wood stoves
- Shower and bathroom fixtures
- Adequate lighting systems
- Communication equipment

OPERATIONAL EQUIPMENT

Specialized operational equipment supporting hunting activities includes:

- Multiple chainsaws
- 3 Generators
- 4 chest freezers
- Bandsaw sawmill
- Multiple propane bottles

- Backpacking gear
- Fuel storage tanks
- Water pumps
- Mig welder
- Skinning tent
- Airstrip maintenance equipment

This extensive equipment inventory provides everything necessary for immediate continuation of operations without additional capital investment. All equipment is in serviceable condition and currently in use by the operation, representing significant value within the overall offering.

ECONOMIC GROWTH AND POTENTIAL:

PLO represents a significant economic opportunity within British Columbia's prestigious guide outfitting industry. The property combines established revenue streams with substantial growth potential, creating a compelling investment profile for discerning buyers.

INDUSTRY ECONOMIC IMPACT

Guide outfitting represents a vital component of British Columbia's rural economy and tourism sector. According to the 2017 Guide Outfitters Association of British Columbia Economic Impact Report, the province's guide outfitting industry:

- Contributes a GDP of \$192 million
- Creates approximately 2,500 jobs in rural communities
- Attracts high-value international clientele to remote regions
- Supports conservation and sustainable wildlife management

This territory operates within this robust economic framework, providing premium hunting experiences that command top market rates, particularly for Stone Sheep and Mountain Goat.

CURRENT REVENUE PROFILE

Present performance yields approximately \$700,000 USD per year with the territory operating at less than full capacity. This revenue is derived from a diverse hunting program including:

HUNT TYPE	ANNUAL VOLUME	2025 PRICE (USD)	REVENUE POTENTIAL (USD)
Stone Sheep	4-5 hunts	\$69,500	\$278,000-\$347,500
Mountain Goat	7-8 hunts	\$15,500	\$108,500-\$124,000
Moose	8-10 hunts	\$15,500	\$124,000-\$155,000
Black Bear	16 hunts	\$3,950	\$63,200
Elk	3-4 hunts	\$7,500	\$22,500-\$30,000
Combination Hunts	Various	\$21,500+	Variable

*All values quoted are in USD.

MARKET DYNAMICS

The hunting market demonstrates several key characteristics that support long-term value:

Trophy Exclusivity: Stone Sheep are found only in northern British Columbia and southern Yukon, creating inherent scarcity and premium pricing potential. As a signature North American trophy, demand remains strong even during economic downturns.

Regulatory Advantages: The limited availability of outfitting territories and hunting quotas creates substantial barriers to entry for new competitors. The territory's established allocations and permits represent significant regulatory assets with appreciating value.

Client Demographics: The premium hunting market serves high-net-worth individuals who are less affected by economic fluctuations. Many clients maintain multi-year hunting plans and view trophy experiences as lifetime achievements rather than discretionary expenses.

Booking Patterns: The operation's high rate of repeat clientele and advance bookings (extending beyond 2026) demonstrates strong market demand and client satisfaction, creating reliable revenue projection potential.

GROWTH OPPORTUNITIES

PLO presents numerous opportunities for business expansion and operational optimization under new ownership:

TERRITORIAL UTILIZATION

Current operations utilize approximately two-thirds of the total 6,804 square kilometer territory, with one-third essentially untouched for hunting purposes. This undeveloped area represents immediate expansion potential through:

- Strategic placement of additional outpost camps
- Incorporation of new hunting areas
- Development of specialized hunting zones for specific species

Expanding operations into these untapped portions could increase hunt numbers while maintaining quality and exclusivity, requiring minimal additional capital investment.

SEASONAL EXTENSION

Current operations conclude early for bear and moose seasons due to the owners' commitments in Montana, though hunting seasons extend longer and are not fully utilized currently:

- Moose season continues through to November 5; however, current ownership runs moose hunts only to October 10, presenting an immediate opportunity for extending the fall hunting calendar by 3-4 weeks
- Spring Black Bear hunting currently runs to June 30; however, current ownership runs only to June 8
- Winter predator hunting remains completely unexplored by current ownership

The territory's infrastructure, particularly the road-accessible Mesilinka Main Camp, provides the necessary foundation for extended seasonal operations without requiring significant additional investment.

CAPACITY OPTIMIZATION

A projection for potential future revenues by slightly increasing hunt prices (still well within the market) and adding additional hunts could grow annual revenue to approximately \$870,000 USD:

HUNT TYPE	OPTIMIZED VOLUME	2025 PRICE (USD)	REVENUE POTENTIAL
Stone Sheep	5 hunts	\$80,000	\$400,000
Mountain Goat	8 hunts	\$20,000	\$160,000
Moose	10 hunts	\$20,000	\$200,000

HUNT TYPE	OPTIMIZED VOLUME	2025 PRICE (USD)	REVENUE POTENTIAL
Black Bear	16 hunts	\$5,000	\$80,000
Elk	4 hunts	\$7,500	\$30,000
TOTAL			\$870,000 USD

This projection represents conservative expansion without requiring infrastructure additions or regulatory changes.

DIVERSIFICATION OPTIONS

Beyond traditional hunting, the territory offers numerous opportunities for business diversification:

Fishing Programs:

- Dedicated fishing packages utilizing the territory's numerous lakes and rivers
- Fly-in fishing experiences to remote lakes
- Combination hunting/fishing trips appealing to sporting enthusiasts

Wilderness Experiences:

- Wildlife photography expeditions in various seasons
- Horseback wilderness adventures
- Mountain pack trips

Educational Experiences:

- Wilderness survival training
- Hunting skills development programs i.e. horse packing/guides clinic
- Conservation education for non-hunters

The territory's exceptional setting and infrastructure could support these diversified offerings with minimal additional investment, extending operational seasons, broadening client demographics and increasing revenues.

