

Deadwood Outfitters Backcountry Adventures

CASCADE, ID



OFFERING MEMORANDUM

KW COMMERCIAL

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PRESENTED BY:

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CASCADE, ID

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Executive Summary



SALE PRICE: \$1,050,000

MAIN LODGE SIZE: 6,000+/- SF

MARKET: Central Idaho Backcountry

SUB MARKET: Frank Church River Of No Return
Wilderness (IDFG Units 33 & 34)

BUSINESS OVERVIEW

Highly desirable, turnkey, backcountry, Idaho outfitter and guide service business available for purchase. Four season business which includes permits, buildings (on land use "resort" permit), livestock, rolling stock, equipment and tack needed to operate the business. Live the dream of a backcountry Outfitter!

BUSINESS FEATURES

- Family owned since 1969
- Outfitter Permit (200+/- square miles)
- Resort Permit (10+/- acres on Deadwood River)
- Includes Buildings (Main lodge, 3 bunk cabins, barn/stable, tack sheds on the resort permit)
- Includes livestock
- Includes rolling stock (Trucks, trailers, jet boat, etc.)
- Includes generators, equipment and tack necessary to operate the business in the backcountry
- Sellers are willing to stay on for a year or two as consultants

Business Description



BUSINESS OVERVIEW

Highly desirable, turnkey, Backcountry, Idaho outfitter and guide service business available for purchase.

LOCATION OVERVIEW

Located one mile from the boundary of Idaho's Frank Church River of No Return Wilderness Area, the most scenic & pristine area left in the country. Northeast of Deadwood Reservoir and approximately 15 miles East of Cascade. 140 Miles North of Boise. 134 Miles from Sun Valley. 54 Miles from Stanley.

GUIDED HUNTING ADVENTURES (FALL, WINTER & EARLY SPRING)

Guided hunts in some of the most scenic and pristine areas left in the United States. Big Game hunts include elk, mule deer and wolf. Idaho Fish and Game units 33 and 34.

GUIDED FLY FISHING, POWER BOAT AND FLOAT TUBE FISHING

Fly fishing trips on the pristine rivers, streams and lakes from Cascade Reservoir, Deadwood Reservoir, and many more.

GUIDED HORSEBACK TRIPS (SUMMER, SPRING, & FALL)

From 2 hour rides, to guided horseback photography trips, to backcountry drop camp camping adventures. Outfitter has excellent trail and backcountry trained stock.

SNOWMOBILING, SNOWSHOEING, & SLEDDING

Snowmobile only access to the lodge in winter makes this lodge an epic backcountry snowmobile destination for adventurers and those seeking to escape the crowds. Often snowmobiling opportunities can continue through April/May.

