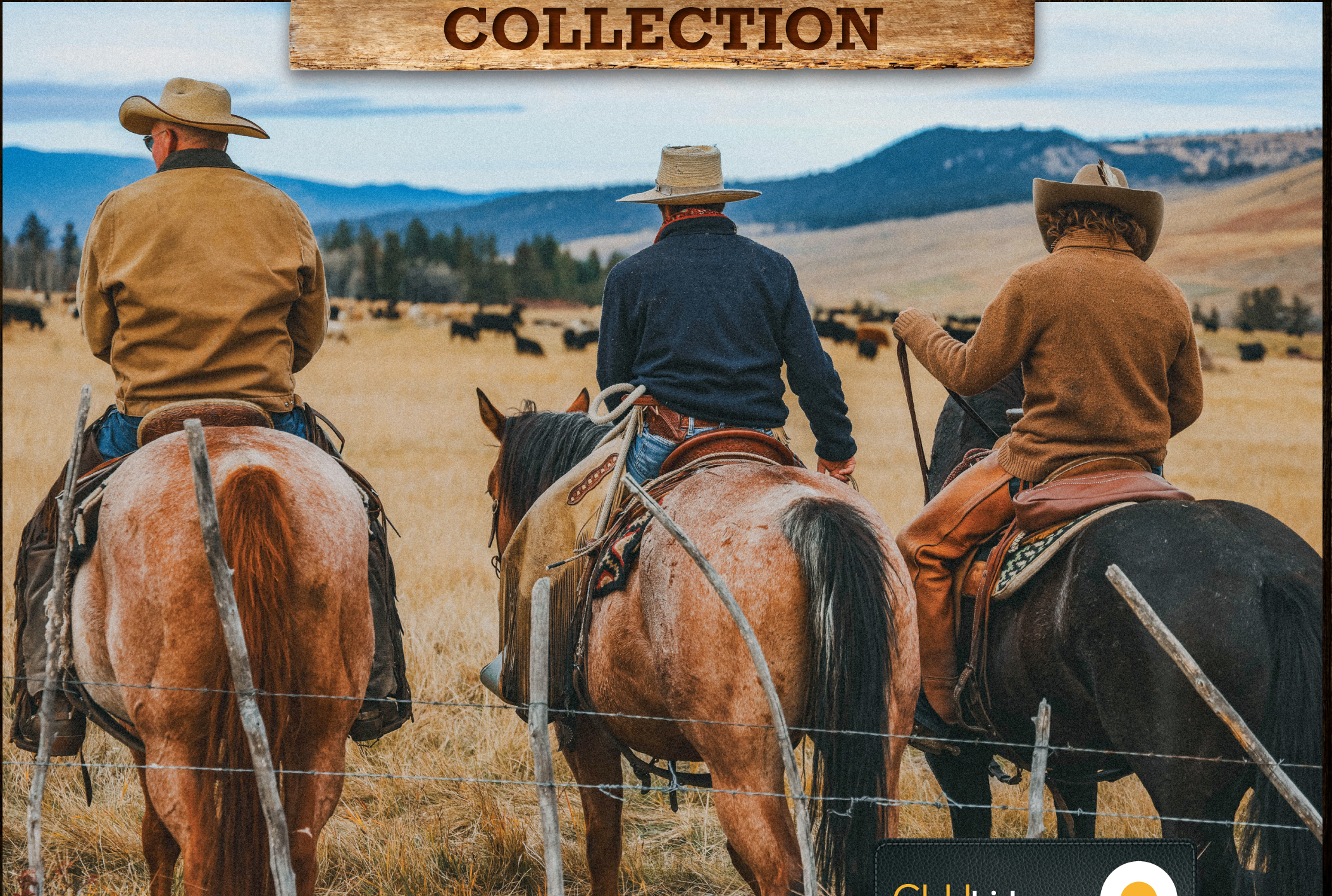


HAT CREEK RANCH COLLECTION



CLHbid.com







FORGE your ranching legacy amidst the breathtaking vistas of British Columbia, a land revered worldwide for its natural splendour. Spread across more than 117 square miles of untamed beauty, welcome to the extraordinary 'Hat Creek Ranch Collection.' Here, rugged landscapes merge seamlessly with boundless prospects, snow-capped peaks form natural boundaries to the west and east, while pristine creeks meander through the ancient valley, sculpting a panorama unlike any other on Earth.



