



# Hat Rack Ranch

Smithers, BC

## EXECUTIVE SUMMARY

*Located 20 minutes north of Smithers, BC, the Hat Rack Ranch encompasses 275± freehold acres (137 hectares) and an adjacent 1,200± acres (600 hectares) of government Crown Lease lands used in conjunction with the ranch for grazing. This “east-bank” property also lies contiguous to the Babine Wilderness. Perhaps the greatest attribute of the ranch is the ½ mile of frontage on the Bulkley River lying within the renowned Driftwood Canyon. The Bulkley is considered to be one of the preeminent steelhead fisheries in the world. The ranch is well appointed with a 3,600± SF (1,097 SM) main residence originally built in 1915 and serving as a barn before becoming a tastefully designed home which was fully remodeled in recent years. The Hat Rack Ranch is a prototypical executive retreat with world class fishing and incredible views of the nearby glaciated mountain peaks.*

## LOCATION

The Hat Rack Ranch is located on the Telkwa High Road, an improved gravel road running along the east side of the valley parallel to the Bulkley River, 8 miles/13 kilometers northeast of Smithers. Smithers is located on the Trans-Canada/Yellowhead Highway (Route 16) midway between Prince Rupert (218 miles/347 kilometers) and Prince George (230 miles/370 kilometers). Smithers is home to a population of 6,000 and serves as the commercial center for the Bulkley Valley. Smithers Airport lies 2 ½ miles (4 km) northwest of town and offers a 7,544-foot runway at an elevation of 1,716 feet. Air Canada and Hawk Air schedule 4 flights per day between Vancouver and Smithers with a flying time of approximately 1 hour 35 minutes. Central Mountain Air provides F.B.O. Services and Chartered Aircraft. British Columbia Ferry Service and Alaska Ferries provide service to Prince Rupert. Canadian National Railroad offers regular passenger rail service between Prince Rupert and Prince George.



## LOCALE

The Bulkley Valley is set against the backdrop of Hudson Bay Mountain and the Bulkley Range to the west and the Babine Range to the east. The elevation of Smithers is 1,627 feet (495 meters), while Hudson Bay Mountain rises to an elevation of 5,413 feet (1,650 meters). The average temperatures in July are a high of 71° F (22C) and a low of 47° F (8C). Average January temperatures are a high of 23° F (-5C) and a low of 9° F (-13C). Total annual precipitation averages 20 inches (51 cm). This is a land of vast, unpopulated spaces punctuated by massive snowcapped peaks and lush river valleys







that include some of British Columbia's most beautiful terrain. The surrounding mountains and valleys are heavily forested. The coniferous forests are dominated by lodgepole pine, spruce, and sub-arctic fir, while deciduous trees include aspen, birch and cottonwood.

The town of Smithers is unique in the number of services and amenities that it offers, both in city infrastructure and recreational and cultural opportunities. Services include several restaurants, grocery stores, auto dealerships, clothing and sporting goods stores, bakery and butcher shops, lumber and hardware stores, a weekly farmer's market, an excellent school system, hospital, and physicians' offices. Recreation opportunities include public swimming pools, ice and curling arenas, a 6,000-yard (5,486-meter), 18-hole championship golf course, a par 3 course, county fairground with active 4-H chapter, and alpine skiing at Hudson Bay Mountain 8 miles (13 km) west of town.

The ski area offers 300 acres (150 ha) of terrain with 1,750 feet (533 m) in vertical drop and a lift capacity of 2,900 skiers per hour and also features 20 miles (12.5 km) of groomed cross-country ski trails. Average snow depth is 4½ to 6 feet (1.4 to 1.8 m). There are also maintained hiking and Nordic ski trails adjacent to town. Cultural events in the Smithers area include wine festivals, mid-summer music festivals, garden tours, film festivals, and artisan and craft fairs.

## GENERAL DESCRIPTION

The "high-bank" cross-valley views of multiple glacial peaks in the Hudson Bay and Evelyn Mountains are outstanding. The ranchlands retain their height across a plateau just downstream of the Driftwood Canyon which was carved out by the river though millenniums. A trail leads one down the bank to access the river. The greater landscape is forested rolling terrain interspersed with grassy meadows and agricultural lands used for hay production and grazing. The Telkwa High Road is a lesser traveled gravel road traversing through the property bisecting the hay ground and providing convenient access to the ranch compound which is clustered off of the east side of the road.

