



McCowans
SPORTING PROPERTIES

**PELLEY PEAK
WILDERNESS LODGE**

NORTHCENTRAL BC



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PELLEY PEAK WILDERNESS LODGE

NORTHCENTRAL BRITISH COLUMBIA

PROPERTY DETAILS:

LISTING NUMBER:	#1105
PRICE:	\$375,000 (Share Sale)
TYPE:	Remote Fly-In Wilderness Fishing Camp
FISH SPECIES:	Rainbow Trout, Bull Trout
GAME SPECIES:	Sheep, Moose, Goat, Bear, Wolf
LOCATION:	Pelley Lake, Northcentral BC; 225 kms NW of Mackenzie
SIZE:	9.11 acres on Provincial License of Occupation
LEASE:	License of Occupation No. 705631; current term of 30 years – renewable in February 2036
LEASE / TAX AMOUNTS:	2025 Crown Lease Invoice: \$892.50 2025 Property Tax Notice: \$526.47
INFRASTRUCTURE:	Main Lodge, 3 Guest Cabins, Shower/Laundry House, Boat House, Storage Shed, Wood-fired Hot Tub
ACCESS:	Floatplane, Ski Plane, or 1,700' Grass Airstrip
SERVICES	Water - Carlo Creek (year-round freshwater through property) Sewer – Septic Power – Pelton Wheel (hydro-driven), Solar with 12V Inverter, Generator as Backup
SALE TYPE:	Share Sale - no lease transfer approvals required
EQUIPMENT:	Fully equipped. See list below.
GPS COORDINATES:	56°51'30.42"N 125°25'07.54"W

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PROPERTY OVERVIEW:

This represents a rare opportunity to own an established and equipped fly-in wilderness camp on one of northcentral British Columbia's finest trout lakes. This remote retreat on the shores of Pelly Lake has been in continuous operation since 1963, offering exceptional Rainbow and Bull Trout fishing in a remote setting with no road access and no public profile.

Pelly Lake sits at the far northwest end of Williston Lake, 225 kilometres northwest of Mackenzie. The camp occupies 9.11 acres of provincial lease with access to a 1,700' grass airstrip – of course, you have the lake to land on as well - giving it the operational flexibility that most remote fly-in properties can't match.

The property runs entirely off-grid on a combination of a hydro-driven Pelton wheel, solar with 12V inverter, and generator backup. Carlo Creek runs through the property year-round, delivering the camp's freshwater and driving the primary power system during the spring, summer and fall (seasonal).

The fishing at the creek mouth, directly in front of camp, is exceptional - Rainbow Trout to 6 pounds are taken regularly on the fly.

The sale is structured as a share sale. No lease transfer approvals, no applications to BC Lands, no regulatory timelines. The lease is current and runs to February 2036.

DESCRIPTION:

Pelly Peak Wilderness Lodge is what most fishing camps aspire to be. The camp is set along the crystal clear, blue-green waters of Pelly Lake overlooking stunning Pelly Mountain. The lake is genuinely exceptional - cold, clear, and not widely known outside of a dedicated community of float plane pilots and wilderness enthusiasts who have quietly kept it to themselves for decades. The best part, as the current owners put it: nobody knows about it.

Carlo Creek enters the lake directly through the camp property. The creek mouth is right off the shoreline in front of camp, and it produces fish consistently. There are additional hot spots on the lake accessible by boat, and the current owners describe these as secret fishing spots. The lake is approximately 8 kilometres long, fed by mountain streams and a chain of lakes draining from the eastern entrance of Barrier Pass. The water is clear and cold, conditions that produce strong, active fish.

The camp is equipped for off-grid self-sufficiency. The Pelton wheel with 8kw generator draws power from Carlo Creek and produces up to 3.5 kilowatts of power during the operating season maintaining freezers, fridges and LED camp lighting. Solar with 12V inverter handles the basics like microwave oven and toaster year-round, including owners personal Starlink internet.