EVENTS, TRAINING, SCHOOLS, & MORE

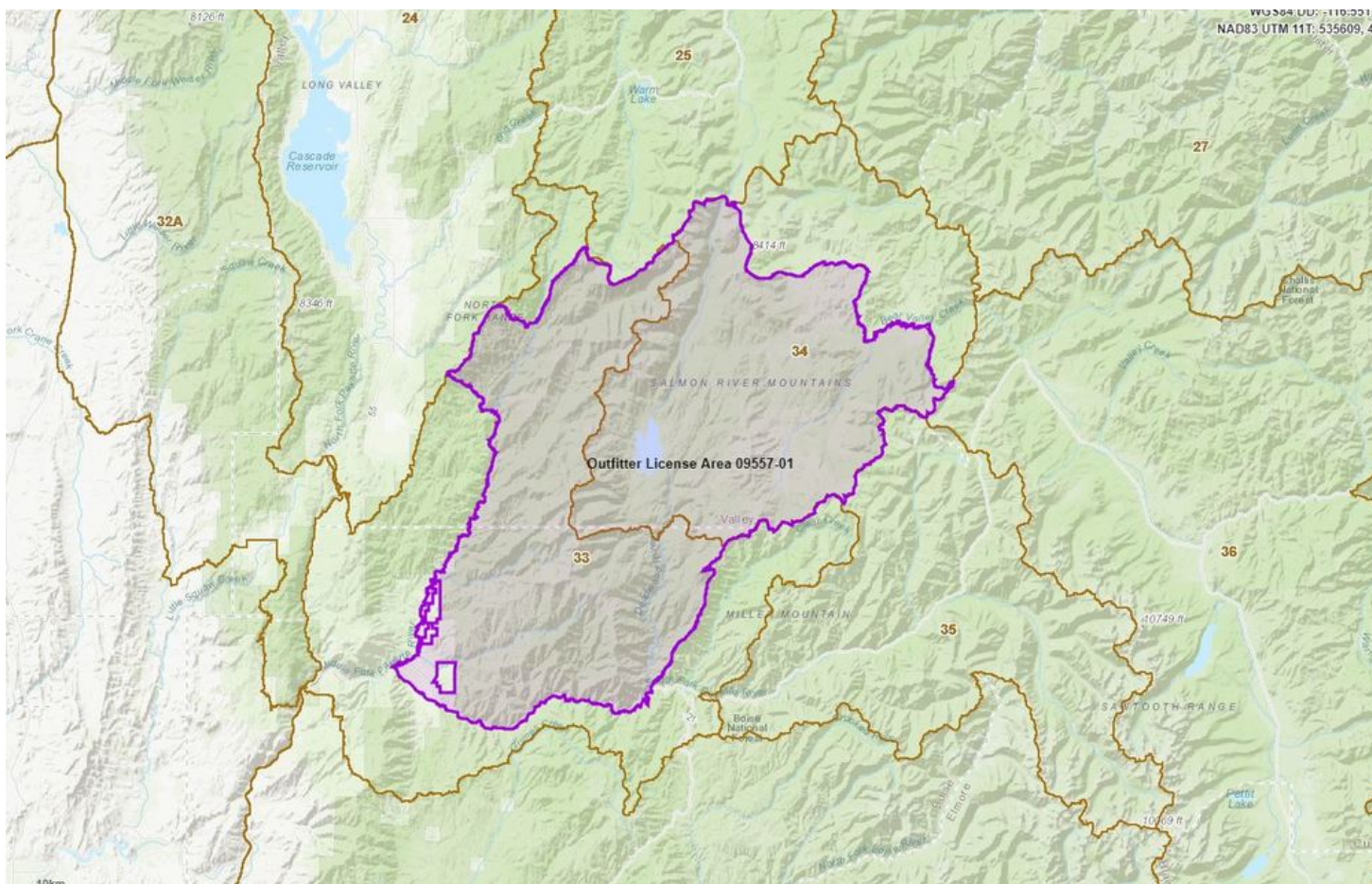
The lodge is frequently used for corporate events and retreats allowing business leaders and their teams to focus on the strategic plans ahead of them and not be distracted by the outside world. Additionally, there are many classes, clinics and trainings hosted on-site, including; long range shooting schools, fly-fishing clinics, and wilderness advanced first aid courses.