The property is perimeter fenced and cross fenced for grazing purposes. Two perennial streams course through the property. Additionally, there is a 2+/- acre (.8 hectare) spring fed pond stocked with trout.





## ACREAGE

Deeded lands: 275± acres (137 hectares)  
Grazing permit: 1,200± acres (600 hectares)

## IMPROVEMENTS

### **Main House:**

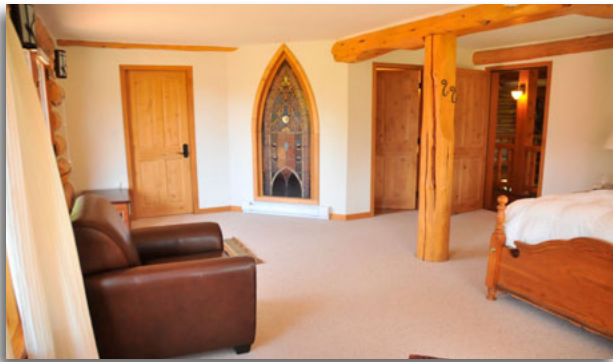
The original log structure of the main ranch house was constructed in 1915 serving as a barn for fifty years before an artist recognized its potential and began arduously converting it into a residence. The ranch was sold again in 1976 and the new owner continued the restoration project employing as many as two dozen craftsmen to complete the project in 1990. Current owners brought the structure to modern day standards also making further refinements, and along the way the house has been featured in a variety of US and











Canadian magazines as well as being in a short Discovery Channel segment. The ranch and its compound currently serve as steelhead camp for a small group of US anglers. The residence was created from rustic and old material but also delivers a sense of refinement and elegance. The grounds feature a large fenced-in garden, ornamental trees and shrubs, flower gardens, expansive lawns and are all immaculately maintained. The 3,600+/- SF (1,097 SM) house is highlighted by the following features:

### Main Floor

- Hardwood flooring
- Living room, formal dining area, kitchen and full bath
- Modern kitchen includes wood and electric stoves, cypress doors and cabinetry





- Leaded and beveled glass windows
- Marble and stone fireplace
- Full bath with shower/sauna and 19th century Delft tiles

### Second Floor

- Library with floor to ceiling bookcases, teak flooring, beveled glass windows
- Bedroom with stained glass windows
- Full master bath includes claw-foot tub and floor to ceiling antique church window (this is the master bedroom; third floor is more of a large open loft area with beds and bath)
- Walk-in closet
- Full balcony looking over the grounds and up to the glacier

### Third Floor

- Bedroom includes cathedral ceiling and dual balconies
- Three dormer window seats
- Full bath

There is also an attached greenhouse and internal wine and root cellar.

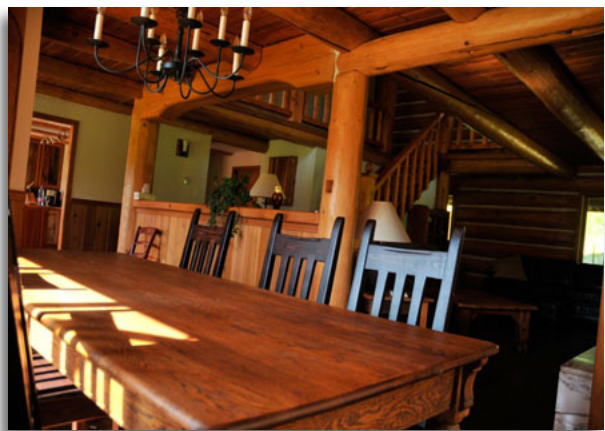
### Guest House/Studio

Near the main residence, a two story, fully renovated, 800± sq. ft. (244 SM) guest house is located. It is currently used for a caretaker. The house utilizes both wood and electric heat, has a second story bedroom and a full kitchen and living area on the main level.

### Shop

- Two story with lower level for mechanical use
- Second floor studio or office space which could be converted into an apartment
- Wood and electric heat









### Barn

- Three story 7,200± sq. ft. (2,195 SM) structure
- Post and beam
- Six stalls
- Tack room
- Power and water

### Equipment Storage

An additional open-faced pole building of wood construction houses vehicles and other equipment.

### Miscellaneous

All of the structures utilize a spring filled

cistern for the main water supply. The water is of high quality and is in great supply. Conventional septic and drain fields provide water treatment. Electrical service is 240/120 volt with landline telephone service and internet connections.