The infrastructure has been continuously developed and upgraded, including the recent transport of a Komatsu mini-excavator to the property by helicopter over three trips. The effort and expense involved reflect the extent of capital investment made by the current owners.

The camp suits a range of buyers. It functions as a boutique fishing operation for small groups wanting a completely private experience. It works equally well as a private family or partnership retreat. The seller's emphasis is on the off-grid lifestyle, the peace and self-sufficiency, and the quality of fishing – an emphasis that has been successfully achieved. This is a place with some of the best trout fishing in British Columbia a few steps from your doorstep. It's a fly fisherman's dream while at the same time a good old Red Devil or Five of Diamonds will net you amazing Trout catches!

Ideal for the pilot, or group of pilots, looking for a private destination to fly to, with both float access and wheel access or for someone looking for a boutique fishing operation catering to small groups offering a personalized experience. The possibilities are wide open, including ample room for expansion.

STRUCTURES & AMENITIES:

FACILITY	DETAILS
Main Lodge	<ul style="list-style-type: none"> • Approx. 800 sq ft • Built 1963, vertical log construction on cement pilings, tin roof • Kitchen and dining area, approx. 400 sq ft • Living room, approx. 400 sq ft • Two loft bedrooms • Wood stove • Shared firepit
West End Guest Cabins	<ul style="list-style-type: none"> • Two cabins • Sleep 2 guests each • Wood stoves • Shared firepit

Honeymoon Cabin (East End)	<ul style="list-style-type: none"> • Built 1964, vertical log construction - oldest structure on the property • Sleeps 4 • Small kitchen with RV-size stove and sink • Wood stove • Outhouse • Private firepit • Private beach
Shower / Laundry House	<ul style="list-style-type: none"> • Full washroom with flush toilet and walk-in shower, on septic • Laundry room with washing machine • Tool room • Storage room
Additional Features	<ul style="list-style-type: none"> • Wood-fired hot tub • 15' x 12' boat house and storage shed • Dock • 1,700' Grass airstrip (shared with neighbouring Pelly Lake Outfitters) • Miscellaneous outbuildings

OPTIONAL MACKENZIE HANGAR:

Under a separate sales contract, a leased hangar at the Mackenzie Airport is available for purchase in conjunction with the lodge sale at \$25,000 plus applicable taxes. The hangar is owned by Adventures Canada and Equipment Ltd. and has been used to stage lodge supply runs, aircraft storage, and client arrivals and departures. It is not included in the lodge share sale and would require a separate agreement.

Hangar Details

- 40-foot door span; accommodates aircraft up to 4-seat Cessna size
- Bedroom with two bunks
- Tool room
- Electrically heated bedroom
- No washroom or running water (airport washrooms available on-site)

EQUIPMENT AND ASSETS:

All equipment on the property is included in the sale. The following is a representative inventory. Some errors in model type or year may be present. No warranties expressed or implied.

Heavy Equipment

- Komatsu PC10-5 Excavator with rubber tracks (near new), 12" digging bucket, 18" cleaning bucket
- Kubota B6200D Tractor with Allied loader and 4,000 lb mounted winch; with 3-point dump box, log grapple, and bucket forks
- Kawasaki 2010 4x4 side-by-side UTV with dump box and winch

Watercraft

- 3 x 12' aluminum boats
- 1 x 14' aluminum boat
- Mercury 4 hp, Honda 7.5 hp, Honda 3 hp, Mercury 2.2, Nissan 2 hp outboard motors
- Jiffy Ice Auger

Winter Equipment

- 1998 Ski-Doo Tundra II Snowmobile with trapper box and reverse
- Snowmobile pull-behind fiberglass skimmer sled

Power and Water Systems

- Pelton Wheel driving a 8kw generator (seasonally creek driven) capable of producing a continuous 3500kw of power.
- Honda EU3000is Inverter Generator
- Honda 1000 Generator
- Honda GX130 water pump with hoses