RETURN ON INVESTMENT POTENTIAL

Guide outfitting territories like PLO typically generate returns through multiple mechanisms:

Operational Income: The territory's current hunting portfolio generates approximately \$700,000 USD annually, even while operating below capacity. Full optimization could boost this figure substantially.

Territory Appreciation: Premium guide territories have demonstrated consistent value appreciation over time, particularly those with allocations for Stone Sheep and Mountain Goat, which become increasingly scarce assets.

Hard Asset Value: Beyond operational returns, the territory represents significant value in hard assets:

- 9 separate camp facilities with comfortable accommodations
- Extensive vehicle and equipment inventory
- 25+ seasoned mountain horses with complete tack
- Government Leases, Licenses and Permits

Future Development Potential: The territory's size and diverse terrain create substantial potential for future development and operational expansion beyond current usage.

The combination of operational income and territory appreciation provides both immediate cash flow and long-term value growth potential for the discerning investor.

AREA DATA:

PLO represents one of British Columbia's larger guide outfitting areas. This expansive hunting ground takes in the northwest side of Williston Lake—the largest reservoir in British Columbia with a surface area of 1,761 square kilometers.

The territory's size provides several strategic advantages:

- Multiple ecological zones supporting diverse wildlife populations
- Ability to rotate hunting areas to maintain wildlife populations and trophy quality
- Sufficient space to separate hunting parties, maintaining premium experiences
- Ample room for future development and expansion
- True wilderness experience increasingly valued in today's market

The territory straddles multiple watersheds, including portions of the Finlay and Ingenika River systems. This diverse hydrology creates productive habitat for multiple game species while providing natural access routes for hunting operations.

ECOLOGICAL DIVERSITY

The territory features an exceptional ecological assortment, from valley bottoms to alpine peaks. This varied landscape creates ideal habitat for a remarkable variety of game species and fish:

Alpine Regions: Stone Sheep and Mountain Goat inhabit the higher elevations, generally above 4,500 feet. These alpine zones feature open meadows, rocky outcroppings, and sparse tree coverage, creating ideal conditions for spotting and stalking mountain game.

Mid-Elevation Forests: Mixed coniferous forests cover substantial portions of the territory, providing excellent habitat for Moose, Elk, Deer and Black Bear. These forested regions offer thermal cover, forage, and security habitat for multiple species.

Valley Bottoms and Riparian Zones: River corridors and associated valleys create productive lowland habitat for multiple species. These areas serve as natural travel corridors for both wildlife and hunting operations, with riverbanks offering prime fishing opportunities.

Lakes and Wetlands: Numerous lakes and wetlands throughout the territory provide important habitat for waterfowl and aquatic species. These water features also offer exceptional fishing opportunities and alternative access routes for hunting operations. Fishing throughout the territory is world class providing an opportunity for a new owner looking to diversify operations.

STRATEGIC LOCATION

PLO commands a prime location in British Columbia's resource-rich north-central region. Positioned on the rugged northwestern shores of Williston Lake, the territory occupies a transitional zone between the Rocky Mountain foothills and the Omineca Mountains. While genuinely remote, the territory can be accessed via Highway 97 towards Mackenzie and then north along west shore of Williston Lake via forest service roads. This location provides a balance of remoteness and accessibility, with:

- Sufficiently remote setting to minimize hunting pressure and maintain trophy quality
- Proximity to Williston Lake for water access
- Road access to portions of the territory through logging networks

The territory spans three Wildlife Management Units (WMUs): 7-38, 7-39, and 7-40, providing operational flexibility across different regulatory zones and habitat types.

CONSERVATION AND SUSTAINABILITY

The territory benefits from sustainable wildlife management practices, with regulated quotas for premier species ensuring long-term population health. Current ownership has maintained a conservation-minded approach, with approximately one-third of the territory left essentially un-hunted, creating natural wildlife refuges that support sustainable harvest of trophy animals year after year.

AREA RECREATION:

PLO offers an extraordinary canvas for outdoor recreation that extends far beyond its world-class hunting. The property's diverse landscape and strategic location create a multifaceted recreational ecosystem with potential for year-round activities.

HUNTING DIVERSITY

The territory supports an exceptional range of hunting experiences throughout multiple seasons:

Spring (April-June):

- Black Bear hunting during peak emergence periods
- Spring fishing as waters open

Summer (July-August):

- Stone Sheep hunting from August 1
- Early season Mountain Goat beginning August 15
- Peak fishing season across the territory

Fall (September-October):

- Prime Stone Sheep hunting continues
- Mountain Goat in alpine settings
- Moose rut from mid-September
- Elk rut from the start of September
- Deer hunting opportunities
- Spectacular fall foliage enhances hunting experiences

Winter (November - March):

- The owner is not currently utilizing the winter season
- Lynx and Cougar opportunities
- Wolf opportunities

The variety of hunting experiences available—from alpine spot-and-stalk to calling during the rut to boating remote waterways—creates opportunities to serve diverse client preferences and skill levels.

FISHING OPPORTUNITIES

The territory's network of rivers, streams, and lakes creates exceptional fishing opportunities throughout multiple seasons:

Bull Trout (Dolly Varden): These prized game fish thrive throughout the territory's clean, cold waters, offering excellent angling opportunities in both river and lake settings. They typically reach 3-5 pounds with larger specimens possible in deeper sections of rivers and lakes.

Rainbow Trout: Abundant in many lakes and streams throughout the territory, Rainbow Trout offer reliable and exciting fishing opportunities throughout the warmer months. These versatile gamefish respond well to both fly and conventional tackle.

Lake Trout: Several larger, deeper lakes within the territory harbor Lake Trout, offering opportunities for trophy specimens. The best fishing occurs in early season and the fall when these fish move into shallower waters. Williston Lake holds trophy class Lake Trout.