## AGRICULTURAL OPERATIONS

As stated, the ranch is well fenced providing efficient and effective grazing on the lands as well as allowing a single cutting of grass hay per season which averages 1 ton per acre on the 25 (10ha) and 30 (12ha) acre pastures. Livestock can be grazed on the fee simple lands and seasonally allowed to leave the ranch to graze on the adjacent Crown Lands utilizing a grazing permit. A nice set of corrals exist for working cattle made of treated posts and 2x6 rails that also include squeeze and loading chutes. The ranch could be used to graze a small herd of cattle or horses.





## ZONING AND LAND USE

The ranch is zoned A1 (agricultural land over 20 acres/8 hectares). The property is located within the Agricultural Land Reserve (ALR), which the BC government established in 1972 in an attempt to preserve the province's farmland base. Lands in the ALR cannot be subdivided, and the only way a land use can be altered is by boundary adjustment between two properties.

## MINERAL AND TIMBER RIGHTS

The Crown holds all subsurface mineral rights on the property, which is a typical situation in BC. The ranch owns all standing timber on deeded lands. There are no outstanding timber or mineral leases.

## RECREATION AND WILDLIFE

With its extensive and diverse public lands, the Bulkley Valley and upper Skeena River drainage offer world-class recreational opportunities. Literally out the backdoor of the ranch, the Babine Mountains are an accessible and gentle wilderness, a

magnificent combination of dramatic mountains, icy cold lakes and rolling alpine meadows. At 32,400 hectares (80,063 acres) the park is large enough to provide adequate habitat to a wide variety of animals, especially mountain goats, and to offer a diversity of recreational opportunities. During the summer the extensive alpine is perfect for camping and hiking, while winter's snow brings a different atmosphere to the park, attracting skiers, snowshoers and snowmobilers of all skill levels. The Babine Mountains are an extraordinary area, and an important component of the British Columbia Parks system and its establishment in 1986 played a vital role in permanently protecting this wilderness quality watershed.

Fishing is among the most highly pursued activities in the area, and anglers come from around the globe to pursue steelhead and salmon as well as large rainbow trout in the region's abundant lakes, rivers and streams. The Skeena River and its tributaries, which include the Bulkley, Morice, Babine, Kispiox, Copper, and Sustut, comprise the finest intact ecosystem for steelhead in North America. These are big, wild fish that will respond to a fly – both wet and dry. In







addition to steelhead, the system is “alive” with multiple runs of wild Chinook, coho, sockeye, dog and chum salmon. The Skeena and its tributaries are truly a national treasure and attract sophisticated anglers from all over the world.

What sets the Bulkely River apart from the rest of the system, and perhaps most other steelhead fisheries, is that its origins in Morice Lake provide water to the system that is typically clearer and slightly warmer than other tributaries, creating a rich aquatic environment full of nutrients providing robust insect life. The result is that the steelhead smolt will spend up to the first five years of their juvenile lives living in this river and behaving as trout feasting on typical freestone bugs such as mayflies, stone and caddis flies. Adults returning from their ocean runs have imprinted a “trouty” attitude and will aggressively attack flies skating across the surface. For this reason many regard the Bulkely as the best dryline steelhead river in the world. These tackle-busting adult fish will range from 5 to 30

pounds and, depending on river conditions, begin to appear from ocean runs in mid to late August with peak runs by late September extending into November. Salmon runs will appear prior to the arrival of steelhead in June.

The Bulkley Valley and upper Skeena



drainage also offer some of the richest diversity of wildlife in North America. With the exception of pronghorn antelope, all of North America’s big game species can be





found in the region, including elk, caribou, moose, mountain goats, bighorn sheep, mule deer, whitetail, black bears, grizzly bears, wolves, and mountain lions. In fact, over 60% of the total world's population of mountain goat can be found in this region. Moose and black bear are perhaps the most sought after big game species and it would not be uncommon to find them at the Hat Rack Ranch and surrounding area. Ruffed grouse, depending on the point of their life cycle and weather conditions, are at times in the area in greater numbers and are a great sport for wingshooters as excellent table fare.











## TAXES

Annual property taxes are approximately \$1,565 Canadian.

