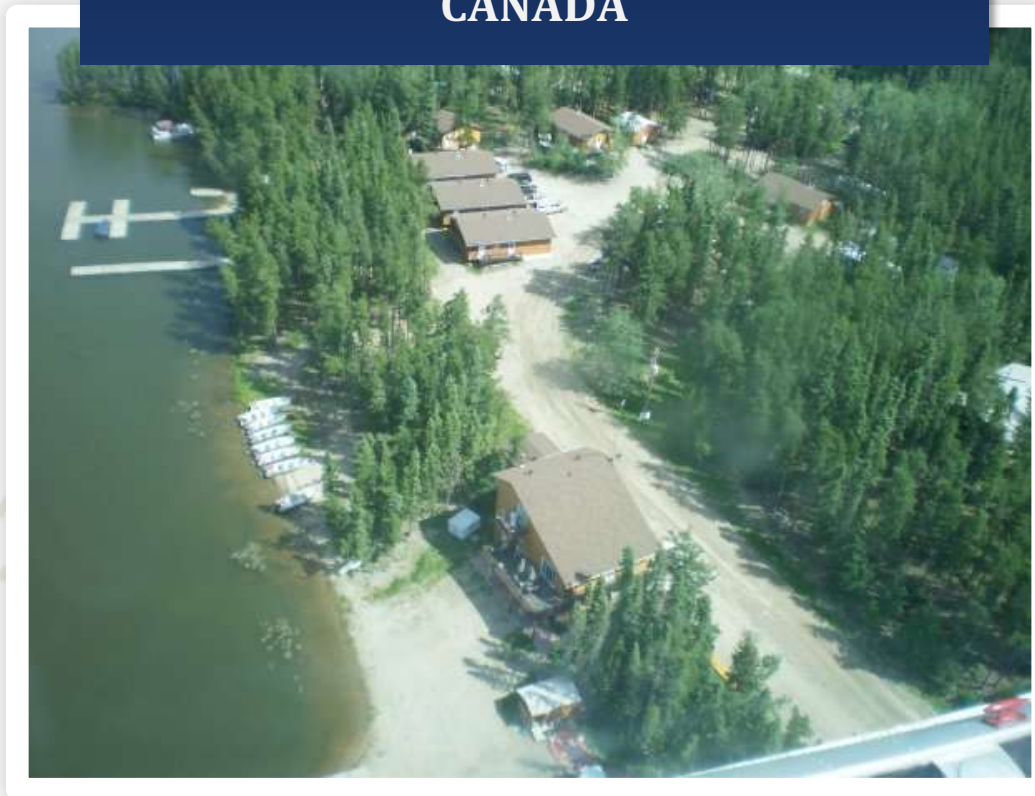




McCowan's
SPORTING PROPERTIES

SLIM'S CABINS

CHURCHILL RIVER, SASKATCHEWAN,
CANADA



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SLIM'S CABINS

CHURCHILL RIVER, SASKATCHEWAN, CANADA

PROPERTY DETAILS:

LISTING NUMBER:	#1108
PRICE:	\$2,300,000
TYPE:	Fishing Lodge and Hunting/Outfitting Operation
FISH SPECIES:	Northern Pike and Walleye
GAME SPECIES:	Moose, Black Bear and Wolf
QUOTAS	50 bear, 4 bull moose, and 4 wolves annually
LOCATION:	2 hours NW of Creighton, SK on Highway 135 or approx. 20 kms SW of Sandy Bay, SK
SIZE:	Main property approx. 14 acres on Provincial Government Lease plus 8 Outpost Camps
INFRASTRUCTURE:	Riverfront owner's residence with attached office/store, 11 fully equipped guest cabins, 2 staff buildings, 3 upriver outpost cabin camps, 5 vacant outpost sites
ACCESS:	Highway 135; Airstrip 25 km south of main camp
ANNUAL FEES:	Property Taxes (2025 total): \$19,266.03 Crown Land Invoices (2026 total): \$10,238.33
SERVICES	Water: Lake intake Sewer: 2 septic lagoons Power: On-grid with diesel generator backup
SALE TYPE:	Asset
GPS COORDINATES:	55°26'13.21"N 102°27'15.83"W
WMZ	71f

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DESCRIPTION:

Slim's Cabins has been operating on the Churchill River for over 52 years, and its reputation in the world of Canadian Shield fishing has been built the old-fashioned way -- one returning client at a time. This is not a start-up opportunity. It is a mature, profitable business with established systems, repeat clientele, and revenue that runs year-round. A new owner will be stepping into something that's already working.

The operation is centered on Sokatisewin Lake, a sheltered bay along the famed Churchill River in northeastern Saskatchewan. The main property occupies approximately 14 acres of provincial lease land and includes a riverfront owner's residence with an attached office and store, 11 fully equipped guest cabins, staff quarters, a central shower house, laundry facilities, fish filleting shack, large shop, and 9 fully serviced RV sites. The infrastructure is substantial and well established. In addition to this, there are 3 outpost cabin camps and 5 vacant outpost sites waiting to be developed.

