

UNIQUE
PROPERTIES

Detailed Information Package

BIG BAR GUEST RANCH, Clinton, BC



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INTRODUCTION

Big Bar Guest Ranch is an incredible turnkey opportunity for an owner operator looking to seamlessly step into BC's guest ranching business.

Colliers International's Unique Properties Group is pleased to present the sale offering of the Big Bar Guest Ranch, a 102 acre guest ranch situated at the boundary of British Columbia's beautiful Thompson-Nicola and Cariboo regions. Located about 60 kilometres northwest of Clinton, the historic Big Bar Guest Ranch enjoys an incredible setting in one of British Columbia's last frontiers. Nestled at the foot of the majestic Marble Mountain Range and steeped in the history of British Columbia's "Cowboy Country", the Big Bar Guest Ranch provides its guests with a true "western" experience.

The ranch's many improvements include:

- "Harrison House" - a historic log structure and main family residence;
- "Coyote Lodge" - a multi-bedroom lodge;
- "Cowboy's Inn" - providing hotel-style accommodation;
- Four individual log-frame cabins;
- Campground - including facilities building and several unique Tipi tents; and
- Auxiliary buildings including barns and corrals.

Big Bar Guest Ranch offers its guests with an authentic and rustic retreat experience with a focus on horse back riding, campfires, hiking, mountain biking, snow shoeing, canoeing, archery, camping and life on the range. Situated on a private lake, the Ranch also provides excellent fishing at this location as well as numerous nearby lakes, streams and rivers.

The current owners have completed an extensive list of upgrades and renovations to the property in recent years. This incredible opportunity is offered on a turnkey basis, including much of the livestock at an asking price of \$1,495,000.



