



**Hartland Whitetails Ltd, Saskatchewan, 477.00 Acres**

**\$3,990,000 CAD**

- Agriculture, Big Game, House, Income producing, Wildlife Viewing

Hartland Whitetails Ltd is a production facility for trophy whitetail deer coupled with a sizeable hunt property that caters to high-end clients to provide opportunities to hunt several North American big game species. It is located in the province of Saskatchewan, Canada about an hour from an international airport.

Maximize your Life Experience with this RARE Special Offer! Ever dream of owning a Big Game operation coupled with a Hunter's Haven, and running your own private business? Hartland Whitetails Inc is a corporation that is offered for sale. It combines prime real estate and an elite hunting business into an incredibly lucrative turnkey package deal. At the large animal production facility, you can enjoy raising your own large game, then harvest these animals for a premium at the nearby established Hunt Ranch in the Blue Hills of the magnificent Missouri Coteau. Currently family owned & operated, they offer quality lodging in a scenic location, guided hunting trips, and coordinate professional caping & mounting services. The combined full-scale operation has the capacity to comfortably raise 500+ white tailed deer, including the option to use industry-leading genetics by practicing artificial insemination. The purchase would come with some live deer, and 900 straws of high-quality Whitetail & Mule Deer semen with renowned genetics to produce trophy quality animals. Furthermore, other world-class species like Elk, Bison, Bighorn, Dall & Stone sheep can all be sourced in Western Canada from reputable breeders to develop a production program or to create amazing hunting experiences. The Hunt Ranch has a beautiful fully serviced 5 Bedroom Lodge that caters well to the satisfaction of elite international hunters & outdoorsmen. Furthermore, this property comes with all the equipment and a heated shop to comfortably hunt, retrieve, and dress all trophy animals. The shop includes modest living quarters for staff such as a Guide, Cook, or on-site Manager. This half section has a tremendous variation in topography making hunts both challenging and rewarding. The property includes deep ravines, wooded coulees, flowing springs, blue clay hills, and some great rolling prairie land.

The production facility for Hartland Whitetail Inc is located on a separate home quarter, which has a 2500 sq ft, 4-bedroom passive solar heated residence (attached garage), deer handling facilities and a well developed game farm. This production facility is built on quality #3 soil that produces adequate grass for livestock in the various grazing paddocks that lead to 12 corrals. Interconnected pens and alleyways of 11 miles of eight-foot game fence with 150+ gates facilitate the movement of

animals and access 12 waterers & hydrants. These handling facilities make it practical not only to raise & process deer, but also to catch & ship them anytime. If desired, this well fenced farm is also conducive to raising other species.

*\*This wonderful package is all located within 1 hour's drive of Saskatchewan's capital city Regina Airport, or 2hrs & 20min north of Scobey MT, making this Dream property both private and very accessible during any season!!!*

Live Life to the Fullest: Raise Big Game, hunt to your heart's delight, appreciate a diverse landscape & clear open skies. This is your Lifetime Opportunity! Sale includes numerous hunts for 2023 that are presold and have deposits. The money made per acre on this operation dwarfs all ordinary agricultural models. Seller is willing to hands-on mentor new owner(s) to help ensure their success & satisfaction. This training coupled with the lists of high-end hunt clients, livestock suppliers, and all relevant experts to operate the production facility will pave the way for a very financially rewarding long-term business.

Inquire today for more property details and available business information!

### Main Info

- Street Address : NW 19-13-25-W2
- Lot Size Acres : 477.00 Acres
- Postal / Zip Code : S0H 0K0
- Dwelling : Yes
- State / Province : Saskatchewan
- Closest City : Moose Jaw

### Broker Info



#### Gord Kozroski

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Co-listing with: Real Estate Centre West, Paul Corbiere

Growing up on the ranch, I developed a love for the land and an understanding of how to make it pay. Hunting was just a normal part of life, all around us. 10 years as an officer in the Canadian Armed Forces (Infantry, airborne, PPCLI) honed my leadership and interpersonal skills as well as enhancing my computer skills and love of maps. I offer solid representation with the highest level of integrity.

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