NESTLED within the embrace of the Coast Mountains, this bespoke ranch is situated 71 miles as the crow flies from the world-renowned resort town of Whistler, BC, promising a lifestyle of unrivaled leisure and adventure. The Clear Range, known for excellent off-roading and mountain biking, as well as the beautiful and peaceful Marble Canyon Provincial Park are close enough to enjoy a picnic lunch or a day of adventuring. The history of the valley, paired with the genetics of the black angus produced here, makes the 'Hat Creek Ranch Collection' an investment unlike any other.

'Hat Creek Ranch Collection' is made up of a combination of over 2,387 deeded acres with 31 titles, 61,531 acres in Grazing Licences, 9,518 acres in Grazing Leases, and 1,280 acres in a BC Hydro Agricultural Lease, tabulating an impressive 74,716 acres, including 400 irrigated acres to support hay production, to fulfill your wild west dream. 'The Hat Creek Ranch Collection' offers an opportunity to live a rancher's life; one steeped in authenticity with all the rewards and the hardships of the celebrated lifestyle. Seize the chance to live on a functioning cattle ranch and raise your family in the old west way, all with quick access to paved roads and grocery stores. In a market where the demand for the acquisition of large swaths of land outweighs available inventory, this ranch offers the opportunity to own a piece of the historic gold rush of the 1860s, while wisely diversifying your wealth portfolio.







IMAGINE taking the reins of one of British Columbia's premier, historic ranches, with a herd known for their exceptional genetics and closed herd integrity. This is not just an investment in land; it's an investment in a legacy of quality and excellence—a premiere cattle operation in the heart of British Columbia. 'Hat Creek Ranch Collection' is a farmstead where the pastures and mountain peaks stretch as far as the eye can see; it supports significant AUMs and boasts irrigated feed to ensure a sustainable and prosperous operation. The Upper Plateau offers robust pastureland where it's not uncommon to find grass that grows to a horse's belly in the late summer—just when a rancher needs it most.





HEAD south on Upper Hat Creek Road off major Hwy 99 to access this incredible spread, or if you are looking for truly effortless entry, there is plenty of room to land the helicopter. This property even features an airstrip where Cessnas have been known to land since the 1980s. The Village of Cache Creek has an established airport at Campbell Hill, featuring a runway long enough to support a King Air.



COMPRISED of five separate yard sites, 'Hat Creek Ranch Collection' has extensive infrastructure in place. The ranch headquarters can be found on yard site 4, which was known as 88 Ranch, and includes houses, a shop, barns, and a large, working cattle area, as well as plenty of room to land the helicopter for truly effortless travel. The private and exclusive owner's retreat is the quintessential ranch home resembling that of a Hollywood western and can be found on yard site 1. The ranch manager's private residence can be found on yard site 2, and there are houses on yard sites 3 and 5 as well. Meticulously planned and expertly executed, every yard includes not only a home, but also a turn-key opportunity to continue the age-old tradition of ranching in the Hat Creek basin.

Beyond its operational capabilities, 'Hat Creek Ranch Collection' offers an escape to a world where nature dictates the rhythm of life. A place for families to reconnect and forge lasting memories while immersing themselves in an authentic ranching lifestyle. Brian Parke, a generational ranching steward of the valley, aptly described the soul of Hat Creek when he stated: 'this is my home, not the house I live in, but the valley... I feel I have a responsibility to the valley, looking after it and making it better than our predecessors...'





‘Hat Creek Ranch Collection’ stands as a beacon for those who dream of a different kind of wealth; the kind that comes from the land, the community, and nature’s heartbeat. It’s more than a ranch. It is a gateway to a life less ordinary, a place where history, heritage, and opportunities converge.

‘Hat Creek Ranch Collection’ is not just an opportunity to own a piece of British Columbia’s heartland; it’s an invitation to become part of a story that spans generations. The legacy awaits—are you ready to make it your own? ‘Hat Creek Ranch Collection’ is being offered for sale via online escalating tender by CLHbid.com. Please check the website for updates from time to time.



“This is my home, not the house I live in, but the valley... I feel I have a responsibility to the valley, looking after it and making it better than our predecessors...”

