



Royal Antler Ranch

Fairmont Hot Springs, British Columbia

EXECUTIVE SUMMARY

Located just eight miles west of Fairmont Hot Springs, British Columbia with its 6,000 foot jet strip and three 18-hole resort golf courses — not to mention the nearby Panorama Ski Resort — the 1,286 acre Royal Antler Ranch represents arguably the finest mountain ranch retreat in North America. Virtually surrounded by Crown Lands with significant lake and river frontage, it enjoys an exceptionally private setting with absolutely mind-blowing views in every direction and a pleasing mix of timber and open meadows. The 8,500 square foot lodge, owner's home, guest cabins and outbuildings are exquisite in every detail. A wide diversity of wildlife, excellent stream and lake fishing, immediate access to heli-skiing, heli-hiking, and over 100,000 acres of comfortable riding and walking country, the package of high-quality scenic and recreational amenities is unequalled in our experience.



LOCATION

The Royal Antler Ranch is located approximately six miles west of Fairmont Hot Springs and 20 miles southwest of Invermere, British Columbia in the Purcell Range of the Columbia Mountains. This ranch is in the Windermere Valley of southeast British Columbia which is the headwaters of both the Columbia and the Kootenay Rivers. The Canadian Rockies border this valley on the east and the Purcell Range lies on the border to the west. Cranbrook is the nearest major city and international airport, approximately 75 miles south of the ranch. The United States border is approximately 110 highway miles. Provincial Highway 93/95 is the main north/south traffic route through the region. There is a 6,000' paved and lighted airstrip at Fairmont Hot Springs. Major commercial air service is available at Calgary —170 miles east of the ranch — as well as Edmonton and Vancouver. Each of these link regularly scheduled daily flights to the Cranbrook/Kimberly Airport, which is one hour south of the ranch.



LOCALE

This scenic mountain valley is considered to be one of the most beautiful in western Canada.

There is an abundance of water, with rivers and lakes dominating the valley floor and massive mountain ranges rising to the east and west create a dramatic setting. The climate features warm, dry summers and moderate winters. Summer temperatures average 60 to 85 degrees Fahrenheit with winters averaging 15 to 20 degrees. Precipitation varies from 10 to 15 inches annually. The Canadian Rockies act as the Continental Divide. This area remains largely rural and sparsely populated. It features some of the highest quality outdoor recreational opportunities in the western U.S. or Canada. The area surrounding the main ranch consists primarily of Crown Land.

The local economy is beginning to evolve from an extractive resource based economy —primarily forest products — to one of tourism and recreation. Fairmont Hot Springs features three 18-hole resort golf courses and a small alpine ski complex. The Panorama Ski Resort west of Invermere hosts World-Cup race events and has undergone a major expansion/redevelopment. During the winter months the heli-ski business based in the Purcell Mountains attracts a worldwide clientele.





GENERAL DESCRIPTION

The main ranch is located on an elevated mesa approximately six miles due west of Fairmont Hot Springs at an elevation of approximately 4,000 feet. The land is a combination of dense forest made up of Douglas fir, larch, pine, spruce, birch and aspen interspersed with open meadows and pastures. The main ranch boundaries are Brewer Creek on the east, Dutch Creek on the south, and heavily forested Crown Lands on the northern and western boundaries. Dutch Creek is the most significant tributary flowing into Columbia Lake, the headwaters of the Columbia River. The Lake Unit of the ranch is located approximately six miles south of the main ranch and fronts on Whitetail Lake. This land is level and contains extensive lake frontage with a high percentage of improved pasture and hay meadow.

Graveled roads built to Ministry of Highway standards provide access to the main ranch and the Lake Unit. The Ministry of Highway department maintains the road to the main ranch and it is accessible year-round. The ranch improvements are situated on a high plateau overlooking the confluence of Dutch Creek and Brewer Creek. The ranch's deeded lands lie along Dutch Creek, which flows into a canyon at the lower end of the ranch where it joins with Brewer Creek, thence flowing down through the canyon out into the main valley south of Fairmont Hot Springs. The views from the ranch buildings looking east down the valley to the jagged peaks of the Fairmont Range are truly awe-inspiring. Only marginally less impressive are the mountains which form the Dutch Creek Valley that provide the views in the other three directions.

The view up the Dutch Creek Valley to the Purcell Mountain Range is like a postcard.

As one enters the ranch by road, Brewer Creek is crossed and then one climbs up to the ranch boundary and up to the mesa, dropping down through the buildings which are located in three distinct clusters. The log houses in the uppermost area are very private and just a comfortable walk from the main lodge compound, which is located some distance below. The lodge, cottages, barns, corrals and caretaker's house are situated in what would be considered the main compound, although they are comfortably separated from each other. The owner's home is in a private meadow somewhat below the lodge compound. Most of the main improvements are beautifully landscaped with fenced yards and there is a big meadow between the lodge and the barns which is used for a variety of recreational activities.