The model Slim's has refined over five decades is a self-catered format where guests bring and prepare their own food while undertaking self-guided fishing on the river system using Slim's fleet of aluminum boats. Each cabin has a full kitchen and private bathroom, making guests genuinely independent. This structure keeps operational overhead lean while delivering the private, unstructured experience that dedicated anglers seek. Six of the eleven cabins are fully winterized, extending the operational window significantly.

The property is accessible year-round by road via Highway 135, approximately two hours northwest of Creighton. Floatplane access is available directly at the base camp dock, and a runway 25 kilometres south of camp can accommodate wheeled aircraft.

EXECUTIVE SUMMARY:

Slim's Cabins presents an investment opportunity that is rare in the Saskatchewan wilderness recreation market: an established, diversified, turnkey operation with over five decades of operational history, an exclusive territory, and multiple vectors for growth.

Slim's holds outfitting rights as the only operator currently on the Churchill River from Wintego Lake east to the Manitoba border, covering more than 40 miles of navigable river. From the main property there are also 3 functioning outpost cabin camps which extend the operation upriver.

Unlike most fishing lodges that earn the majority of their revenue in a narrow summer window, Slim's benefits from three distinct income channels: recreational fishing and hunting clients, industrial and government worker accommodations, and ancillary retail and services through the on-site store, including gas sales. The industrial accommodation component delivers dependable year-round income that stabilizes cash flow well outside peak tourism periods.

The business currently operates on a self-catered, self-guided model. Adding guided fishing packages, developing winter programming around aurora viewing and ice fishing, activating the five undeveloped outpost sites, or simply running the existing operation more aggressively represent growth levers a new owner can pull without changing the fundamental character of what Slim's is.

AREA DATA:

The Churchill River

The Churchill River is one of Canada's great waterways: a 1,609-kilometre system running from Churchill Lake through Saskatchewan into Manitoba and ultimately to Hudson Bay. Known historically as Missinipi, a Cree word meaning "big waters," it served for centuries as a primary travel and trade corridor for First Nations peoples and later for European fur traders. It is today recognized as both a significant heritage route and one of the premier canoeing and sport fishing destinations in northern Canada.

What distinguishes the Churchill for fisheries is its structure. This is not a conventional river. The system is comprised of a series of lakes interconnected by channels and rapids, and that variety of water types creates corresponding variety in fish habitat. Northern Pike hold in the weedy bays, sheltered coves, and lake margins. Walleye concentrate in the fast water around rapids and in the current breaks below them. Slim's Cabins sits directly on this system at Sokatisewin Lake, a well-protected bay that gives guests a comfortable and sheltered home base while keeping outstanding water within easy range.

Slim's territory covers the Churchill River from Wintego Lake east to the Manitoba border. Within that stretch, the fishery receives minimal pressure and has the character of a wilderness resource. Guests routinely encounter trophy-class Pike and Walleye in water that sees a fraction of the angling effort applied to more accessible fisheries.

Regional Community and Services

The nearest community of meaningful size is Sandy Bay, a northern village of approximately 1,200 residents situated on Wasawakasik Lake, itself a lake along the Churchill River system, approximately 91 kilometres northwest of Creighton and 70 kilometres north of Pelican Narrows. Sandy Bay is served by Highway 135 and Hanson Lake Road and offers a health clinic, community resource centre, K-12 school, pre-school, and day-care.

Larger services, supplies, and travel connections are available in Creighton and the adjacent Flin Flon, Manitoba area, approximately two hours southeast of the property by road.

ECONOMIC GROWTH AND POTENTIAL:

The Hunting Program

Slim's Cabins holds annual allocations of 50 black bear tags, 4 bull moose tags, and 4 wolf tags in WMZ 71f. These are substantial quotas. The 50 bear allocation alone is among the larger allocations held by any single operation in Saskatchewan. Hunting packages complement the fishing operation effectively, as both activities can be offered out of the same base camp infrastructure during shoulder seasons or from one of the outpost camps.

The current operation has not been structured as a premium guided hunting destination. That is an opportunity, not a criticism. A purchaser who chose to develop guided hunting packages would be building on an allocation that is already secured, established systems that are already in place, and a camp that is already built.

Fishing Program Expansion

The existing self-guided, self-catered model is efficient and appeals to experienced anglers who prefer independence. Adding guided packages -- half-day, full-day, or multi-day river trips -- would access a different and typically higher-spending market segment without requiring fundamental infrastructure investment. The boat fleet already exists: 25 aluminum boats plus a large riverboat. Guiding requires knowledge which will transfer from an owner who works the water.

Industrial and Government Accommodation

A meaningful and consistent portion of current business revenue comes from providing accommodations to industry and government workers operating in the region. Industrial and government activity in northeastern Saskatchewan is ongoing, and demand for accommodation near remote work sites is consistent regardless of fishing seasons, weather, or recreational tourism trends.