Businss Details

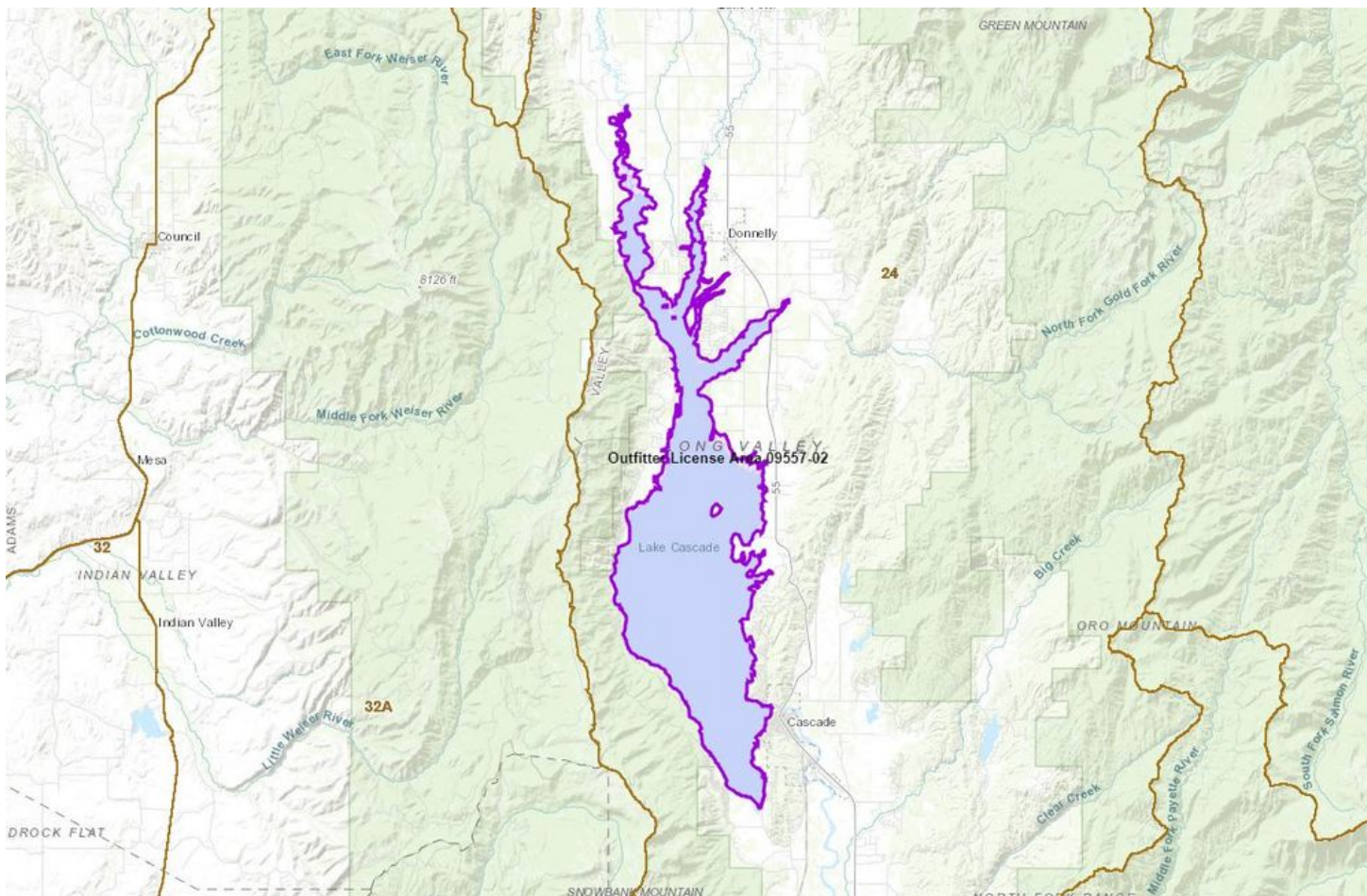
PROPERTY NAME:	Deadwood Outfitters
LOCATION:	West Central Idaho
LOCATION:	Cascade, ID
LICENSE AREAS:	3 (see maps below)
BUILDING CONSTRUCTION:	Wood Frame
REAL ESTATE OWNERSHIP TYPE:	Land Lease/Permit
YEAR FOUNDED:	1969
HUNT YEAR CURRENTLY BOOKING:	2020
REASON FOR SALE:	Retirement
TERMS:	Cash, will consider all