—**Brian Parke**, generational ranching steward of the valley



Equipment Option

(to be sold as a package deal only)

\$375,000.00

John Deere 6605 MFWD Tractor

s/n L06605Y325549
c/w 740 LDR with bucket & grapple, 3 pt, bale unroller, 2 HYD outlets, 540/1000 PTO, LH reverser
(bale unroller is BU1060 – s/n 12557702)

John Deere 2755 MFWD Tractor

s/n L02755U730623
c/w 245 LDR with bucket, 2 HYD outlets, 540/1000 PTO

(2) 2011 Honda TRX420FM ATV

John Deere 5400 MFWD Tractor

s/n LV5400C130447
c/w 3 pt, 2 HYD outlets, 540 PTO

John Deere Tractor TWD 3550 Tractor

s/n OBL
c/w LDR with bucket, 3 pt, 2 HYD outlets, 540 PTO

John Deere 6420 MFWD Tractor

s/n LO6420K498883
c/w Premium cab, 640 LDR, bucket with grapple, bale spike, power/shift trans, LH reverser, 540/1000 PTO, 3 pt

2011 Snake Lake T/A Gooseneck Flat Deck Trailer

s/n 5PTGF282XB1015383
c/w beavertails, ramp

2014 Ford F350 XLT 4x4 Crew Cab Truck

VIN 1FT8W3B60EEA

2012 Dodge Ram 3500 Crew Cab 4x4 Larmie Pickup

s/n 3C63D3EL7CG215274
c/w short box, black

2008 Can Am Wheeled ATV

John Deere Seeder 8300

John Deere 925 Rotary Pull Type Mower
c/w 540 PTO

John Deere 1460 Rotary Pull Type Mower

s/n 1460X332345
c/w 540 PTO

John Deere 215 T/A Field Disc

Bale King 2000 Bale Processor

c/w 1000 PTO, LH Discharge

Kverneland 3pt Plow

Pipe Wagon

Hay Wagon

Cultipacker

Harrows

Rock-o-matic 546

3 pt Hitch Cultivator

Rotovator

3 pt Hitch Plow Blade

Shop Tools

2011 Cummings Trailer 21 ft Snake River

Husqvarna Chain Saw 365

Frontier Pallet Forks

s/n XFAP12D000448

Irrigation Hose System Traveller

90-350M

12 ft Land Leveler

Morris TA 8 Bale Mover

New Holland 185 T/S Manure Spreader

s/n 214963
c/w walking floor, 540 PTO, single beater

Trailswest Hotshot Gooseneck Stock T/A Trailer

s/n 49SS7282XEP038025

2014 John Deere Rotary-Mower-Conditioner

s/n CC1460X33245

Levelwind Wire Roller

Jiffy 900 Bale Processor

s/n JSB00011485

Storage Container

2016 New Holland RB560 Round Baler

John Deere 630 Mower Condition

John Deere 1640 TWD Tractor

s/n LO1640X370867
c/w Allied 495 LDR, bucket, canopy

Husqvarna 550xp Mark II 20" Chainsaw



Hay Bale Option

Pro-rated at \$130 a bale up or down for quantity

2024 Hay Bales (Approximately 1,300 Pounds)

- 2000 bales (first & second cut hay)
- Exact bale count will be supplied for closing
- Bales will be removed from hay fields and located in stack yards for closing

NOTE: In the event the high bidder elects to exercise the option(s), a transaction fee of 1.25% of the total option price plus GST will be charged. The total option price, transaction fee and gst will appear on the statement of adjustments.

This statement is based on information provided to us. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered prior and after auction shall be adjusted directly between the parties. E. & O.E.

NOTE: The option price does not include goods and services tax ("GST"). The option price will be subject to the addition of GST which shall be paid by the high bidder to the vendor and will appear on the statement of adjustments.

In the event the high bidder elects to exercise the option, a transaction fee of 1.25% of the total option price plus GST will be charged. The total option price, transaction fee and GST will be appear on the statement of adjustments.

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Livestock Options

The High Bidder will have two (2) options for the cow herd.

'Hat Creek Ranch Collection' cow herd is primarily Angus, all females retained for breeding and are 100% home raised, one iron cows. Complete Zoetis herd health program with ScourGuard in the spring, and Ivomec in the fall. Cows have been exposed to Angus, Simmental/Angus, and Charolais herd bulls. Currently 467 mother cows that will be paired back to approximately 420. Ranch Manager will have final sort/count on the corresponding dates below. Cows are sold as a group and will not be sorted, or on choice, gate run for final numbers.