This segment provides baseline occupancy and cash flow that reduces the business's exposure to any single revenue source, and it justifies year-round operational infrastructure in a way that a purely recreational lodge cannot. It is an anchor revenue stream that distinguishes Slim's from a seasonal tourism-only operation, and it is already running.

Development of Vacant Outpost Sites

Five vacant lease sites with outpost development potential sit within the operation's territory: Guilloux Lake, Sisipuk Lake, Loon Lake, a second site at Pita Lake, and Wintego Lake. These are not theoretical -- they are permitted sites within the existing lease framework. Each could be developed to add accommodation capacity or accommodate additional client groups. Depending on a purchaser's capital and strategy, individual sites could also be structured as discreet revenue-generating assets or resold.

Winter Operations

The Churchill River system freezes each winter, opening access to ice fishing for Northern Pike and Walleye. Northern Saskatchewan at this latitude also provides excellent aurora viewing conditions from late summer through spring, which has driven strong demand for wilderness aurora experiences in comparable locations across the Canadian north. Six winterized cabins are already in place. The infrastructure for winter operation exists; what remains is programming and marketing.

AREA RECREATION:

Fishing

The Churchill River system is the central recreational draw and the reason Slim's Cabins has sustained repeat clientele for over five decades. Northern Pike and Walleye are the primary target species, and both are present in numbers and sizes that justify dedicated fishing trips from considerable distances. The variety of water on the Churchill -- still lake sections, current channels, and fast rapids -- means anglers can select their experience and find productive water throughout the season regardless of conditions.

Two day-use lakes, Tommy Lake and Labbee Lake, provide supplementary fishing options away from the main river corridor. Within a mile of base camp in both directions, productive swifts deliver reliable Pike and Walleye action without requiring guests to travel far.

Hunting

The surrounding boreal forest and Canadian Shield terrain supports healthy populations of black bear, moose, and wolf. The spring black bear season in particular, is well suited to this operation, as the extensive waterways and forest edge habitat concentrate bears predictably. Moose hunting in this region offers genuine trophy potential; the four bull moose tags allocated annually represent a meaningful and sought-after opportunity.

Paddling and Exploration

The Churchill River is a popular canoe route, and sections of the river accessible from Slim's Cabins offer outstanding paddling through undisturbed boreal scenery. Guests seeking exploration beyond fishing have a remarkable river system to discover.

Winter Activities

In addition to ice fishing, the frozen lake surfaces also open extensive snowmobiling terrain. The property's latitude and low light pollution create good aurora viewing conditions from approximately August through April

CLIMATE:

Northeastern Saskatchewan experiences a continental climate defined by four distinct and operationally relevant seasons.

Winter runs from November through March. Temperatures typically range from -15 to -30 degrees Celsius, and snowfall is consistent throughout the season. The Churchill River system freezes solidly by late November, enabling snowmobile access across the lake surfaces and opening the winter activity season. Skies are frequently clear, and the region's darkness at this latitude makes it a good aurora viewing location.

Spring arrives gradually through April and May as ice breaks up and the landscape transitions. Bear hunting season opens in this period, coinciding with the emergence of bears following winter and the greening of the boreal vegetation that draws them to accessible terrain. Temperatures climb to daily highs of 5 to 15 degrees Celsius through this period.

Summer, running from June through August, brings warm temperatures averaging 18 to 24 degrees Celsius with extended daylight hours. At this latitude the summer solstice delivers approximately 16 to 17 hours of daylight, which maximizes fishing time and outdoor activity windows. The prime fishing season is concentrated here, and the Churchill River system is at its most accessible and productive.

Fall, from September through October, brings the most reliable weather of the year: clear days, cool nights, and spectacular foliage across the Canadian Shield. This is the prime hunting season for moose, and the fall bear season is also active. Temperatures range from near freezing at night to 15 degrees Celsius during the day.

Note: Climate information reflects typical patterns for the Churchill River region of northeastern Saskatchewan. Weather conditions can vary year to year, and buyers should account for climate variability in operational planning.

HISTORY:

The Churchill River has been a corridor of human activity for thousands of years. The Woodland Cree knew the river as Missinipi -- "big waters" -- and travelled its length through the seasons following the rhythms of the boreal forest and the fish and game it supported. The rock outcrops and islands of the Canadian Shield along the river still carry physical evidence of this ancient presence.

European contact arrived with the fur trade. The Churchill River became one of the most important travel routes in the northern interior of the continent. The river's chain-of-lakes character made it manageable for laden canoes across enormous distances, and the route saw sustained use by fur trade companies operating between southern supply chains and northern trading posts. The listing of the Churchill as a historic fur trade route reflects a period of activity that shaped the entire region's development.

The communities that exist along the Churchill today are in many cases the inheritors of these long-standing patterns of settlement and use. Sandy Bay, the nearest community to Slim's Cabins, sits on Wasawakasik Lake along the Churchill River system and reflects the continuous human connection to this waterway across generations.