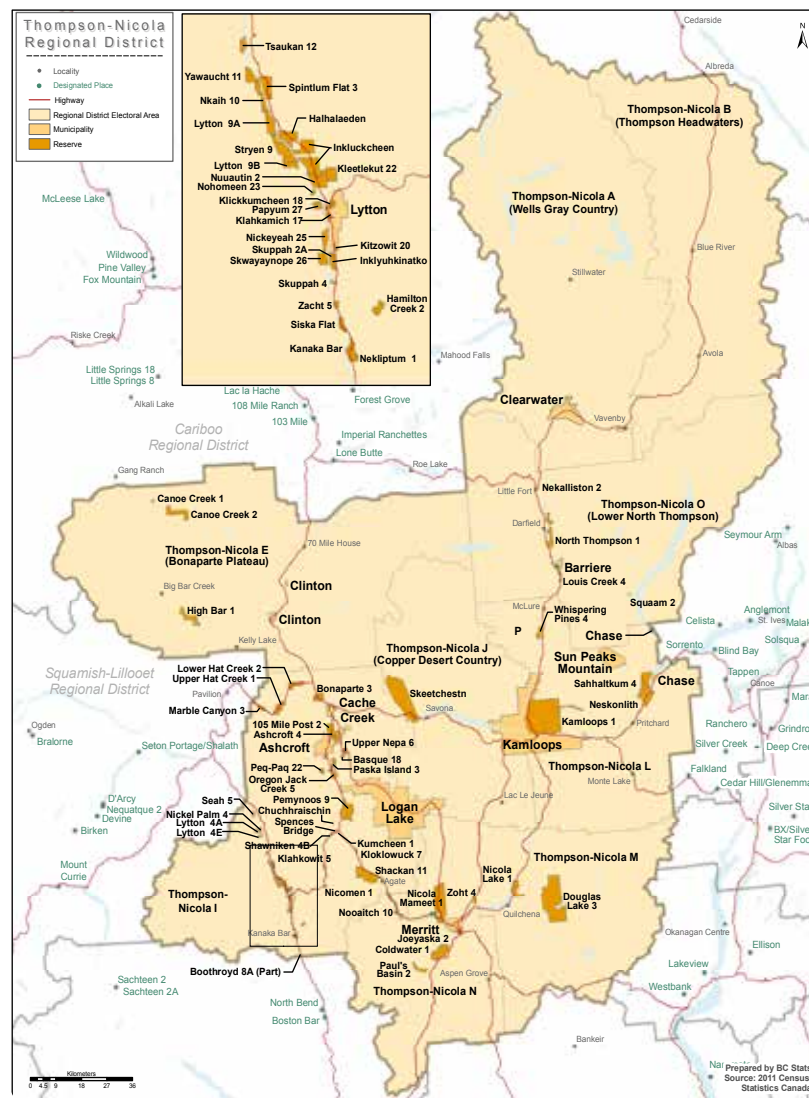
LOCATION OVERVIEW

Thompson-Nicola Regional District

The Big Bar Ranch is located within the western-most region of the Thompson-Nicola Regional District of British Columbia. This area is known for breathtaking landscapes, an abundance of recreational opportunities and a vibrant economy. The region is divided into 10 Electoral Areas and the ranch lies within the more western Electoral Area E identified as the Bonaparte Plateau. This area has long been considered the gateway to the Cariboo and is rich in Gold Rush history.

Overall the Thompson-Nicola region has a total population of approximately 128,000 and covers an area of 44,476 square kilometers. The only cities within the regional boundaries are Kamloops, which accounts for approximately 75% of the region's population, and Merritt, with a population of just over 7,000. The key economic business sectors in the region include forestry, agricultural and ranching, manufacturing and more recently mining and tourism.

This region has a diverse climate. The more southern portion has a semi-desert climate while the more northern portion tends to receive greater precipitation and has an all-around cooler climate, but with dry springs and summers. Rainfall is greatest in June and July (76 and 62 mm) and least in the winter and spring months with December, January, February, and March; all receiving below 10 mm.