Forestry and Grounds

- U-Built sawmill with Honda GX200 engine
- Wallinstein gas-powered log splitter with 4-way split
- Husqvarna 359 chainsaw (18" bar), Stihl MS 170 chainsaw (16" bar)
- Stihl FS80 brush cutter, Stihl leaf blower
- Bolens 22" mulching mower
- Runway tire drag leveller with drawbar,
- Cement mixer with Briggs motor

Tools and Domestic

- Makita and Ryobi battery-powered tools (Makita new), extensive hand tools
- Well built, separate Power House for Honda 3000 Watt Generator and two freezers

- Maytag washing machine
- Barrel pump and fuel barrels,
- Wooden/steel frame pull cart
- Wheelbarrow

POTENTIAL GROWTH AREAS:

This property has significant potential for expansion, offering a range of opportunities to build on the existing foundation:

Boutique Fishing Operation: The camp's size and exclusivity make it well-suited for a guided fishing operation catering to small groups. The combination of on-site creek-mouth fishing, boat access to additional lake hot spots, and a setting that few fishermen ever see positions it as a premium destination experience.

Adventure Tourism and Fly-In Destination: With both float access and an on-site grass airstrip, the camp is ideally positioned for the growing market of pilot-travellers and fly-in adventure tourism. The Mackenzie hangar available separately adds further staging capability for operators working with aircraft.

Wellness and Off-Grid Retreats: The property's combination of complete privacy, off-grid self-sufficiency, and natural setting makes it well-suited for wellness retreats, corporate groups, or private escapes for clients seeking genuine disconnection. The wood-fired hot tub, fishing, and wilderness setting provide a ready-made program.

Infrastructure Expansion: The lease provides room for additional cabin development. The existing Komatsu excavator and on-site sawmill are assets that make further construction genuinely practical without requiring external contractors for ground preparation and materials.

Private Get-Away: Bring together your favourite group of friends or family to make this a private haven where you can truly unplug and reconnect. This property delivers something rare where you can truly connect to the wild.

COMPETITIVE ADVANTAGE:

What sets Pelly Peak apart from other remote fishing camps?

A Lake Nobody Knows About: Pelly Lake has no road access and no public profile outside of a small community of float plane pilots and wilderness regulars who have found it over the decades. The fishing is exceptional and the lake sees virtually no pressure.

Creek-Mouth Fishing From Shore: Carlo Creek enters the lake directly through the camp property. The best fishing on the lake is accessible from the shoreline in front of camp. There is no boat required to access the most productive water that is literally at your fingertips.

Dual Access: Float and Wheels: Most remote fly-in camps in BC offer one or the other. Pelly Peak has both floatplane and ski plane water access, as well as a usable grass airstrip. This flexibility reduces operational constraints and opens the property to a wider range of aircraft and seasonal access.

Share Sale Structure: The share sale eliminates the lease transfer process entirely. No applications, no approval timelines, no involvement from BC Lands. The transaction is clean, and the lease is current with a renewal date of February 2036.

60 Years of Continuous Operation: The camp was established in 1963 and has been in continuous use since. The infrastructure has depth, the improvements are real, and the property has a history and a reputation that no new development can replicate.

Heavy Equipment On-Site: The presence of a Komatsu mini-excavator, Kubota tractor, and side-by-side UTV at a remote fly-in property is genuinely unusual. These assets represent years of logistical effort and significant capital expenditure, and they make ongoing development and maintenance practical in a way that most comparable properties are not.

AREA DATA:

Pelly Lake is located in northcentral British Columbia at the far northwest end of Williston Lake, approximately 225 kilometres northwest of Mackenzie. The lake is approximately 8 kilometres long and is fed by mountain streams and a chain of small lakes draining from the eastern entrance of Barrier Pass. It is part of the broader Williston Lake watershed, one of the largest man-made reservoirs in North America.