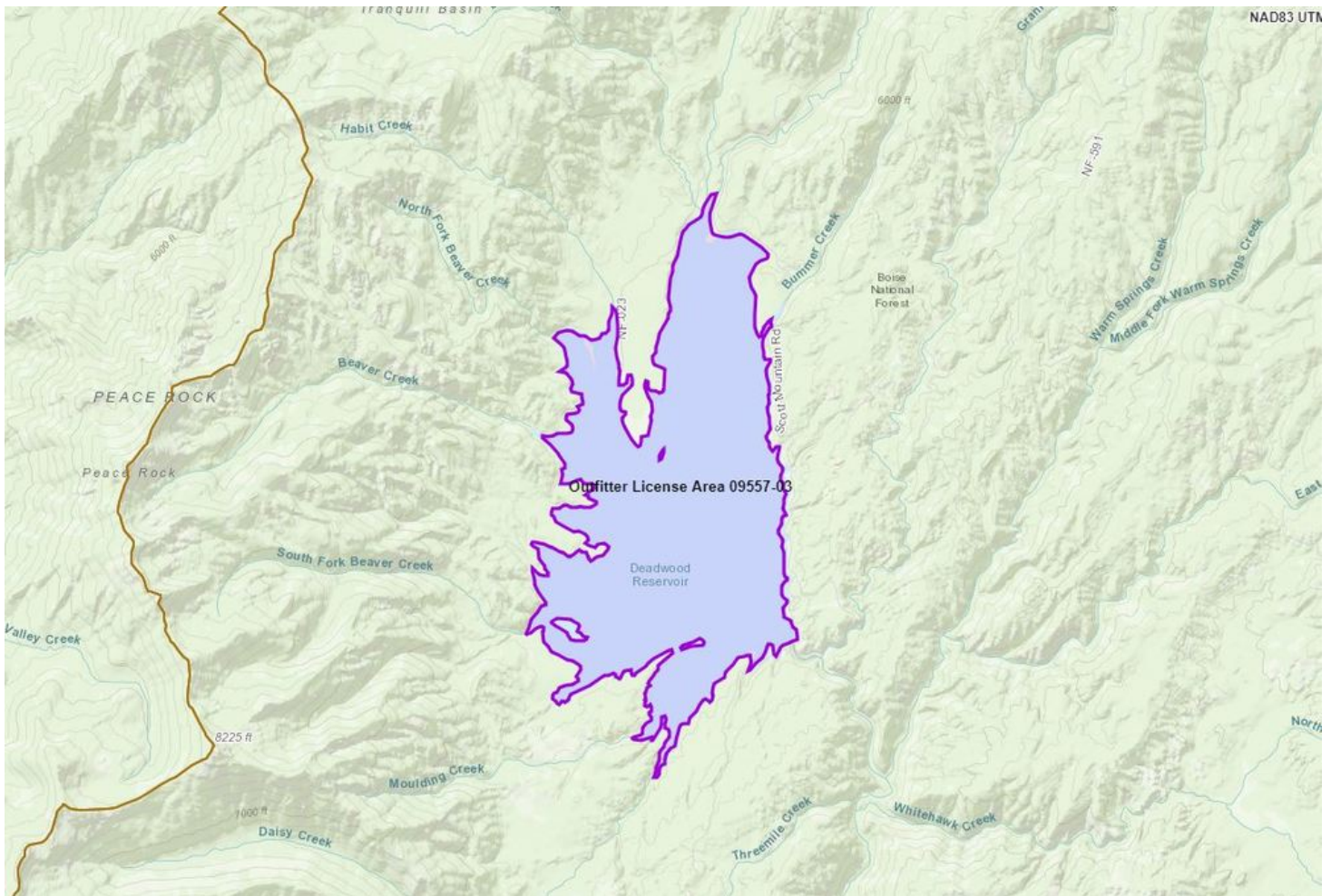
LICENSE AREA 1 (Deer, Elk, Moose, And More)



LICENSE AREA 2 (Power Boating/Fishing)



LICENSE AREA 3 (Power Boating/Fishing)