Arctic Grayling: Adding diversity to the territory's fishing offerings, Arctic Grayling with their distinctive dorsal fins provide exciting action, particularly for fly fishermen. These beautiful fish are found in clear streams and rivers throughout the territory.

Fishing can be incorporated into hunting expeditions or developed as stand-alone experiences, creating opportunities for operational diversification, extended seasonal activities and increased revenue.

ADDITIONAL RECREATIONAL OPPORTUNITIES

Beyond premier hunting and fishing, PLO offers numerous additional recreational possibilities:

Horseback Trips: With 25+ horses and extensive trail systems, the territory could offer exceptional wilderness horseback experiences through spectacular mountain landscapes. These experiences could be developed as stand-alone offerings or complementary activities for non-hunting companions.

Wilderness Experiences: The vast size and varied terrain allow for authentic wilderness experiences increasingly rare in today's world. From alpine hiking to valley exploration, the territory provides endless opportunities for nature enthusiasts.

Educational Opportunities: The diverse ecosystems and wildlife populations create excellent settings for guide schools, nature education, wilderness skills development, horse packing clinics, and conservation-focused programming.

This recreational diversity creates opportunities to extend operations beyond traditional hunting seasons, maximizing return on infrastructure investment while providing multiple revenue streams throughout the year.

CLIMATE:

PLO experiences a northern continental climate that creates distinct seasonal opportunities for varied hunting experiences. The territory's location on the eastern slope of the Rocky Mountains results in milder conditions than typically found in coastal or higher elevation regions, creating favorable conditions for both wildlife and operations.

SEASONAL CHARACTERISTICS

Winter (November-March): The winter landscape brings cold temperatures. Snowfall is moderate compared to coastal regions, with generally less than 18" accumulation on flats and many south-facing slopes remaining bare throughout winter. This favorable snow condition supports wildlife through easier movement and foraging access.

These winter conditions provide potential for:

- Wolf and cat hunting during prime fur periods
- Relatively easy winter access to the Lower Mesilinka Main Camp

Spring (April-May): Spring arrives gradually, with temperatures climbing from near-freezing to more moderate ranges. This transitional season brings the landscape to life as snow recedes, and vegetation begins to emerge.

Spring conditions support:

- Black Bear hunting as bears emerge from winter dormancy and vegetation starts to grow
- Early season fishing as waters open
- Operational preparation for peak hunting seasons

Summer (June-August): Summer brings warm conditions conducive to alpine hunting operations. Long daylight hours provide extended operational time, with nearly 18 hours of usable light around the summer solstice.

Summer conditions create ideal settings for:

- Early Stone Sheep hunting beginning August 1
- Beginning of Mountain Goat season from August 15

- Summer fishing throughout the territory
- Horseback/Adventure Tourism trips
- Extended operational hours in alpine regions

Fall (September-October): Fall brings cooling temperatures gradually declining from 15°C to 0°C (59°F to 32°F) as the season progresses. This period features some of the most spectacular scenery with changing colors and crisp, clear days ideal for mountain hunting.

Fall conditions support prime opportunities for:

- Continued Stone Sheep and Mountain Goat hunting
- Peak Moose rut from mid-September
- Elk rut starting early September
- Spectacular photography opportunities

CLIMATE ADVANTAGES

The territory's climate provides several strategic advantages for hunting operations:

Extended Operational Seasons: The relatively moderate conditions, particularly in comparison to higher elevation regions, create potential for longer hunting seasons with less weather disruption.

Wildlife Distribution: The varied climate across different elevations creates natural wildlife movement patterns that can be predicted and utilized for hunting strategies throughout different seasons.

Operational Resilience: Multiple access options (air, road, horse) provide alternatives when certain routes may be affected by seasonal conditions.

Year-Round Potential: The road-accessible Lower Mesilinka Main Camp allows for potential year-round operations, with winter activities focusing on predator hunting.

The territory's climate creates a balanced operational environment, with each season offering unique opportunities for different species and hunting experiences. This seasonal diversity allows for extended operational periods and varied revenue streams throughout the year.

HISTORY:

This territory represents a rich tapestry of geological wonder, indigenous heritage, and the enduring human spirit of exploration and stewardship in British Columbia's northern wilderness.

GEOLOGICAL ORIGINS

The region's dramatic landscape was shaped by massive geological forces over millions of years. The mountain ranges that now provide habitat for Stone Sheep and Mountain Goat were formed through tectonic uplift and subsequent glaciation. These processes created the diverse terrain of alpine peaks, valleys, and watersheds that define the territory today.

The Williston Lake basin that borders the territory represents a more recent geological transformation. Created in the 1960's through the damming of the Peace River, this massive reservoir (the largest in British Columbia) fundamentally altered the region's geography while creating new access opportunities and habitat features that benefit certain wildlife species.

INDIGENOUS HERITAGE

Long before European exploration, this region was home to indigenous peoples who understood and respected the land's rhythms. The traditional territories of several First Nations, including the Tsay Keh Dene, Kwadacha, and Sekani peoples, encompassed portions of what is now the guide territory.

These indigenous communities developed sophisticated knowledge of wildlife patterns, seasonal movements, and sustainable harvest practices that allowed them to thrive in this challenging northern environment for thousands of years. Rock paintings and archaeological sites throughout the region provide glimpses into the spiritual and practical connections these peoples maintained with the land.

EXPLORATION AND SETTLEMENT

The territory's modern history includes significant chapters of exploration and resource development. Early fur traders and explorers, including those from the Hudson's Bay Company, traversed portions of the region in the 18th and 19th centuries, establishing trade routes and early relationships with indigenous communities.

The construction of the W.A.C. Bennett Dam in the 1960's dramatically transformed the region by creating Williston Lake. This massive hydroelectric project flooded valleys and altered access patterns throughout the area, while simultaneously creating new economic opportunities and transportation routes that influenced the territory's development.