The nearest service community is Mackenzie, BC, approximately 225 kilometres to the southeast by air. Mackenzie provides access to supplies, services, and the Mackenzie Airport. The Mackenzie Airport accommodates fixed-wing aircraft and serves as the practical staging point for the Pelly Peak camp.

The surrounding region is remote northcentral BC wilderness, characterized by intact boreal forest, mountain terrain, and a network of lakes and rivers that see minimal human traffic. The area has no road access to Pelly Lake itself.

Key Regional Highlights

- One of BC's finest Rainbow and Bull Trout fisheries with virtually no fishing pressure
- Intact wilderness landscape with hiking, hunting, wildlife viewing, and exploration by boat
- Year-round access by float, ski plane, or grass airstrip

- Winter access opens the property to ice fishing and snowmobile travel on the lake
- Carlo Creek provides year-round freshwater and drives the camp's primary power system

CLIMATE:

Pelly Lake sits at approximately 57-58 degrees north latitude in the northern BC interior, placing it firmly in subarctic climate territory. The following represents general regional estimates based on location and latitude. Specific conditions at the property may vary based on elevation, aspect, and local terrain.

Winter Season: Extends from approximately November through March. Long and cold, with average January highs around -15 degrees C to -20 degrees C and lows regularly reaching -25 degrees C to -35 degrees C. The lake freezes solidly and supports snowmobile travel across the ice. Snowpack is consistent throughout the season. Ski plane access is the winter arrival mode.

Shoulder Seasons: April-May and September-October bring variable and transitional conditions. Spring break-up on the lake typically occurs in early May, although having some ice on the lake still in mid-May is common. September brings early frosts and the first snowfall. These shoulder seasons mark the opening and closing of float plane operations.

Summer Season: Short but genuine, running approximately June through August. Average July highs of 18 degrees C to 22 degrees C. Extended daylight hours are a feature of this latitude -- northcentral BC receives close to 18 hours of daylight near the summer solstice, allowing for long days on the water.

Annual Precipitation: Moderate, typical of the northern BC interior at approximately 400-500mm annually, with the majority falling as snow through the winter months.

HISTORY:

Pelly Peak Wilderness Lodge was established in 1963 by Carlo Parisotto. Parisotto was a float plane pilot who discovered Pelly Lake while checking a fuel cache for a helicopter operation in the area. Flying a Republic SeaBee, he immediately recognized the lake's exceptional character and established a camp that would serve as a summer base and fly-out destination for decades.

The original Honeymoon Cabin, still standing on the east end of the property, was built in 1964 using vertical log construction. It remains the most popular cabin with couples and is the oldest structure on the property.

In 2006, Carlo retired and good friends Mark Paskevich and Jim Bellavance took over the operation, continuing the tradition of providing a destination for float plane pilots and wilderness visitors. Under their stewardship the camp has seen significant capital investment, including the remarkable logistical undertaking of transporting a Komatsu mini-excavator to the property by helicopter in multiple loads over three years. The excavator has since been used to build new trails from the airstrip to the lake, improve the boat launch, and begin runway upgrades.

The camp has been in continuous operation for over 60 years and these years of continuous operation is reflected in the depth of infrastructure on the property.

WHY INVEST?

- Established operation with 60-plus years of continuous history
- Share sale structure - no lease transfer approvals required
- Provincial lease current, renewable in February 2036
- All water, lodge, and operating licences current and up to date
- Exceptional Rainbow and Bull Trout fishing on a lake with virtually no public profile
- Dual access: floatplane, ski plane, and grass airstrip
- Comprehensive heavy equipment package included - excavator, tractor, UTV, full boat fleet
- Completely off-grid and self-sufficient with layered power systems
- Room for expansion under the existing lease
- Optional Mackenzie Airport hangar available separately at \$25,000 plus applicable taxes

Own a piece of northcentral BC wilderness where the fishing is exceptional and virtually no one knows the lake exists. Established fly-in wilderness camps with this combination of operational history, infrastructure, and equipment seldom become available.