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



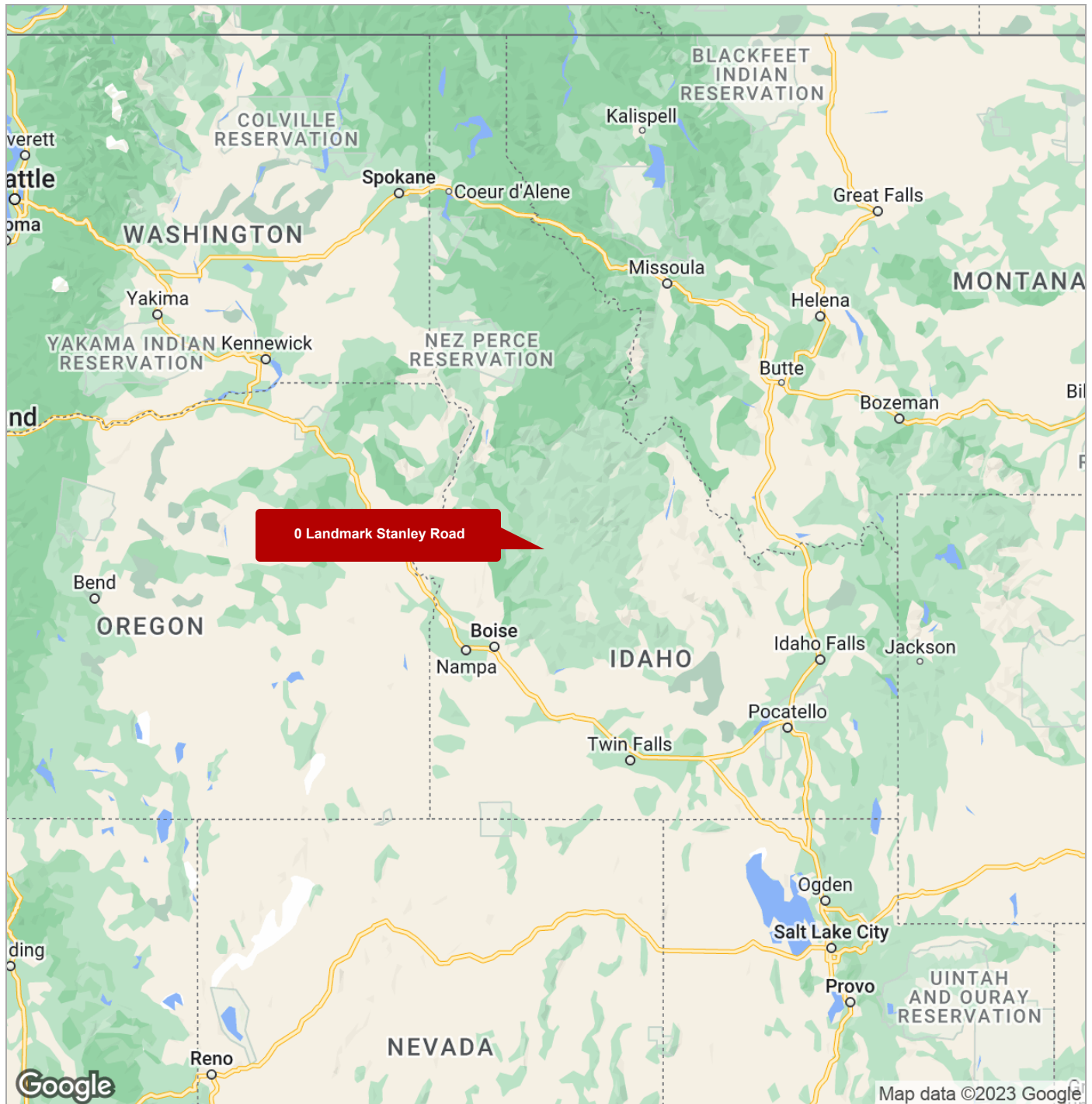
Additional Photos



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Regional Map



Regional Map