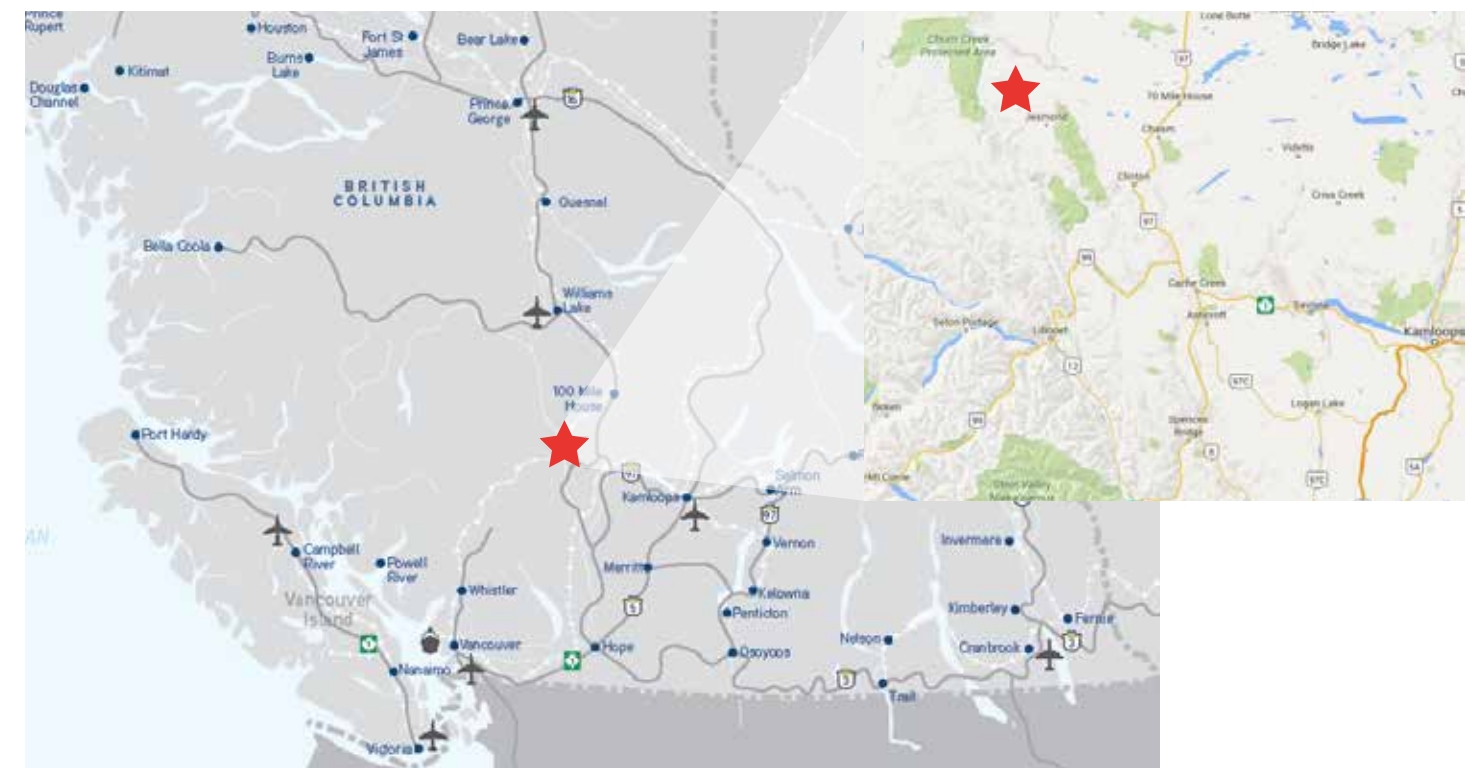


Southern Cariboo

Located at the northwest edge of British Columbia's Marble Mountain Range and just east of the mighty Fraser River, Big Bar Guest Ranch is within a five and a half hour drive from Vancouver and two and a half hours from Kamloops. The nearest town, the village of Clinton with a modest population of 600 residents, is less than an hour's drive from the property.

The Southern Cariboo region has a rich history dating back to B.C.'s Gold Rush and its pioneering ranchers. Gold was discovered in the Cariboo in 1862... an event that would dramatically alter the face and character of this region. Either seeking to make their fortune, or to begin a new life, over 10,000 people traversed the Cariboo Wagon Road in the 1860's. The sudden insurgence of population created an economic surge in both this region and on the coast and created an increased demand for cattle to feed this growing population. When ranchers saw the incredible landscape of the region with grass hillsides that seemingly stretched for miles, the area naturally became a prime ranching region of British Columbia.

Today, the area is still known for its frontier lifestyle, although ranching, tourism and forestry are now the main attractions.



PROPERTY OVERVIEW

History

In 1912, Harry Mariott emigrated to Canada and gained employment at the famous Gang Ranch, located just north and west of the Big Bar Guest Ranch. Over the subsequent years, the enterprising Mariott started acquiring small ranch holdings in the area and eventually consolidated these smaller holdings with the founding of the OK Ranching Company in 1933 with more than 200,000 acres of deeded land. In order to finance his acquisitions, Mariott was forced to take on a financial partner; a Vancouver banker by the name of George S. Harrison. As part of the agreement between the two men, Harrison parceled off a small section of these holdings that amounted to about 100 acres...in a particularly beautiful spot. This property eventually became the Big Bar Guest Ranch.

Today, guests who visit the Big Bar Guest Ranch will find that many parts of the ranch have been left unchanged since the Harrison family used the ranch as their family retreat. The original family home, "The Harrison House", built in 1936 with logs and stone hewn and selected from the property continues to stand strong today.

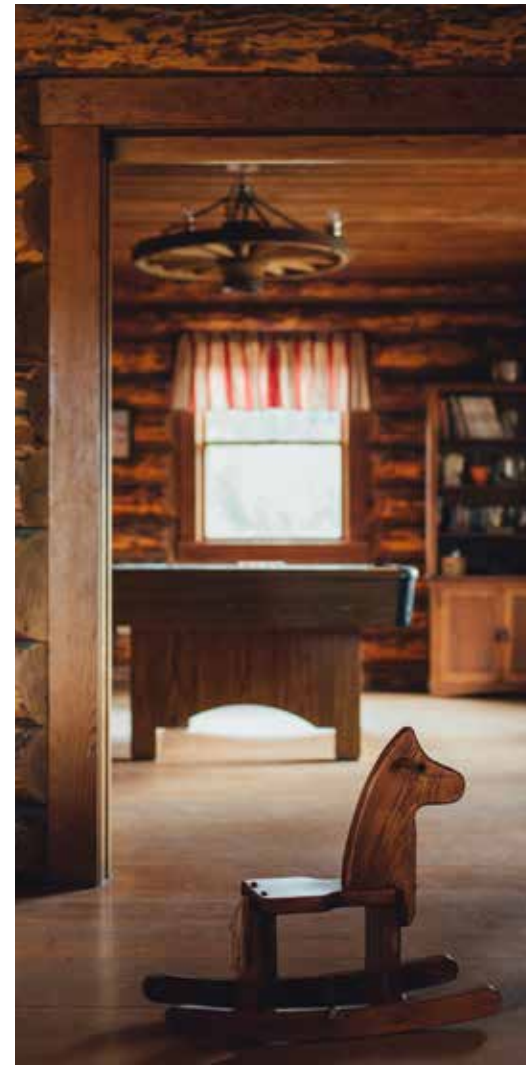
Keeping with historical tradition, Big Bar Guest Ranch guests have access to the original acreage of the OK Ranching Company. The Big Bar Guest Ranch offering includes 102 deeded acres with another 100 acres of private grazing lease and access to close to 230,000 acres of crown tenure for recreational/commercial use.