For more information or to arrange a property visit, contact us today.

PHOTOS







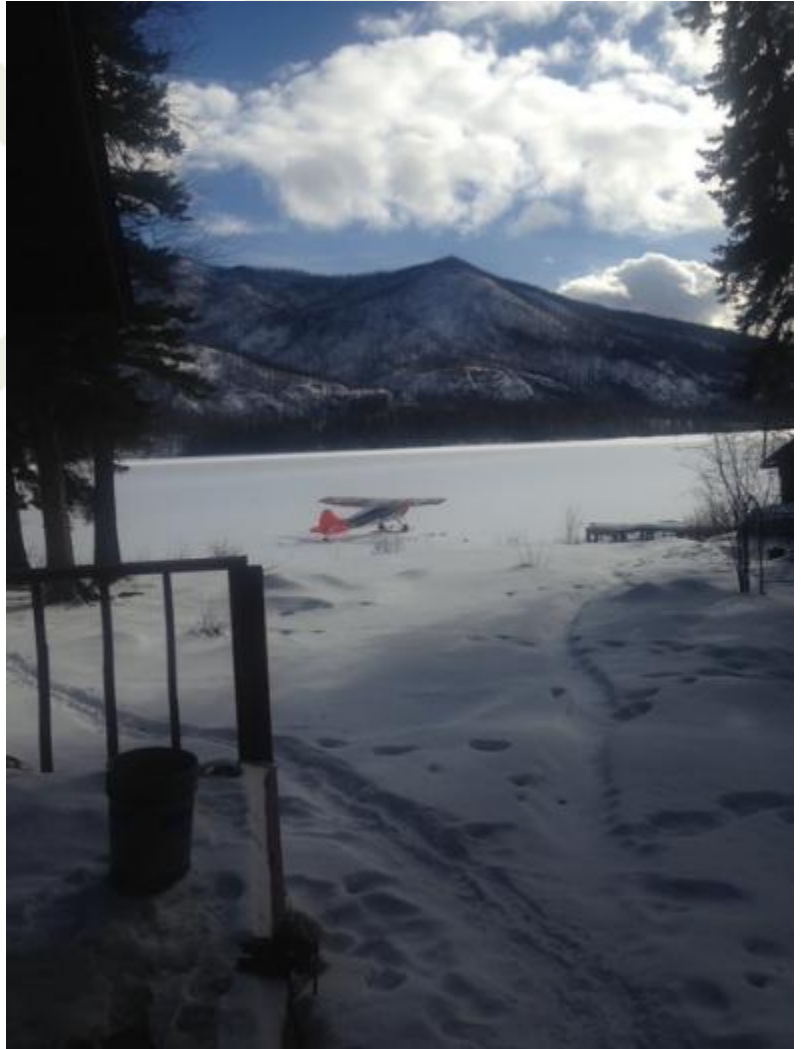