Cows Ages:

- 72 cows/2 years old
- 59 cows/3 years old
- 65 cows/4 years old
- 50 cows/5 years old
- 39 cows/6 years old
- 42 cows/7 years old
- Balance mature



Option 1: 420 Bred Cows

Pro-rated up or down based on quantity @ \$3,000.00

- The High Bidder will be supplied preg checked cows by a veterinarian
- Exact count will be done before November 15, 2024
- The Vendor will retain the 2024 calves

OR

Option 2: 420 Cow Calf Pairs

Pro-rated up or down based on quantity @ \$4,500.00

- Exact count will be before November 15, 2024
- Cows will not be preg checked

(80) Bred Heifers

Pro-rated up or down based on quantity @ \$3,000.00

- Heifers will be preg checked by a Veterinarian in September and exact count will be supplied for closing
- Heifers are top cut from closed cow herd, chosen by ranch manager
- Heifers are pelvic measured

(25) Herd Bulls

Pro-rated up or down based on quantity @ \$4,000.00

- Buyer will receive bulls not semen checked: Angus, Simmental/Angus, and Charolais bulls

NOTE: In the event the high bidder elects to exercise the option(s), a transaction fee of 1.25% of the total option price plus GST will be charged. The total option price, transaction fee and GST will appear on the statement of adjustments.

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About CLHbid.com

The CLHbid.com Advantage

Every decade or so, a revolutionary innovation transforms the agricultural industry for the better. CLHbid.com is that innovation—a specialized platform designed exclusively for selling agricultural land. Whether the seller is a farmer looking to exit, an executor seeking to maximize value for an estate, or an entity accountable to shareholders or taxpayers, CLHbid.com ensures that sellers receive market value for their land—and buyers maximize their investment.

Why choose CLHbid.com?

Selling farmland often involves complex dealings with renters, neighbours, and family members. CLHbid.com is a leading-edge tender platform designed to eliminate the pitfalls of traditional agricultural sales. It ensures a fair bidding process for both the seller and the buyer, with transparency, flexibility, and true price discovery—so no one ends up leaving money on the table.

How does CLHbid.com work?

CLHbid.com is a specialized platform that combines expertise and strategy to eliminate stress for buyers and sellers. Our team consists of legal, accounting, and agricultural experts who work closely with sellers to understand their goals and develop a customized marketing plan. We create a tailored marketing plan that leverages various channels, including digital and traditional advertising and social media, to attract the widest possible range of potential buyers and generate significant interest in farmland and ranch property. Gone are the days when the only potential buyer lives next door.

We then employ our innovative online bidding platform, which allows interested buyers to bid anonymously from their home or office, creating a level playing field for bidders and eliminating the awkwardness that can arise with public bidding. Throughout the process, buyers can see the current highest bid, and they have the option to bid incrementally as higher bids appear.

We've all had the unpleasant experience of being outbid at the last moment of an auction. When this happens, it's demoralizing for buyers and for sellers. For buyers, the last-minute sniping leaves a bad taste. For sellers, it illustrates that the bid had potential to go higher—if only it hadn't been cut off. CLHbid.com removes the sting of lost money on the table by incorporating an automatic extension feature. If a bid is placed near the bidding period expiration, our platform automatically extends the time, allowing other registrants to place additional bids. This ensures that all interested buyers have an equal chance to respond and submit their best offers, witness the bidding process in real time, and be assured that the final sale price reflects fair market value.