PROPERTY OVERVIEW

Harrison House

The “Harrison House,” currently utilized as the owner’s residence, is an historical log home dating back to 1936. This two-storey plus basement house has four-bedrooms and four and a half bathrooms. The home features a grand living room with wood burning stone fireplace, billiards hall, library, games room and TV lounge. Renovations of the Harrison House are ongoing with windows and bathrooms having been done. The family accommodations are located in the upper most floor with the intent of completing renovations to the main floor to accommodate guest activity space in an historic setting.



Cowboy's Inn

This two-storey, hotel-style building, built in 1988, hosts 12 individual guest rooms (the ranch office currently occupies one room) with six rooms downstairs and six rooms that also feature lofts on the upper floors. Each room includes a private bathroom with shower stall. The hotel building connects to the dining hall and commercial kitchen.

The dining hall is presently licensed for an occupancy of 50 people and features a large expansive deck. A new roof was completed recently.

The commercial kitchen, with a maximum output capacity for 120 guests, contains stainless steel sinks and dishwasher, propane four burner stove, flat top, two ovens and has industrial ventilation in place. The kitchen provides ample counter space and storage, plus an additional cold storage unit is located in the Harrison House.



PROPERTY OVERVIEW

Coyote Lodge

The "Coyote Lodge" was built in 2001 and provides six bedrooms, plus two full bathrooms, all directly off a communal living room. A new kitchen completed in 2015. Guests can enjoy the beautiful Cariboo sunrises and sunsets from the lodge's two west and east facing exterior decks. The Coyote Lodge is the perfect facility for larger groups.



Cabins

The property includes four individual guest cabin accommodations. Two of the cabins were more recently built in 1995 and provide sleeping accommodation for up to 6 guests. Each cabin has a full kitchen, bathroom and bedroom with queen bed on the main level, plus lofts with two additional bedrooms (queen and two singles). Both of the newer cabins are identical in construction and set up.



In addition, the property includes two older cabins (built circa the 1950's). These cabins can sleep 4-5 people and feature full kitchens and newly renovated (2013) full bathrooms. The main level has a bedroom with a queen bed and the open air lofts containing 2 or 3 single beds.



Campground

The property is also improved with a campground area featuring power hookups, a new washroom/shower facility (recently constructed in 2013) with two shower rooms and two toilet rooms.

The campground includes three canvas Tipi tents providing its guests a unique camping experience. The tents are raised on wooden decking and each are constructed with ventilation for interior open fire pits and sleeps four.

Barn

Originally built in 1939, the barn received full renovations to the second level in 2014. The 2nd level has four large bedrooms and two full bathrooms, and is currently utilized for staff accommodations.

Auxiliary Buildings

There are two auxiliary buildings utilized to house animals or for additional storage and two hay sheds - one presently used for a machine yard.



PROPERTY OVERVIEW

Additional Details

Civic and Legal Address

5960 Big Bar Road, Clinton, BC

Block B, District Lot 4887, Lillooet District

BC Licence of Occupation (Licence No. 516072) - a copy of the licence will be provided to interested parties.