*The lodge setting is certainly one of the most beautiful
this writer has ever seen.*

The buildings themselves are rustic in appearance, but extremely well-built and lovingly maintained. They are very comfortable with all the modern conveniences. The deeded acreage is characterized by lush meadows and parks interspersed amongst the timber and aspens. The Dutch Creek Valley, which is the main valley controlled by the ranch, is a timbered valley with lots of open views, meadows and parks. Dutch Creek itself is a major stream and is easily accessed from the canyon all the way up to Whitetail Lake.

The Lake Unit consists of 243 acres of meadows on the shore of Whitetail Lake. There is almost no deeded frontage on this dramatic mountain lake which boasts very high-quality lake fishing. The cabin there provides a comfortable place for an overnight trip from the ranch, allowing one to access both the lake and some very impressive high country above it. Adjacent lands to the Royal Antler are Nature Trust Conservation or Crown Lands.



ACREAGE

The main ranch consists of 1,043.24 acres comprised of three sub-lots and the lake property is 243.11 acres – one sub-lot – for a total of 1,286.35 acres and four sub-lots.



IMPROVEMENTS

Main Lodge:

A new log lodge was built in 2002. Built to the highest standards this building includes: seven bedrooms, nine bathrooms, four stone fireplaces, living room, sunroom/library, full stainless/granite gourmet kitchen, media room, weight/exercise room, steam room, mud room and wine cellar. 8,500 square feet.

Owner's Home:

Two bedrooms, two baths, large living room, and kitchen. Two stone fireplaces. 1,511 square feet.

Manager's House:

Two bedroom, one bath, full kitchen and living room. One stone fireplace. 1,107 square feet.

Guest Houses:

Two two-bedroom/two bath log houses, one with a kitchen and both with living rooms. They are 1,113 and 1,068 square feet respectively.

Lake Unit:

Single room, 640 square foot log structure, open beam construction. Full kitchen and wood-burning stove. There is also a four-stall horse barn.

Miscellaneous:

Two bunk houses with four bedrooms each, cook's cabin, wrangler's cabin, four-stall horse barn, hay barn, machine shed, tool house, garage, tack room and power house. All buildings and facilities are in excellent condition.

Utilities:

The ranch generates its own power using a hydroelectric generating plant. This plant harnesses a 450 vertical-foot drop on Thorold Creek through a pelton wheel. This is a high quality, professionally designed and maintained system which generates a potential 25 KW; current ranch requirements are about 14 KW. In addition there is a new automatic 25 KW back-up propane generator. The ranch uses both a cell phone and low-frequency radio for communication. High-speed internet service is provided via satellite.

**Airstrip:**

The Royal Antler has an improved 2,500 foot grass airstrip.







GENERAL OPERATION

The Royal Antler Ranch has, in recent years, been used primarily as a private recreational retreat with occasional commercial use. The facility can accommodate large groups. The ranch has a Commercial Recreational Tenure that encompasses approximately 100,000 acres of Crown Land. This permits commercial recreational activities such as horseback riding, heli-hiking, cross-country skiing, mountain biking, hiking, fishing, etc. In addition, the construction of trails and cabins to accommodate these uses would be allowed.

Clearly the potential exists to turn this into a profitable guest ranch resort.

WILDLIFE & RECREATION

As is readily apparent from the facilities, the Royal Antler Ranch has been primarily a recreational retreat for its owners for many years. Big game species include elk, whitetail and mule deer, moose, black and grizzly bear, mountain goats, and mountain lion. Fishing for trout, both in the ranch's streams and Whitetail Lake is excellent. The endangered bull trout is found in Dutch Creek. Riding and hiking in this area is virtually limitless. In addition, there is normally at least one helicopter based nearby, allowing for the opportunity to access some of the finest heli-skiing and heli-hiking in the world in the Purcell Mountains. The ranch would be an outstanding base for this type of an operation. Non-residents of British Columbia must hunt with a licensed guide outfitter.



BROKER'S COMMENT

The Royal Antler Ranch is truly a “once in a lifetime” opportunity to buy what is arguably the finest recreational mountain ranch in North America. It combines privacy, exceptional beauty, and easy year-round access with a list of recreational amenities and wildlife resources that are unequalled.







Click on  above for link to Google Earth map of property.

PRICE

The asking price of 15,000,000 Canadian Dollars includes the land, the furnishings, the livestock, the equipment, and any parts, tools and supplies on hand at the time of sale. The owners will remove their personal items such as art, photographs, clothing, saddles, fishing rods, guns and anything else of a personal nature.