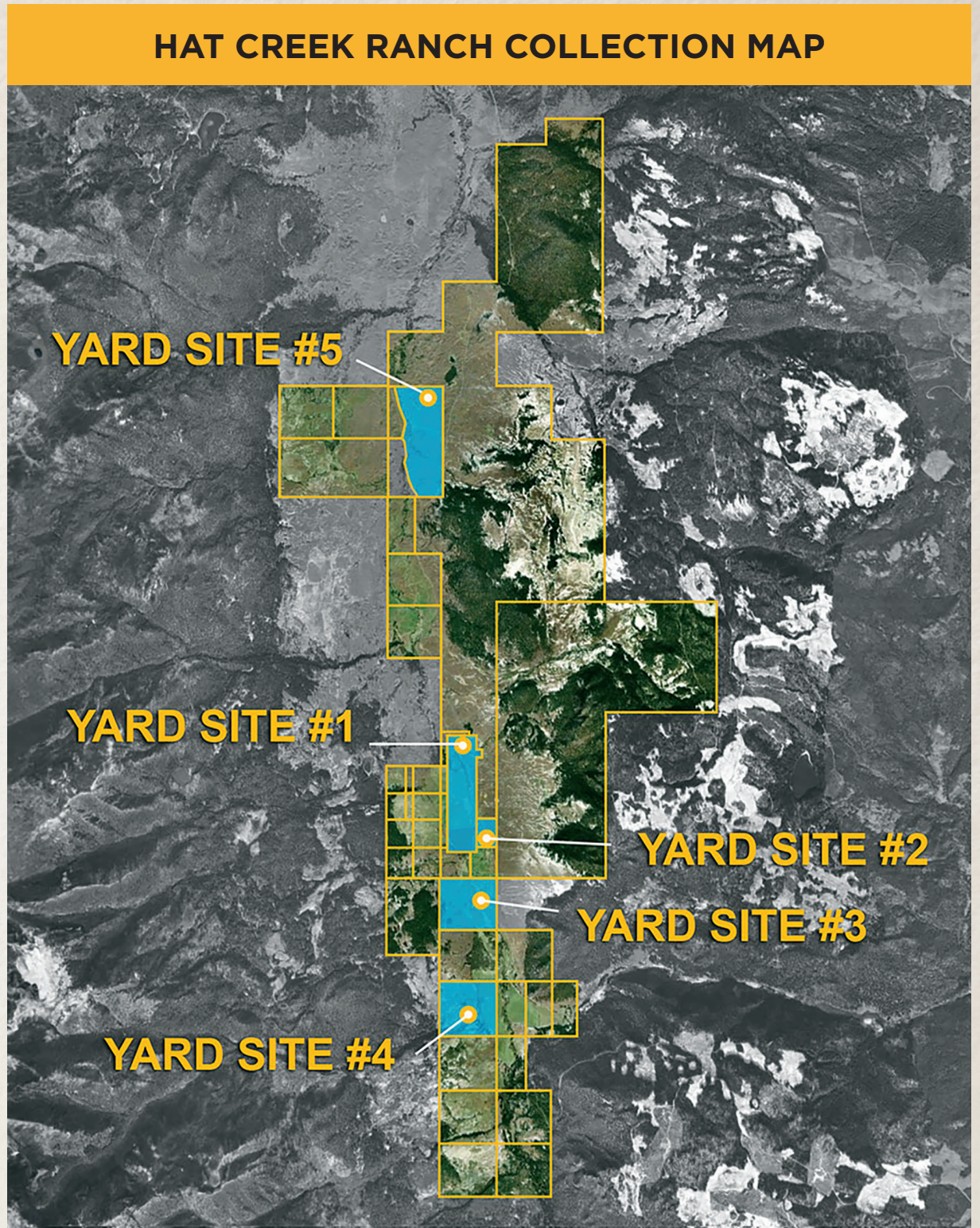
Throughout the tender process, the seller retains control over the sale. They can choose to accept the highest bid if it meets or exceeds their expectations—or decline at their discretion. CLHbid.com works closely with sellers to understand their preferences, understand their desired acceptance terms, and assist in negotiating a successful transaction. This in turn creates transparency for bidders and streamlines the buying process.

From initial consultation to final sale, our experienced team is right there with you. We provide expert advice and support throughout the transaction.

CHLbid.com is more than just a platform. We are a law firm with legal, accounting and agricultural backgrounds focused solely on developing and implementing a platform for the sale of farmland. Our unique price discovery system, commitment to equal opportunity for bidders, and comprehensive support make us the ideal choice for buyers and sellers alike. We instill confidence that the entire process is transparent, professional and reliable, and that all parties will enjoy maximum value. Our reputation and track record speak for themselves—we've been successfully facilitating these transactions for over seven years.

CLHbid.com: Revolutionizing the Sale of Agricultural Land





Hat Creek Ranch Collection:

Conveniently located near the pristine
Clear Range.

DRIVE TIME:

45 minutes to Cache Creek

1 hour 45 minutes to Kamloops Airport

3 hours to Whistler Village

5 hours to Vancouver International Airport



**REGISTER
TO BID**



**MORE
INFORMATION**



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