Property Taxes

\$7,240.42 (2015)

Equipment

The offering includes the following equipment:

- Diesel tank and Gas tanks
- Grain Silo
- 2012 Thuro-Bilt Three horse trailer
- 2004 Ford One Ton Pickup
- 1992 GMC 454 - Farm Truck 4x4
- 2013 John-Deere Skid steer Lawn mower

In addition, approximately 30 horses are included in the offering (all other livestock is excluded from the offering).

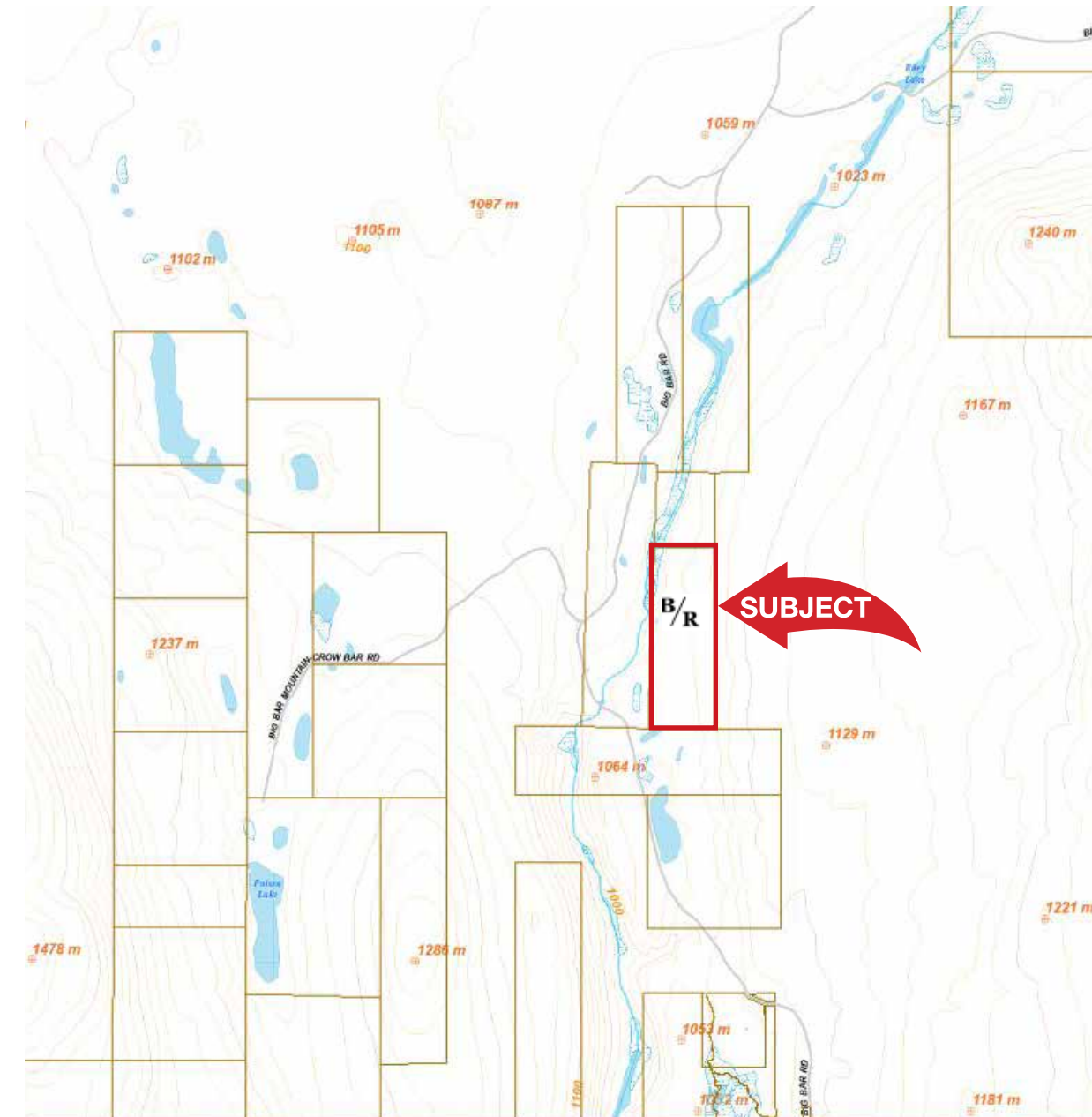
Zoning

The property is designated LRT-2 Existing Lakeshore Resort Zone. The full zoning bylaw is provided in the Appendix to follow. The property is located within the Agricultural land Reserve (ALR).