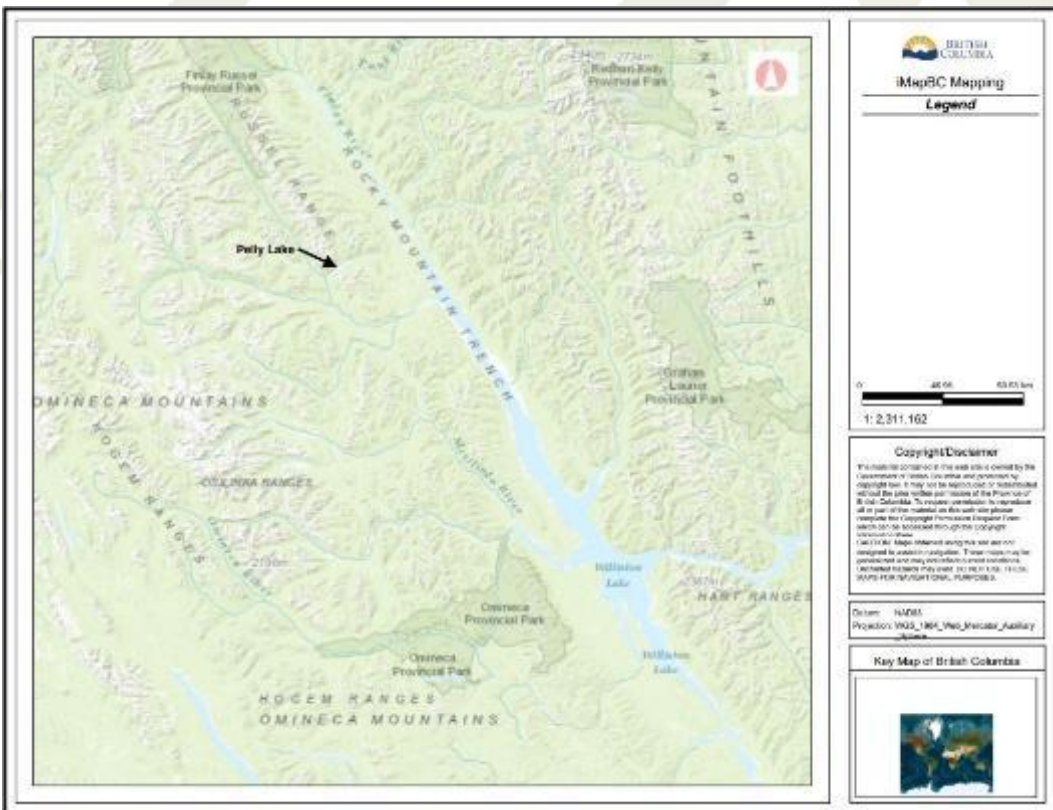
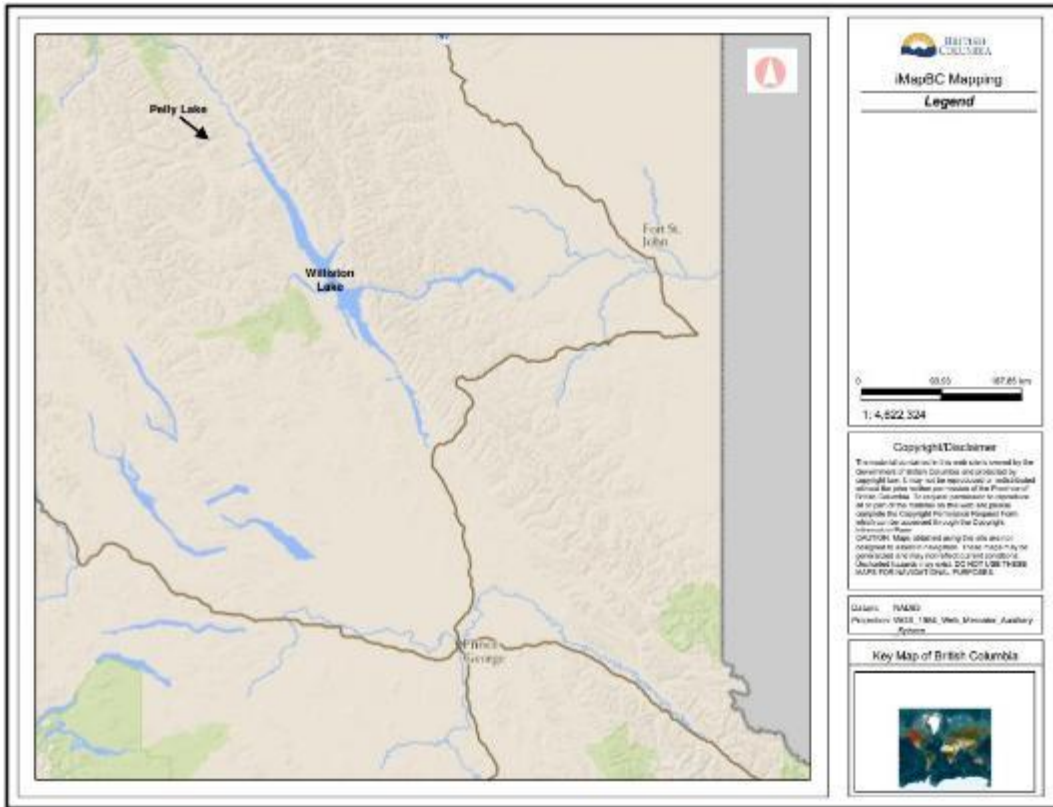