This property is co-listed with Charlie McClary of Remax of Bulkey Valley, Smithers, BC.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

1. **MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission – To represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. Wes Oja and Jerome Chvilicek at (406) 656-7500 or Randy Clavel at (303) 861-8282 are available to describe and discuss these services in detail and welcome your call.
2. **RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. Wes Oja or Jerome Chvilicek at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
3. **AUCTIONS** - Hall and Hall Auctions offers “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “rolodex” of over 30,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact Scott Shuman at (970) 631-7009.
4. **SPECIALIZED LENDING** - Over the past 59 years Hall and Hall has created a legacy by efficiently providing capital to the intermountain west. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and strong relationships with our lenders allows us to quickly tell you whether we can provide the required financing.

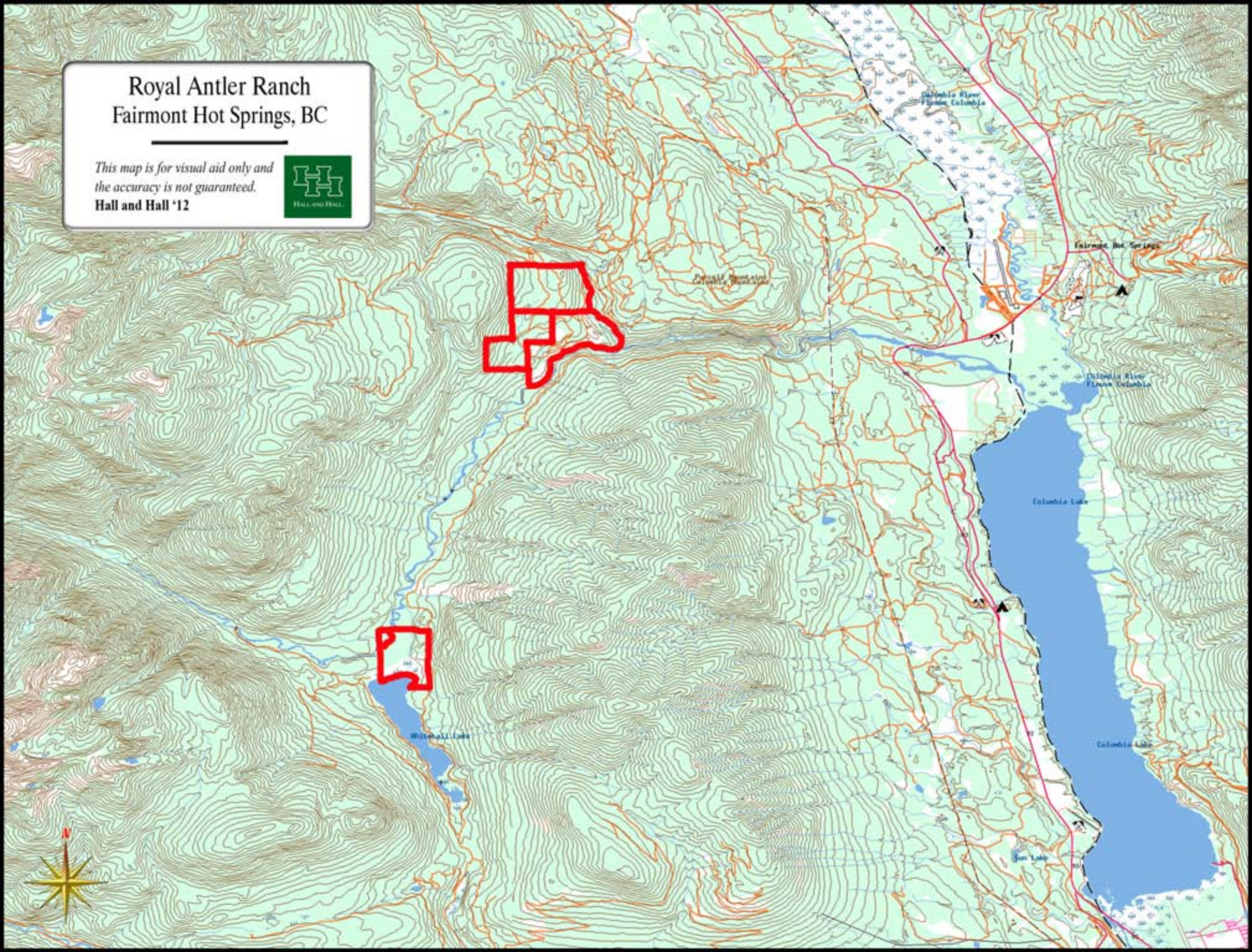
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Dave Roddy • (406) 656-7500
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Stoney Burke of Hall and Hall is the exclusive agent of the Seller.