GUIDE OUTFITTING LEGACY

The territory has a distinguished history as a premier hunting destination, with guide outfitting operations dating back decades. The area's reputation for exceptional Stone Sheep and diverse game opportunities has attracted hunters from around the world, including notable sportsmen and conservation advocates over the years.

The current Pelly Lake Wilderness Outfitters operation has built upon this legacy, developing infrastructure and hunting programs that balance authentic wilderness experiences with sustainable

wildlife management. Under current ownership, the territory has established a reputation for exceptional trophy quality and client experiences, evidenced by its high rate of repeat clientele.

The Guide Territory Certificate's renewal in 2020 for a 25-year term ensures this hunting heritage can continue under new ownership through 2045 (renewable in 2045), providing regulatory certainty.

WHY INVEST NOW:

The guide outfitting industry in British Columbia presents a compelling investment landscape, with the PLO representing a particularly exceptional opportunity within this specialized market.

RARE MARKET AVAILABILITY

Premier territories with the combination of species diversity, infrastructure, and quota allocations found with PLO rarely become available for purchase. Several factors contribute to this scarcity:

- The Limited number of territories containing Stone Sheep populations
- Multi-generational ownership is typical among premier territories
- Strong financial performance often reduces the motivation to sell
- Appreciating asset values often encourages long-term retention

When such territories do enter the market, they typically change hands quickly, particularly in today's investment environment where tangible assets with sustainable revenue potential command premium interest.

ESTABLISHED INFRASTRUCTURE VALUE

The territory's comprehensive infrastructure currently represents millions in capital investment already in place.

This established infrastructure would be extremely difficult to replicate under current regulatory conditions; new camp development and airstrip construction in wilderness areas has become a very lengthy and involved government process.

OPERATIONAL READINESS

The territory represents a genuine turnkey opportunity with immediate operational capability. Unlike many investment properties requiring substantial development before generating returns, PLO offers immediate revenue production such as:

- Substantial hunter deposits already secured for future seasons

- Complete infrastructure in place and well-maintained
- Comprehensive equipment package included in the sale
- Established booking system with hunts confirmed beyond 2026
- Operational systems and marketing channels established
- Client relationships and reputation in place
- Trained staff with potential for continued employment
- Transitional support available from current ownership

This operational readiness eliminates the substantial startup period typically required when establishing a new outfitting business, providing immediate revenue generation from day one of ownership.

APPRECIATING TROPHY VALUES

Trophy fee values for premium species, particularly Stone Sheep and Mountain Goat, have demonstrated consistent appreciation over time:

- Stone Sheep hunt values have demonstrated consistent appreciation over time
- Mountain Goat hunts have experienced similar appreciation as availability decreases
- Combination hunt packages continue to command premium pricing
- International demand remains strong despite economic fluctuations
- Limited supply of tags and permits ensures continued scarcity value

This natural appreciation creates revenue growth without additional operational costs, enhancing profitability as the business matures under new ownership.

GROWTH-READY OPERATION

The territory presents substantial unused potential, with immediate opportunities to scale operations and revenue optimization:

- No additional regulatory approvals required to expand hunt numbers
- Existing infrastructure capable of supporting expanded operations
- Approximately one-third of territory is not being hunted, creating immediate possibilities
- Seasonal extensions possible without additional investment
- Diversification opportunities readily available through existing assets
- Hunts are being sold on the low end of the market where increases would be well received

This built-in growth potential represents exceptional value, allowing new ownership to maximize revenue through operational optimization rather than requiring substantial additional investment.

TANGIBLE ASSET SECURITY

Beyond operational returns, PLO represents significant value in hard assets:

- Guide Territory Certificate
- Quota allocations for premium species
- Physical infrastructure throughout the territory
- Equipment package including vehicles, boats, and horses
- Established camp locations under License of Occupation
- Park Use Permit
- Grazing License

This tangible asset base provides investment security regardless of operational performance, creating a balanced investment profile combining ongoing revenue with long-term appreciation potential.

LIFESTYLE INVESTMENT POTENTIAL

For the right investor, PLO offers more than financial returns:

- Opportunity to operate in one of North America's most spectacular wilderness settings
- Participation in conservation and wildlife management
- Hosting distinguished clients in a prestigious guide territory
- Creating a legacy business with multi-generational potential
- Living and working in British Columbia's remarkable northern wilderness

The combination of business opportunity and lifestyle potential creates a unique investment profile rarely found in today's market.

PHOTOS:



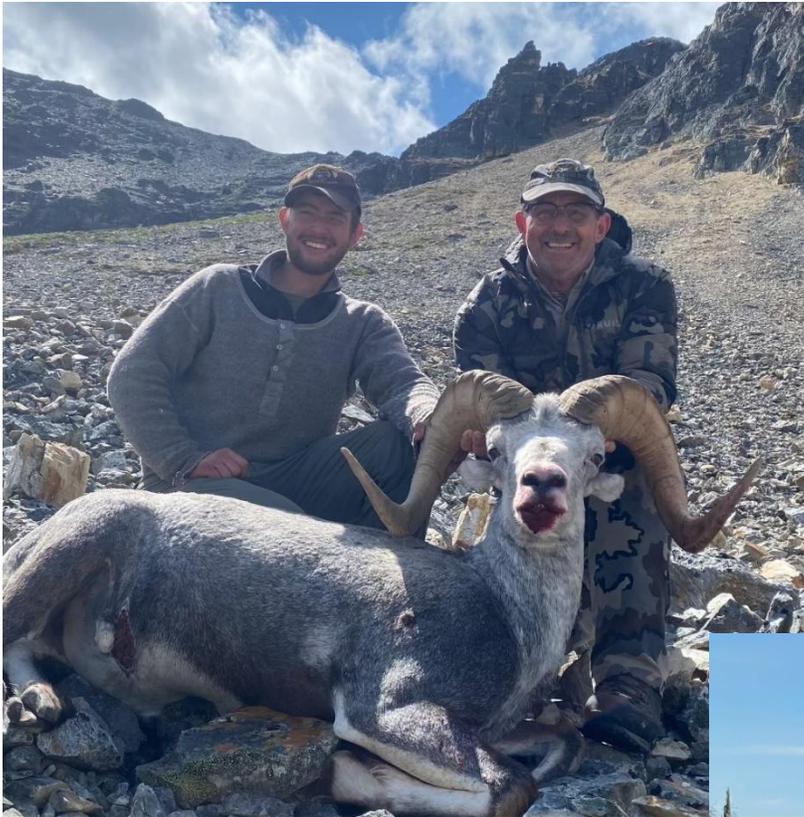




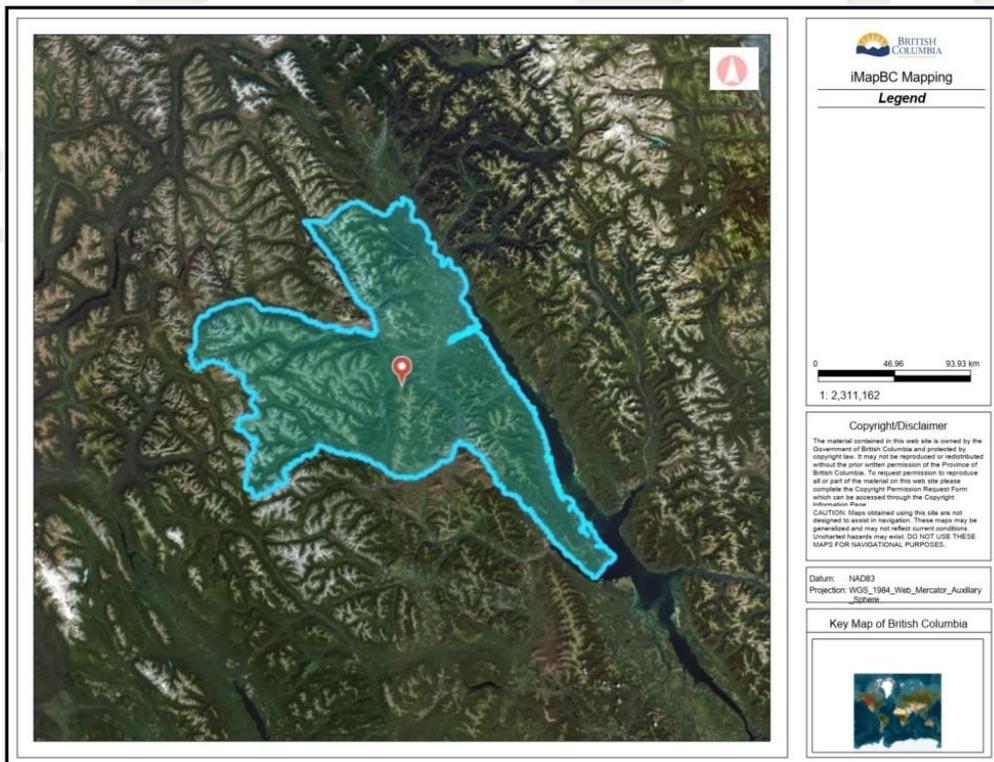
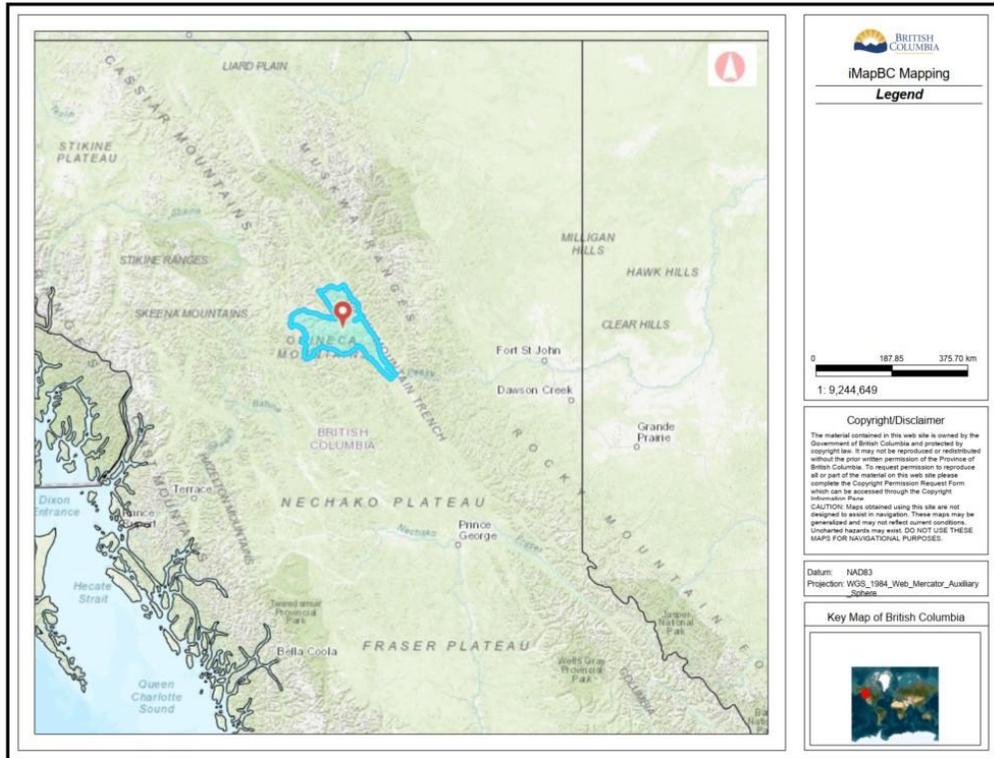