Services

The property has water rights to Nora Springs and Big Bar Creek and septic sewer service.

Topography Map





APPENDIX

Title

TITLE SEARCH PRINT

File Reference:
Declared Value \$655000

2016-04-05, 11:26:45
Requestor: Andrea Thievin

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District
Land Title Office: KAMLOOPS
KAMLOOPS

Title Number
From Title Number: CA2849333
CA419292

Application Received: 2012-11-01

Application Entered: 2012-11-10

Registered Owner in Fee Simple
Registered Owner/Mailing Address: BIG BAR GUEST RANCH (2012) LTD., INC.NO. BC0953014
PO BOX 765
ASHCROFT, BC
V0K 1A0

Taxation Authority: KAMLOOPS ASSESSMENT AREA

Description of Land
Parcel Identifier: 010-471-278
Legal Description: BLOCK B DISTRICT LOT 4887 LILLOOET DISTRICT

Legal Notations
HERETO IS ANNEXED EASEMENT K11355 OVER DL. 4430, LILLOOET DISTRICT

Charges, Liens and Interests
Nature: RESTRICTIVE COVENANT
Registration Number: K11354
Registration Date and Time: 1975-03-11 13:59
Remarks: DD K10692 APPURTENANT TO DL. 220, LILLOOET DISTRICT

Nature: MORTGAGE
Registration Number: CA2849380
Registration Date and Time: 2012-11-01 09:21
Registered Owner: FARM CREDIT CANADA

Duplicate Indefeasible Title: NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference:
Declared Value \$655000