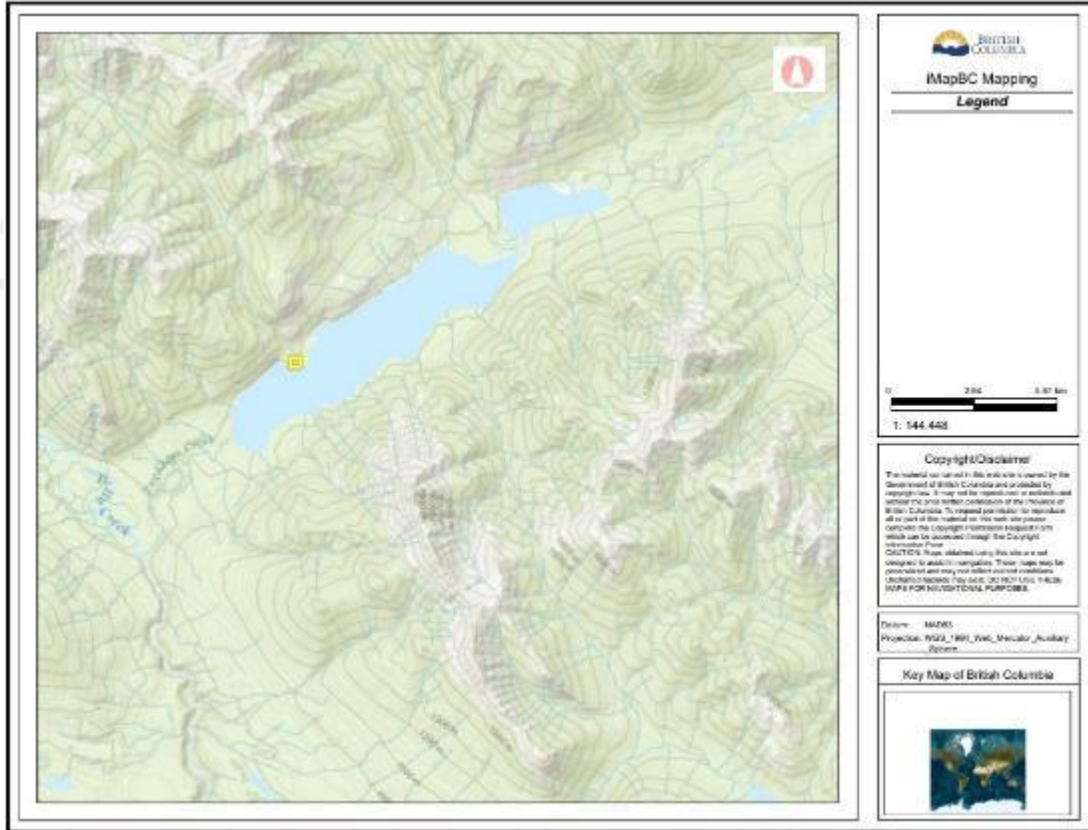
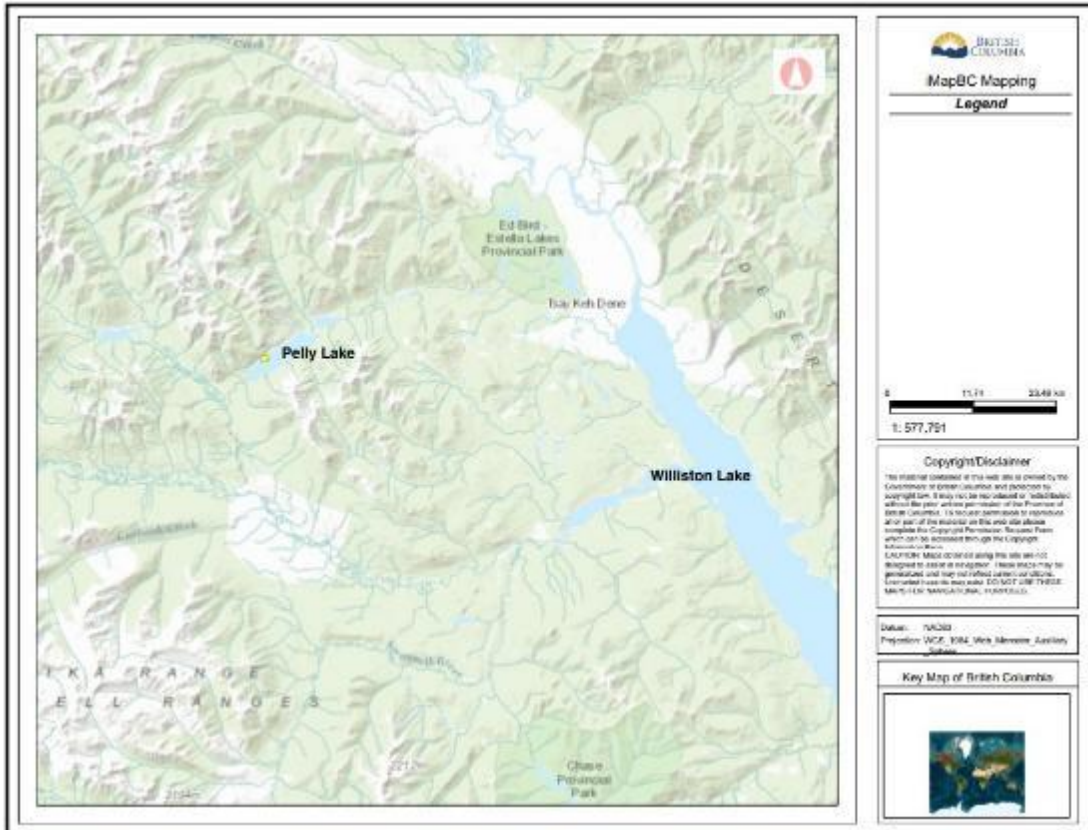