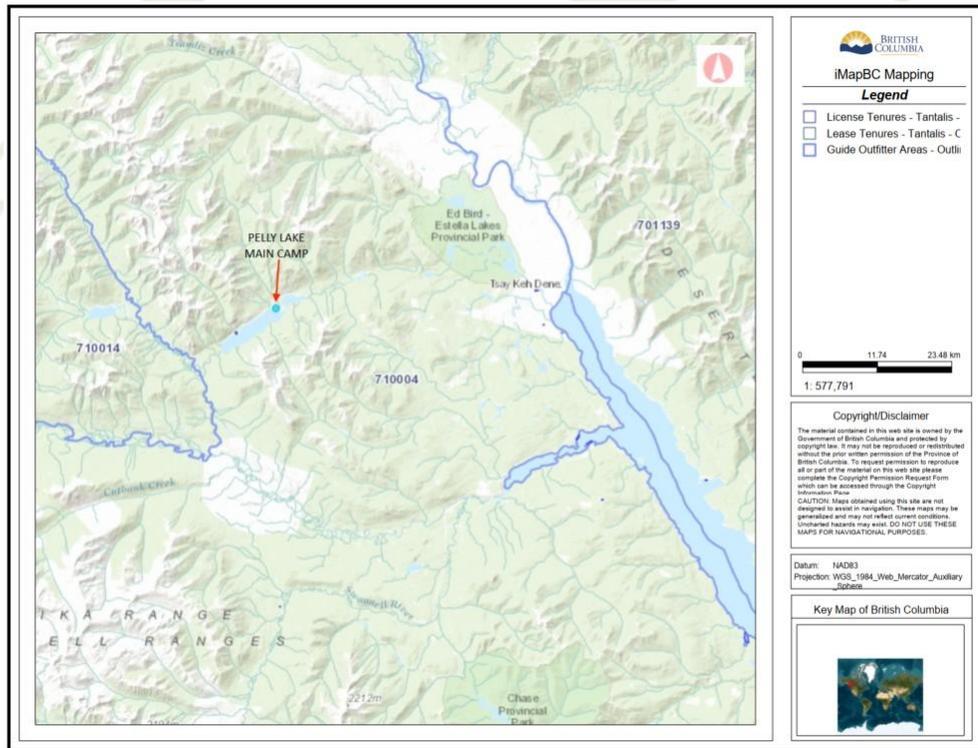
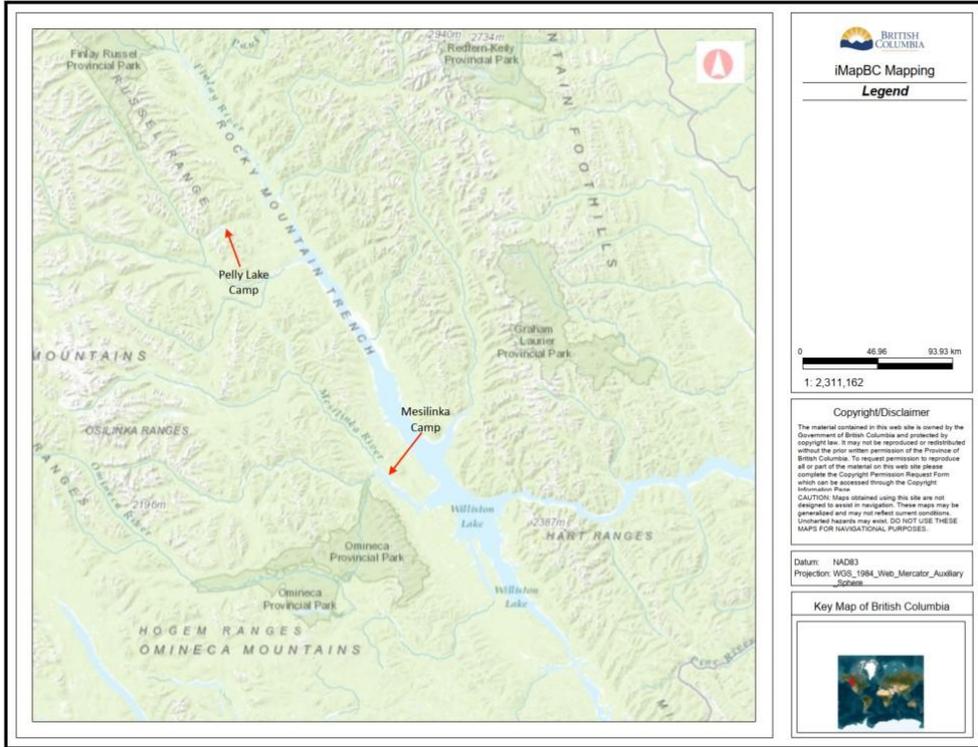