Slim's Cabins has been part of this landscape for over 52 years. What began as a fishing camp has evolved through decades of operation into a diversified wilderness business with established clientele, developed infrastructure, and a recognized reputation in the world of Canadian Shield fishing.

INFRASTRUCTURE:

Owner's Residence	Riverfront 1.5-story with walkout basement Attached store and office
Guest Cabins	11 fully equipped cabins Full kitchens in all cabins Full bathrooms in all cabins 6 of 11 are winterized
Staff Accommodation	1 staff cabin 1 guide trailer accommodation
Shared Facilities	Central shower house Central laundry house Fish filleting shack
Operational Buildings	Large shop Coverall building 6 storage sheds
Utility Infrastructure	On-grid electrical power Diesel generator backup

	2 septic lagoons
Guest Services	9 fully serviced RV sites 5 docks
Outpost Cabin Camps (3 Operational)	Scottie's Beach (Reeds Lake) Pita Lake Cameron's Point (Reeds Lake)
Vacant Outpost Sites (5 Sites)	Guilloux Lake Sisipuk Lake Loon Lake Pita Lake (second site) Wintego Lake
Day-Use Lakes	Tommy Lake Labbee Lake

EQUIPMENT:

Slim's Cabins comes fully equipped with everything necessary to continue operations immediately, including an extensive inventory of watercraft and heavy equipment uncommon in comparable fishing lodge offerings. All cabins and the owner's residence are fully furnished.

Watercraft and Motors:

- 21' Stanley riverboat with 115 hp Yamaha and trailer
- 25 aluminum boats (16' and 18')
- 25 x 25 hp four-stroke Yamaha outboards
- 6 x 15 hp four-stroke Yamaha outboards
- Outboard test tank
- Boat trailer

Vehicles and Heavy Equipment:

- Kawasaki Mule SXS
- Golf cart

- Road grader
- Bulldozer
- Backhoe
- Small tractor
- Hotsy pressure washer

Shop and Operational:

- Fully equipped shop (welders, lathe, drill press, and more)
- Reefer trailer
- 2 sea cans
- Ice machine
- Multiple deep freezers
- Log splitter
- Bear bait drums and ladder stands
- Numerous propane BBQs and fish fryers

Fuel and Power:

- 34,939 L above-ground gas tank (2 compartments) with pump
- Diesel fuel storage tank
- Dealer propane tank (retail sales)
- Numerous 100 and 20 lb propane tanks

STRATEGIC ADVANTAGES:

Exclusive River Territory

Slim's Cabins is the only outfitter currently holding rights to the Churchill River from Wintego Lake east to the Manitoba border. Saskatchewan's regulatory framework strictly limits the number of outfitting operations and the territory they can access. The exclusivity across more than 40 miles of this fishery is a competitive advantage embedded in the operating license, not dependent on marketing or service quality.

Operational History and Client Base

Fifty-two years of continuous operation creates an asset that cannot be manufactured: an established reputation, a base of returning clients who know the water and come back for it, and operational systems and local knowledge that have been tested across decades of northern conditions. The repeat-client culture at Slim's is not incidental -- it is built into the way the business was designed, with a self-guided, self-catered format that gives experienced anglers the freedom they prefer and keeps them coming back.

Road, Floatplane, and Wheel Plane Access

The operation's accessibility is genuinely exceptional for a property of this character. Highway 135 connects Slim's to Creighton and regional supply chains without requiring air charter for every resupply. Floatplane access at the base camp dock provides flexibility for guests who prefer to fly in. A runway 25 kilometres south of camp accommodates wheeled aircraft. This combination of access options keeps operating costs manageable while allowing Slim's to draw clients from across North America.

Infrastructure Depth and Development Upside

Eleven guest cabins, three operating outpost camps, heavy equipment including a bulldozer and road grader, a fully equipped shop, and 34,939 litres of fuel storage capacity represent a level of infrastructure investment and operational self-sufficiency rarely found in a fishing lodge. The five vacant outpost sites add genuine development upside for a buyer seeking to expand capacity or diversify the guest experience across different parts of the river system.

WHY INVEST NOW:

The market for established Canadian wilderness recreation properties continues to show strong demand, and operations combining proven income, exclusive territory, and functional infrastructure are rarely available. When an operation with Slim's depth of history enters the market, it draws attention from buyers who have often been looking for years.

The diversified revenue base commands a genuine premium over single-stream fishing lodges. An operation that generates consistent income from industrial and government accommodation regardless of fishing

conditions, weather, or tourism trends is a materially different investment than one that lives and dies by the summer season. That income stability is not a feature to be developed -- it is already in place.

The growth levers available here require operator initiative more than capital. Guided fishing, winter programming, and activating the five vacant outpost sites are not dependent on significant new spending. The territory, the access, the infrastructure, and the client base are already present. A capable operator with ambition can build meaningfully on what exists without rebuilding what works.