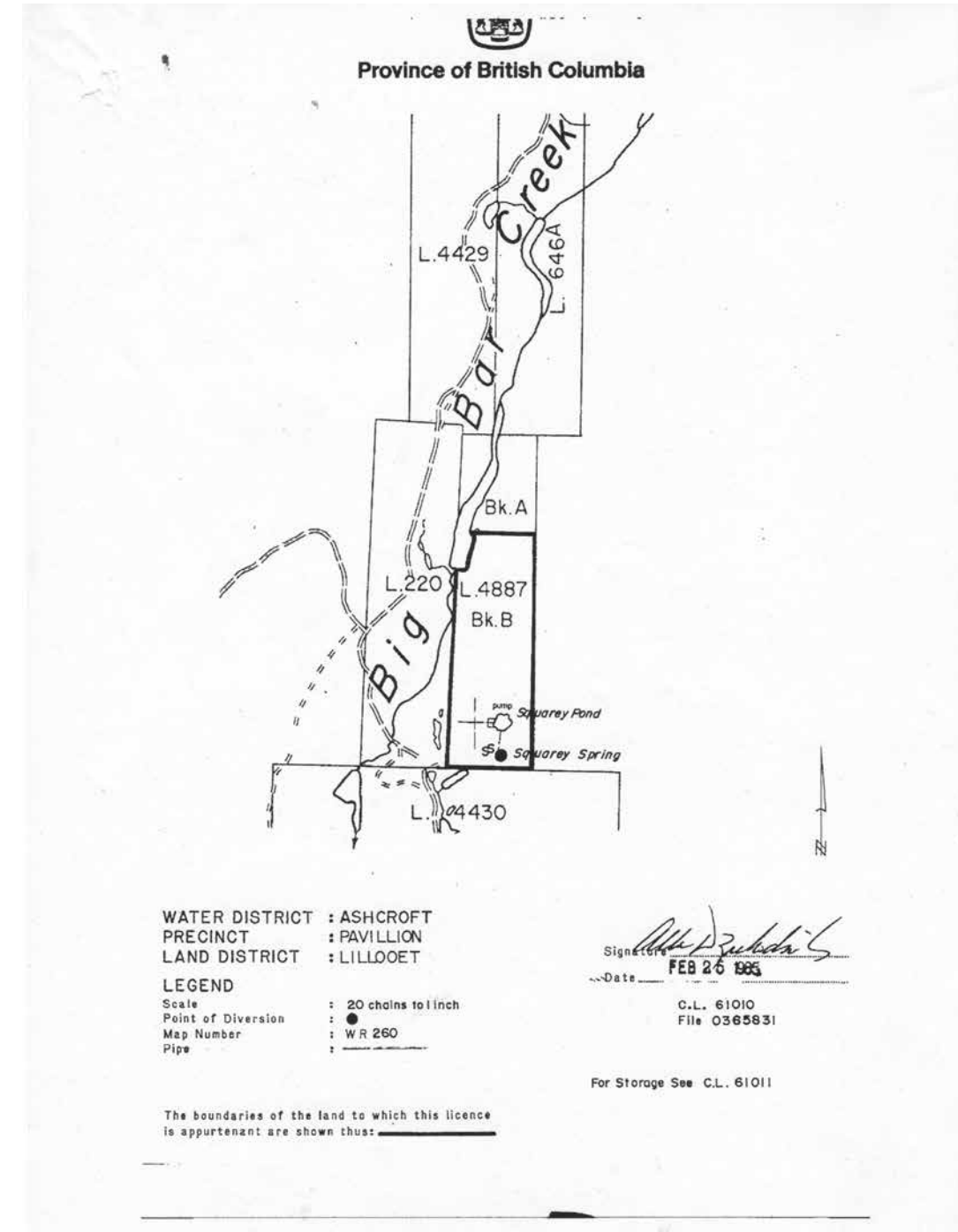
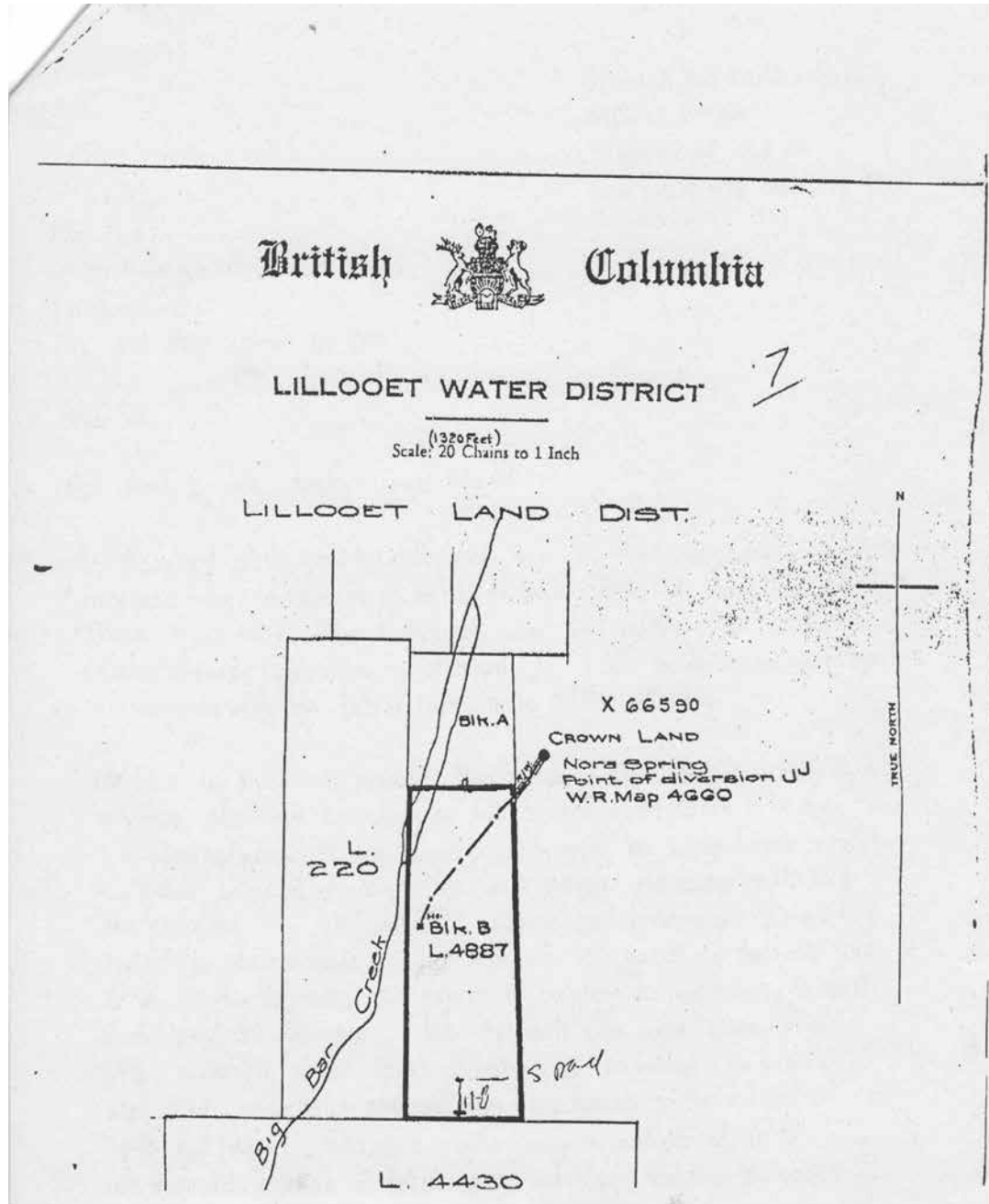
2016-04-05, 11:26:45
Requestor: Andrea Thievin