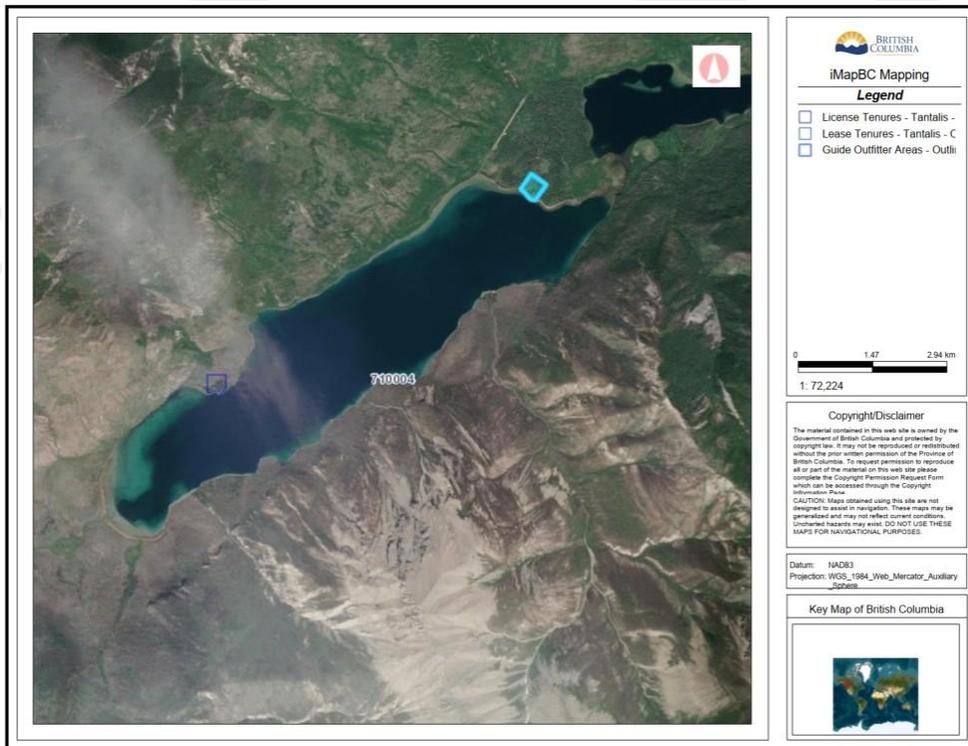
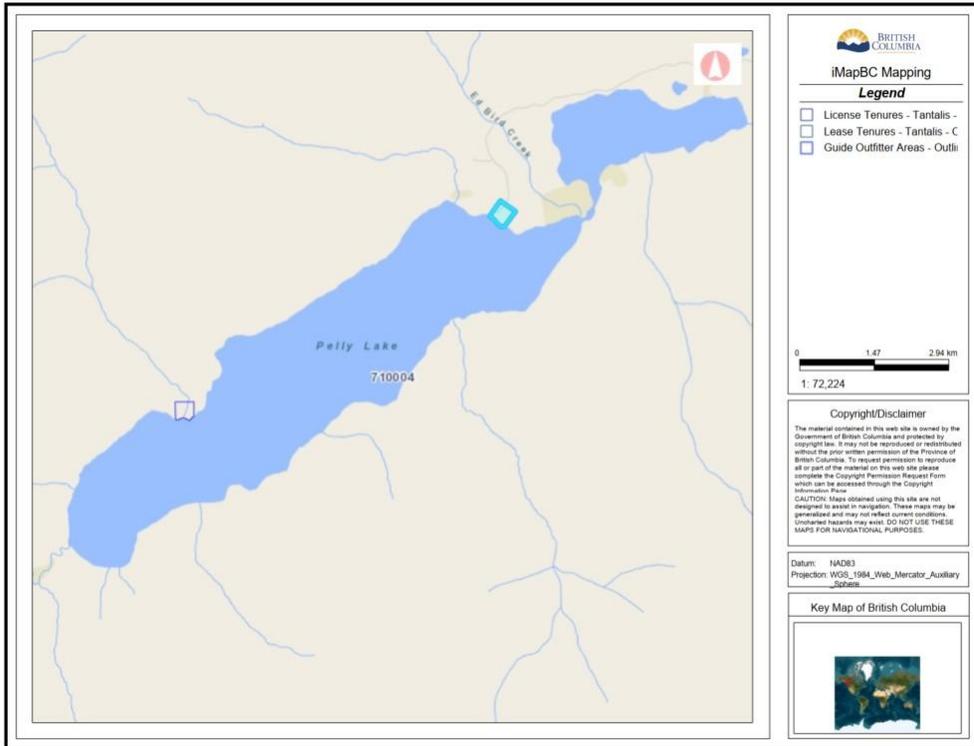




MAPS:









BRITISH COLUMBIA
iMapBC Mapping

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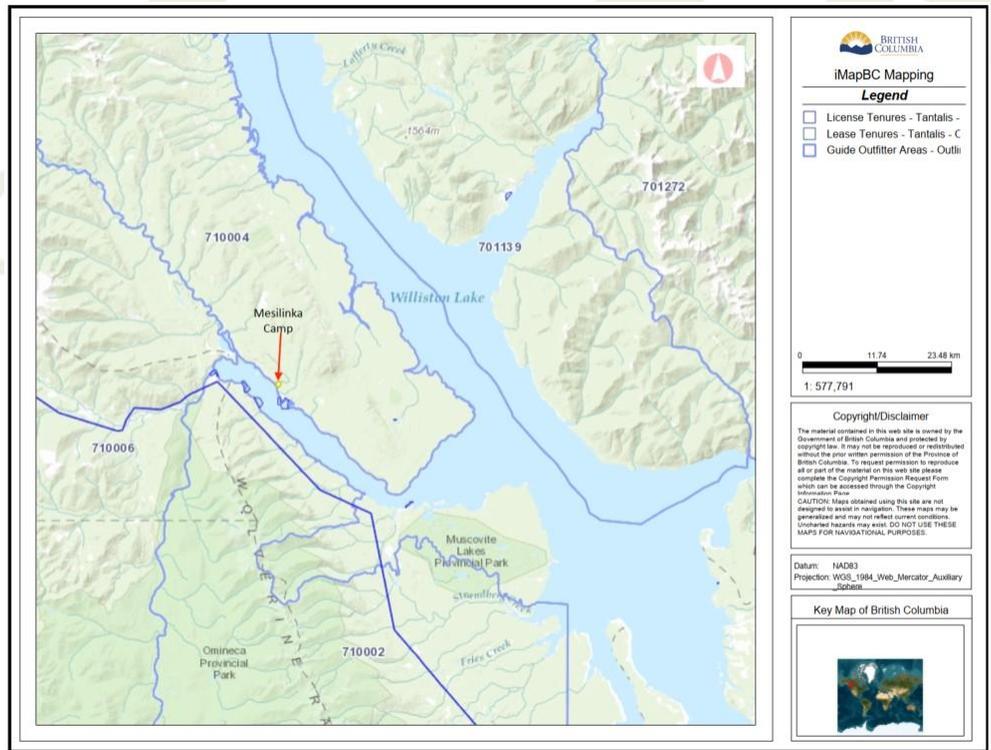
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Datum: NAD83
Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