## BROKER'S COMMENTS

*The Hat Rack Ranch is a top-shelf executive Canadian retreat immaculately appointed and maintained and located on one of the world's premiere cold-water fisheries, the Bulkley River. The ranch offers timeless views of many towering snow-capped peaks and has direct access into the Babine Wilderness. The town of Smithers is an outstanding and attractive rural community offering a host of events, services, schools and entertainment all within a short drive of the ranch. For a buyer with a palate for steelhead this is a can't-miss opportunity.*









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

PRICE

\$1,750,000 CAD



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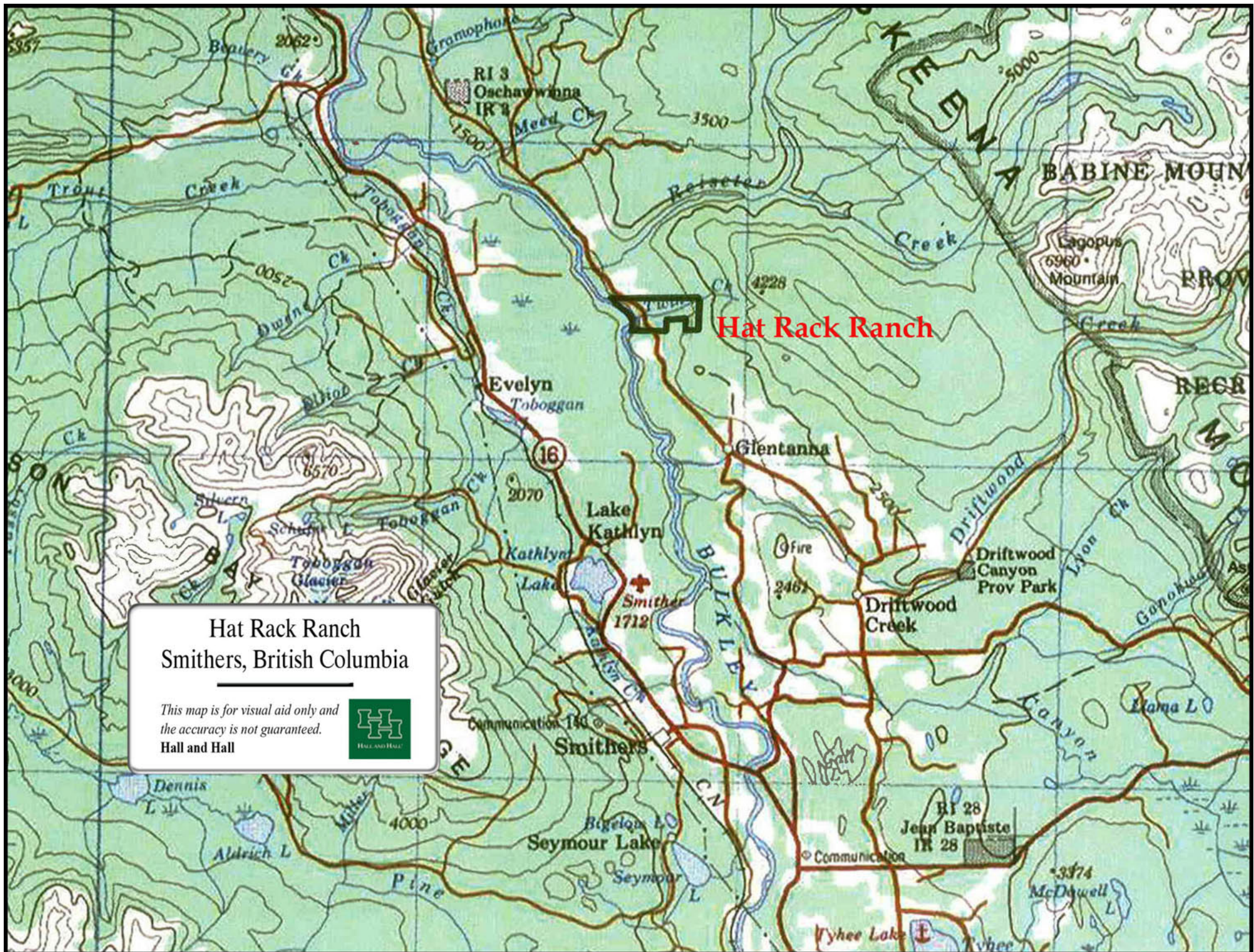


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2. **RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally the enhancement of a ranch’s resources also increases the pleasure that one derives from the 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** - Since 1946 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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# Hat Rack Ranch Smithers, British Columbia

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