MAPS







IMPORTANT INFORMATION FOR POTENTIAL BUYERS

About This Brochure

This brochure has been prepared to provide interested parties with summary information about Pelly Peak Wilderness Lodge. While every effort has been made to ensure accuracy, all potential buyers are encouraged to conduct their own due diligence.

Information Sources

The content in this brochure is based on information provided by the current owners and publicly available information about the region. Property-specific details including infrastructure, equipment, and operations reflect information provided by the seller at the time of listing.

Property Details

All information regarding property boundaries, lease terms, infrastructure, and equipment should be independently verified through:

- Personal inspection of the property
- Review of all legal documents, licences, and permits
- Consultation with relevant government agencies
- Professional assessment of all buildings and equipment

Equipment

The equipment inventory is a general representation and is not exhaustive. Some errors in model type or year may be present. No warranties expressed or implied. Buyers should verify the condition and completeness of the equipment package to their own satisfaction.

Personal Advice

This brochure is not intended to provide personal financial, tax, or legal advice. Potential buyers should consult with their own professional advisors before making any investment decision.

Contact Information

Serious Inquiries Only:

For further information, to arrange a property visit, or to request additional documentation, please contact:

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www.mccowans.com/listings/pelly-peak-wilderness-lodge

E. & O.E. The information contained herein is deemed to be correct but is not guaranteed by the Listing Agent and should be verified.