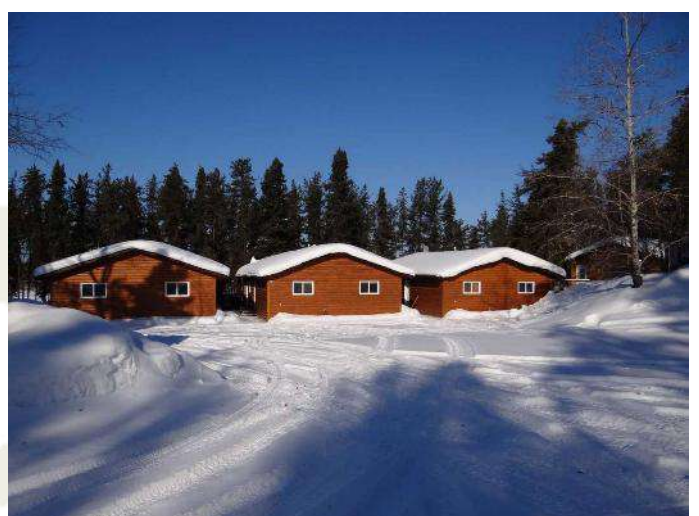
The barriers to replicating Slim's are real and high. The exclusive river territory is a regulatory asset that cannot be duplicated. The 52-year client base is not transferable by deed, but it does follow a capable new owner who maintains the standards that earned it. These are not features that a well-funded competitor can simply construct from scratch. That combination of scarcity and proven performance is what makes this a serious acquisition for a serious buyer.

Disclaimer: Revenue projections and growth opportunities described in this brochure represent reasonable assessments based on current market conditions and the information provided by the seller. Actual results will depend on management approach, operational decisions, and market dynamics. Buyers should conduct their own financial analysis and due diligence.

PHOTOS:







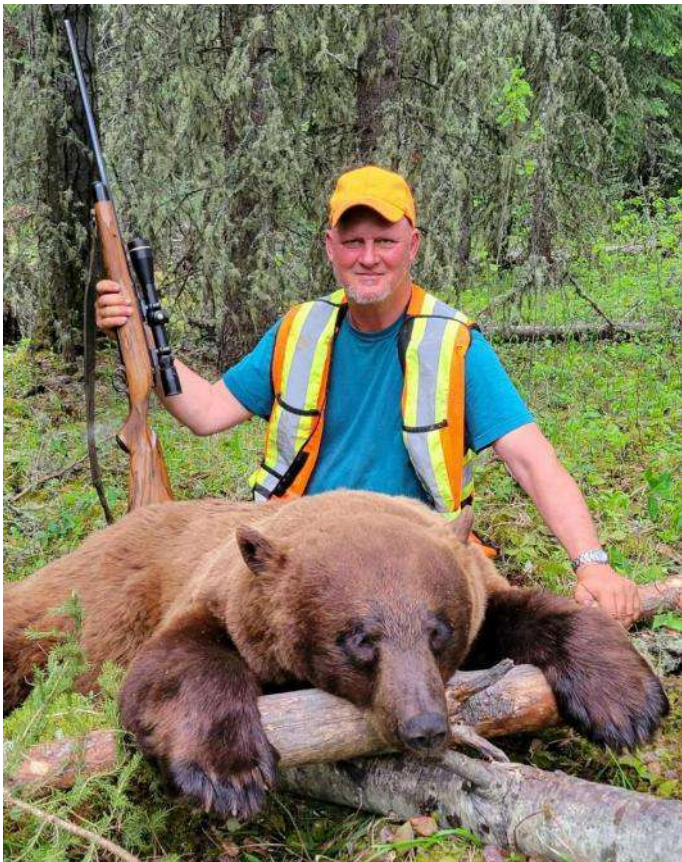




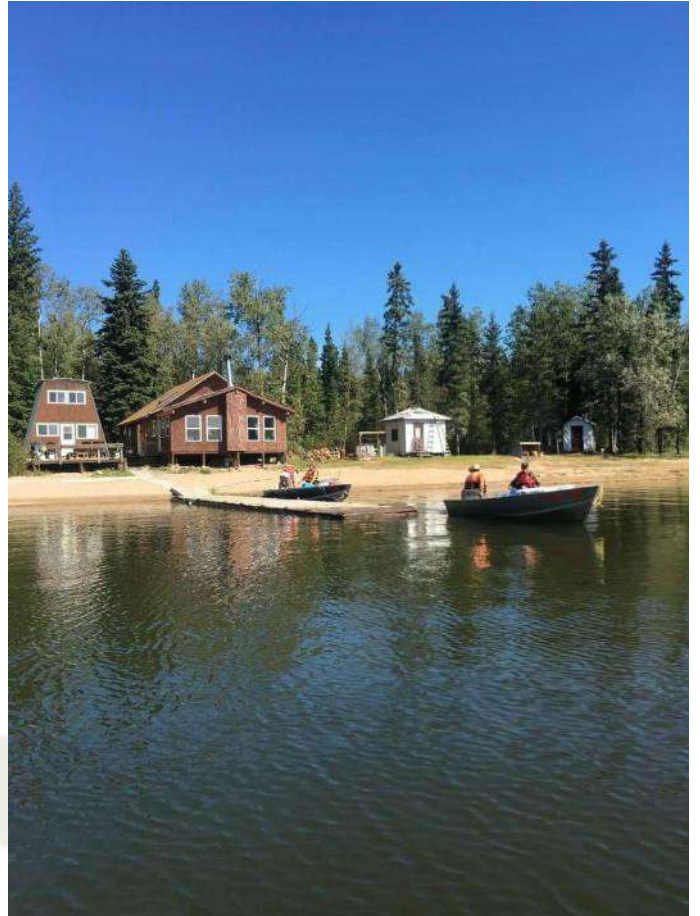












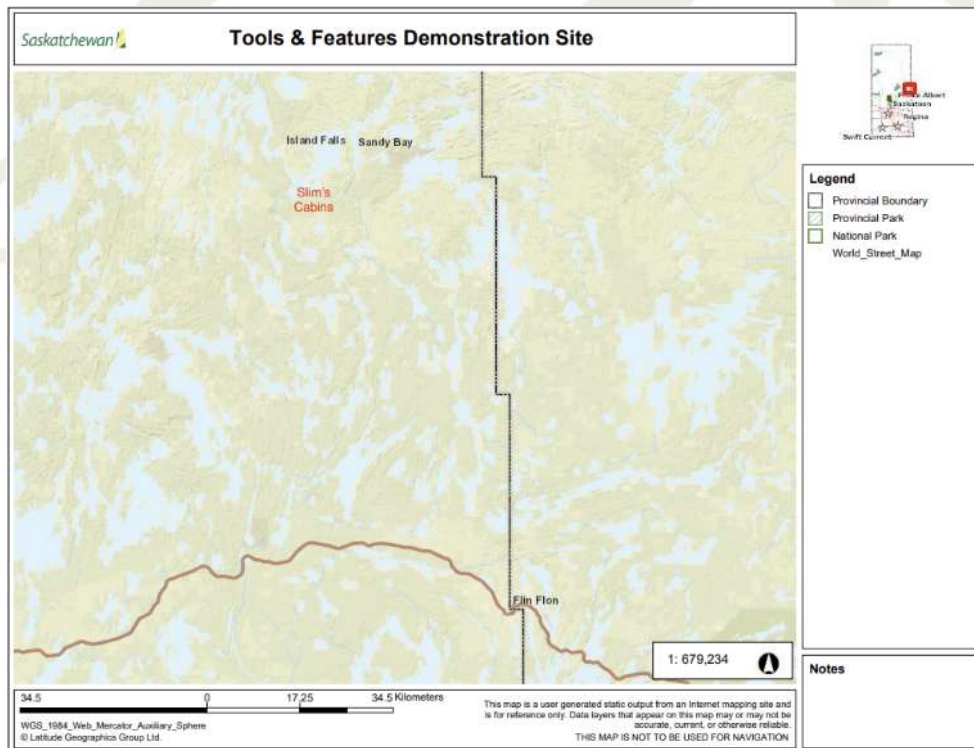
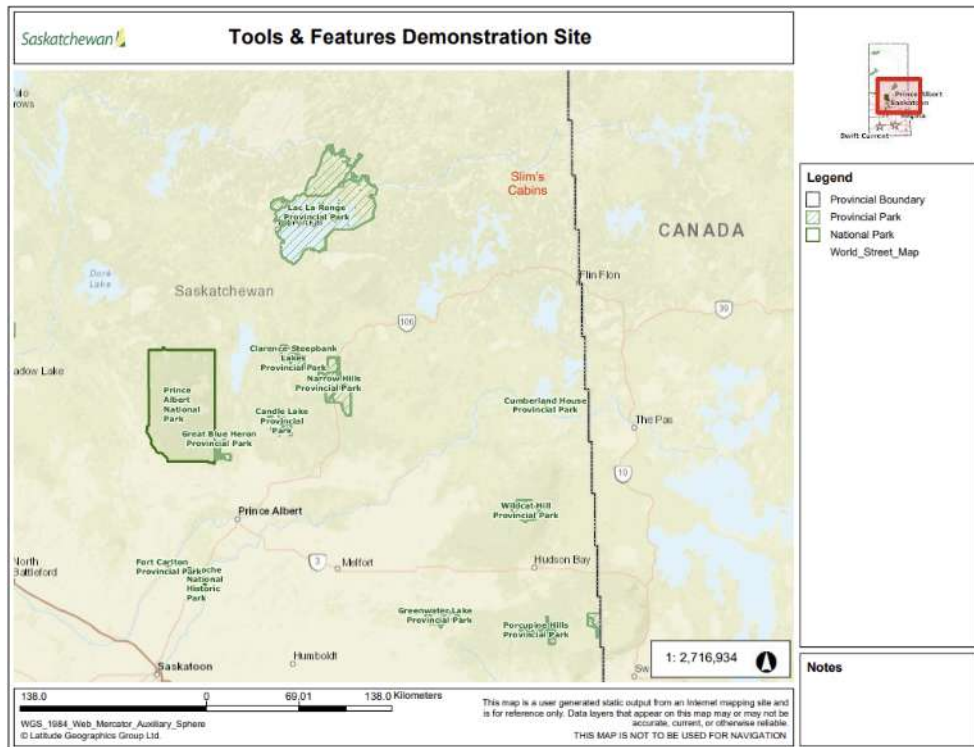