Key Map of British Columbia



BRITISH COLUMBIA
iMapBC Mapping

Legend

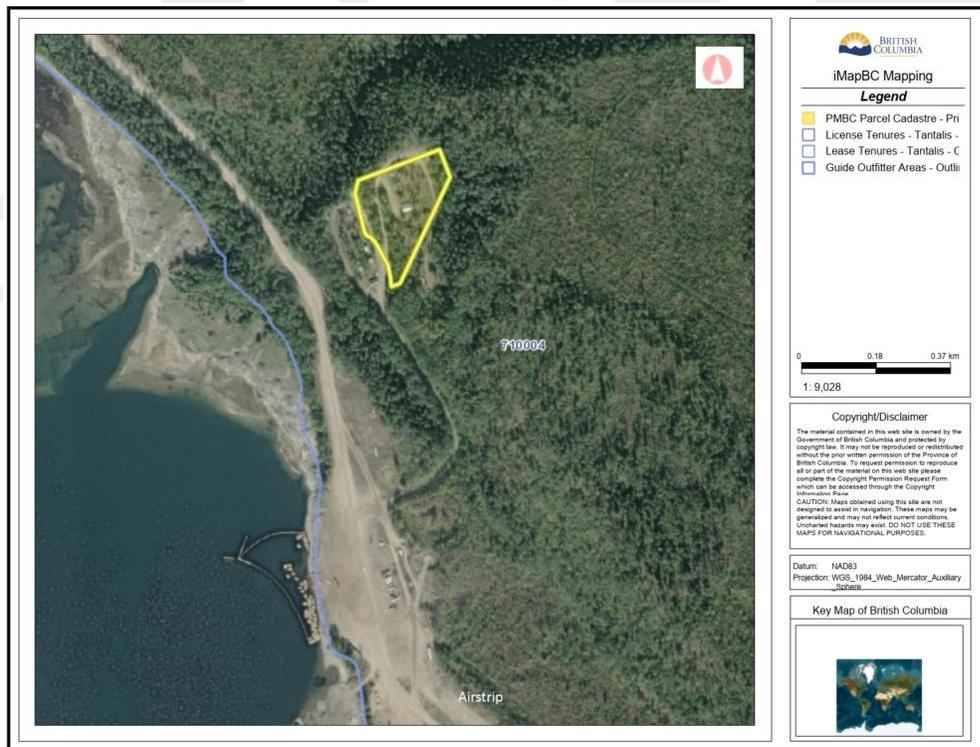
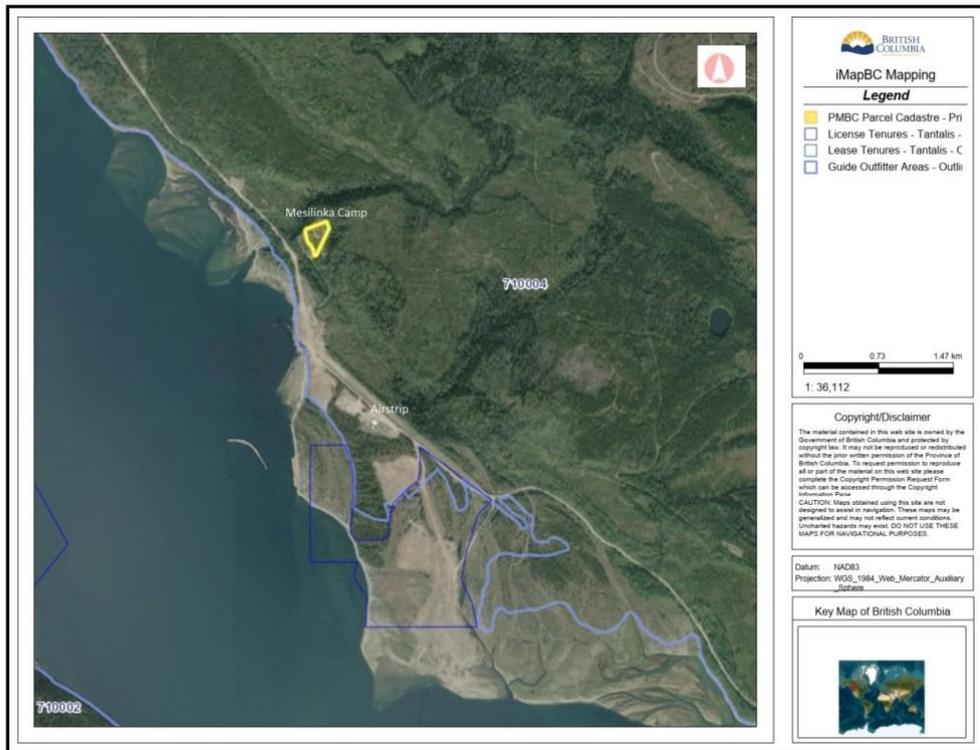
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Datum: NAD83
Projection: WGS_1984_Web_Mercator_Auxiliary_Spheroid

Key Map of British Columbia



IMPORTANT INFORMATION FOR POTENTIAL BUYERS:

About This Brochure

This brochure has been prepared to provide interested parties with summary information about the Stone Sheep Classic territory. 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 Williston 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 guide outfitting 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:

- Guide Outfitters Association of British Columbia (GOABC) economic data
- British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development regulatory information
- Industry-standard practices and operations for premium guide territories

While these sources are reliable, they provide context rather than property-specific guarantees. 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. These projections are for illustrative purposes only and are not guaranteed.

- Hunting revenue estimates and client spending patterns include data from GOABC research
- Growth opportunity projections represent potential business development avenues based on the property's features and comparable operations
- Trophy fee estimates reflect current market conditions but may vary over time

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 characteristics are based on available public information about the region and general knowledge of local 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:

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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.