Transfers: NONE

Pending Applications: NONE

APPENDIX

Water Rights



APPENDIX

Zoning Bylaw

Part 14: LRT-2 Existing Lakeshore Resort Zone

LRT-2

Purpose

The purpose of this zone is to recognize resorts within one kilometer of a lake in the AF-1 and RL-1 Zones that existed prior to adoption of Zoning Bylaw No. 2400 and to provide a set of regulations that allow for their continued maintenance, upgrading and expansion with the appropriate level of servicing in accordance with the TNRD Lakeshore Development Guidelines.

14.1 Permitted Uses

In the LRT-2 zone, the following uses are permitted on a *parcel* and all others are prohibited:

Principal Uses

- (a) *resort*;
- (b) *rentable units*;
- (c) *campground*;
- (d) *agricultural and horticultural use*; and
- (e) *one single family dwelling, one two family dwelling or one manufactured home*.

Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (f) *resort staff ancillary accommodation*;
- (g) *resort ancillary commercial and recreation use*;
- (h) *home based business*; and
- (i) *accessory building*.

14.2 Parcel Size

The minimum *parcel* size shall be 1 hectare, except where an expert report from an appropriately qualified *Professional Engineer or Geoscientist* experienced in water and sewer in accordance with the Drinking Water Protection Act and the applicable Municipal Sewerage Regulation or the Sewerage System Regulation recommends approval of a smaller *parcel* size capable of accommodating on-site water and sewer servicing respectively whereupon the minimum *parcel* size shall be no less than 4,000 square metres and subject to:

- a) approval by any or all Provincial authorities having jurisdiction; and
- b) registration of a restrictive covenant against the title of land under s.219 of the Land Title Act.

14.2.1 Parcel Size – Site Specific

LRT-2

In the LRT-2 Zone, the following *parcel* sizes are permitted on a site specific basis only:

- (a) the minimum *parcel* size for a *rentable unit* in a fishing and hunting resort containing not more than 30 strata *rentable units* in the case of Lot 1, District Lot 6286, KDYD, Plan KAP91518 is 64.2 square metres.

14.3 Parcel Coverage

The maximum *parcel coverage* permitted shall be 35 percent. Additional *parcel coverage*, up to a maximum of 50 percent, shall be permitted where the development is being serviced by an approved *community water system* and *community sewer system*.

14.4 Setbacks

14.4.1 The *front setback* shall be 6 metres.

14.4.2 The *side setback* shall be 1.5 metres, unless the side lot abuts a road where it shall be 4.5 metres.

14.4.3 The *rear setback* shall be 6 metres.

14.5 Height of Buildings

The maximum *height of buildings* permitted shall be:

- (a) 15 metres for a principal *building*; and
- (b) 9 metres for any *accessory building*.

14.6 Conditions of Use

14.6.1 Development within this zone shall be serviced by water and sewage disposal systems approved by the appropriate Provincial authority having jurisdiction.

14.6.2 Resort ancillary commercial use shall not exceed a cumulative total floor area of 2,500 square metres per *parcel*.



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