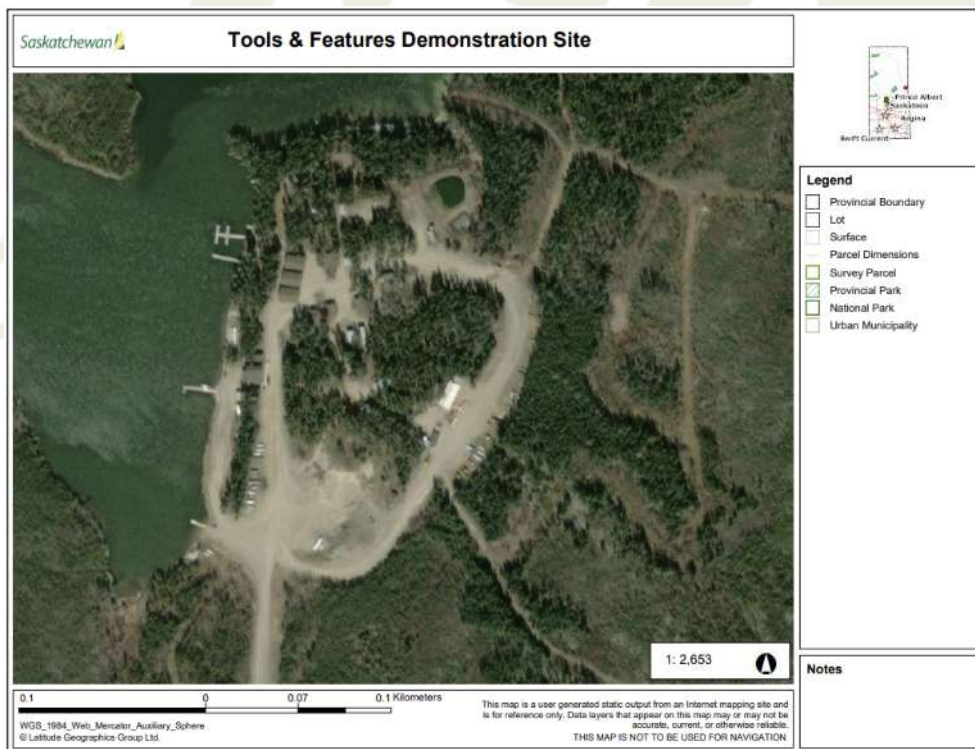
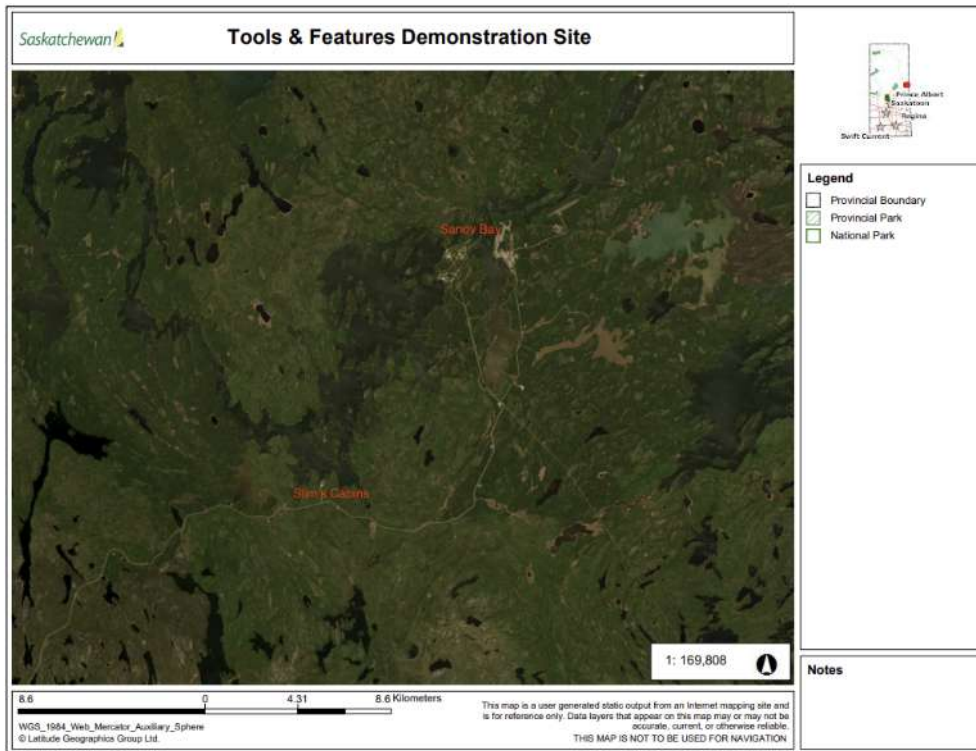