Royal Antler Ranch Fairmont Hot Springs, BC

*This map is for visual aid only and
the accuracy is not guaranteed.*

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Royal Antler Ranch
Fairmont Hot Springs, BC

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Whitetail Lake



Google earth

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Royal Antler Ranch
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Fairmont Hot Springs



93

Columbia Lake

Kootenay Hwy

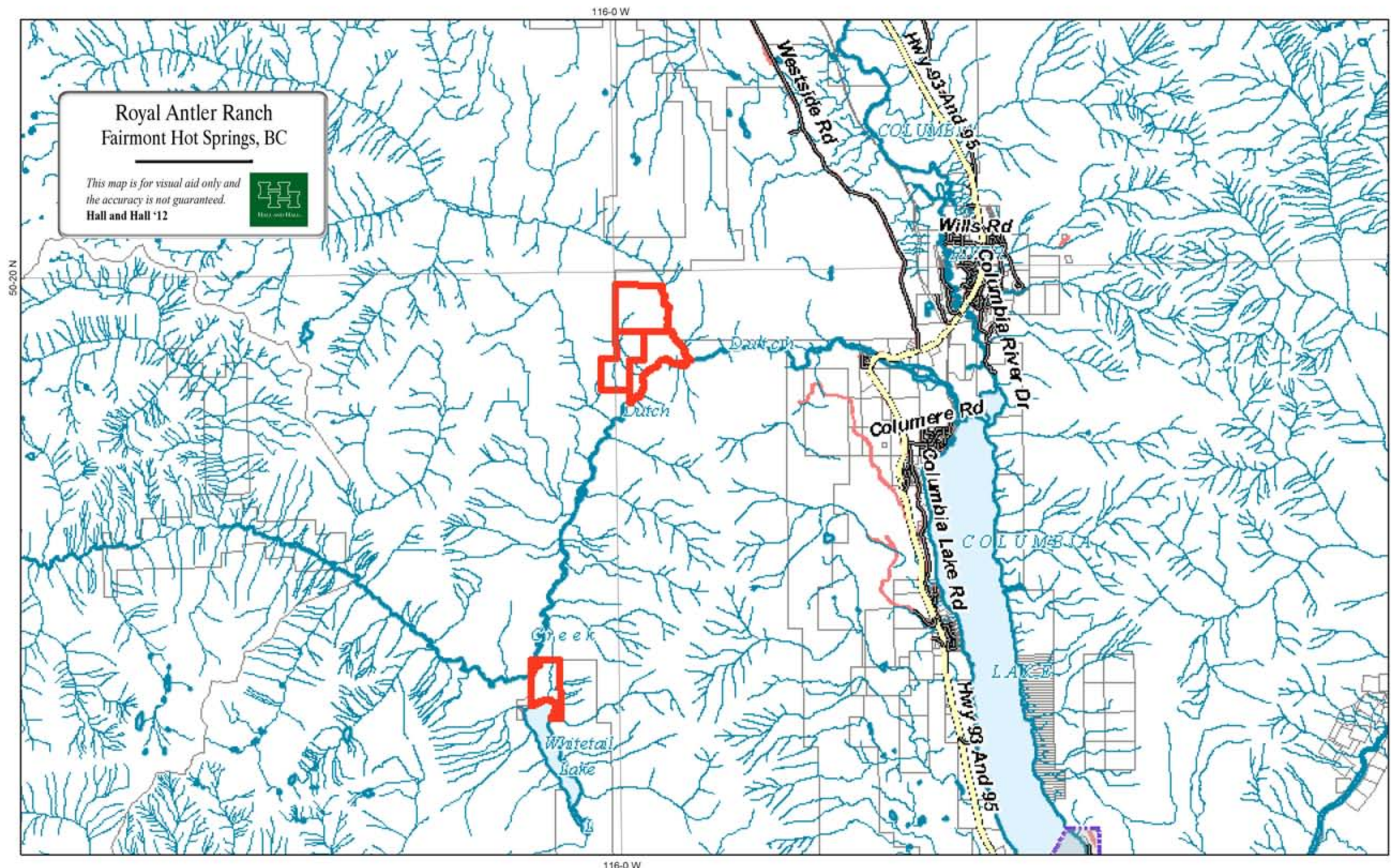
Canal Flats

Whitetail Lake



Legend

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 - Water Text_Labels
 - Double Line Water_line
- Property
- Parcels
- GISLINK**
- WATER
 - ROAD
 - RDEK_Road_Labels



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Map center: 573663, 5571596



Scale: 1:111,862