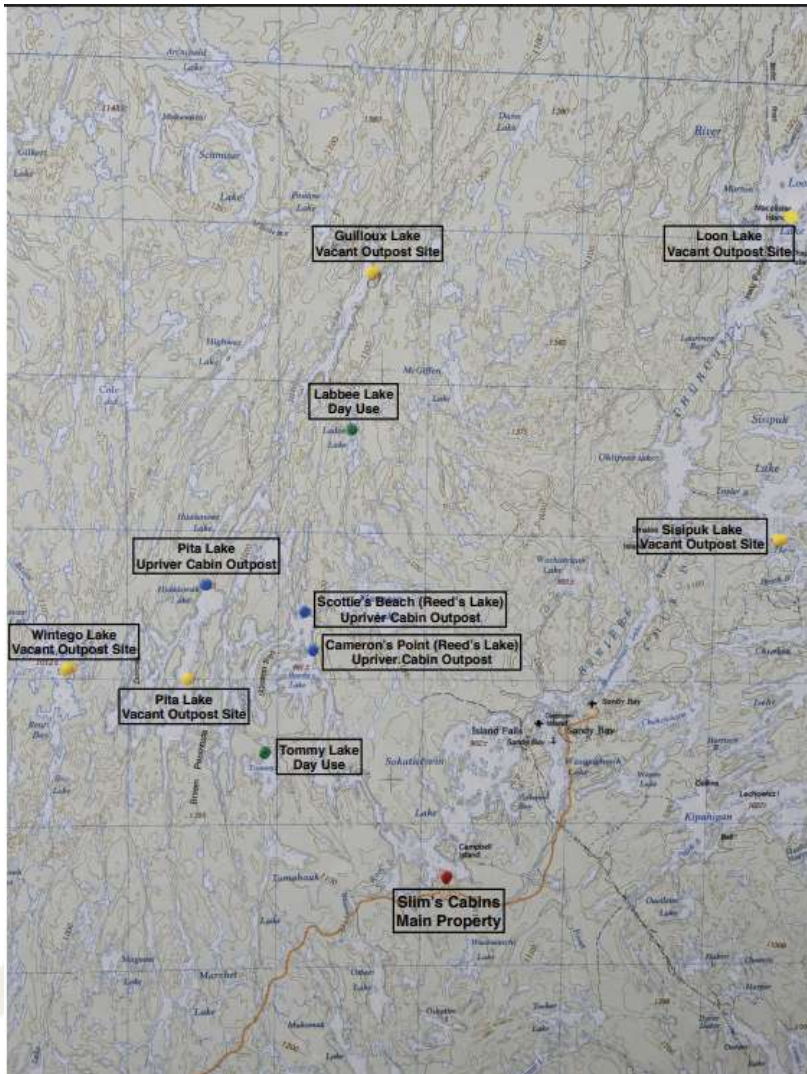




MAPS:







IMPORTANT INFORMATION FOR POTENTIAL BUYERS

About This Brochure

This brochure has been prepared to provide interested parties with summary information about Slim's Cabins. 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 primarily on information provided by the current owner and publicly available information about the Churchill River region. Property-specific details including infrastructure, equipment, and operations reflect information provided by the seller at the time of listing. Some sections include general industry knowledge and standard assessments of fishing lodge and outfitting operations to provide context for the investment opportunity. This supplemental information is based on experience with comparable properties and general market understanding.

Financial Projections and Market Information

Any revenue projections, market trends, and growth opportunities presented in this brochure represent reasonable estimates based on the information provided by the seller and general industry knowledge. These projections are for illustrative purposes only and are not guaranteed.

Property Details

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

- Personal inspection of the property
- Review of all legal documents, licenses, and permits
- Consultation with relevant government agencies, including the Saskatchewan Ministry of Environment regarding quotas and outfitting licenses
- Professional assessment of all buildings and equipment

Climate and Area Information

Climate data and regional recreational opportunities are based on publicly available information about the Churchill River region of northeastern Saskatchewan. Specific conditions at the property may vary.

Strategic Analysis and Investment Considerations

The Strategic Advantages and Why Invest Now sections represent a professional assessment of the property's market position and potential based on the information provided and industry experience. Individual results will

depend on numerous factors including management expertise, operational decisions, and changing market conditions.

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 inspection, or to request additional documentation, please contact:

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Web: mccowans.com/listings/slims-cabins

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