

North America's Largest Outfitting Business for Sale
00000 Southwest USA
Flagstaff, AZ 86005

\$3,300,000
13,000,000± Acres
Coconino County



North America's Largest Outfitting Business for Sale Flagstaff, AZ / Coconino County

SUMMARY

Address

00000 Southwest USA

City, State Zip

Flagstaff, AZ 86005

County

Coconino County

Type

Hunting Land, Commercial, Business Opportunity

Latitude / Longitude

35.198284 / -111.651302

Acreage

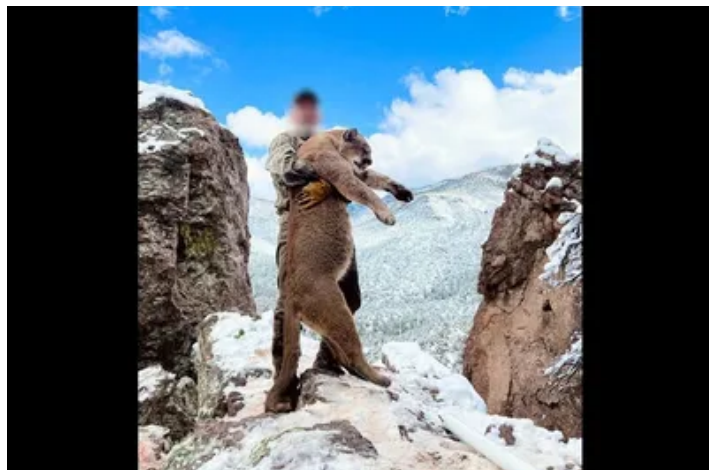
13,000,000

Price

\$3,300,000

Property Website

<https://aspenranchrealestate.com/property/north-america-s-largest-outfitting-business-for-sale-coconino-arizona/118975/>



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PROPERTY DESCRIPTION

North America's Largest Outfitting Business—Offered for Sale! NO DEEDED LAND

The largest outfitting business in North America, encompassing 13,000,000 (that's right, THIRTEEN MILLION) acres of wild lands in Arizona, New Mexico, and Sonora, Mexico, is offered for sale. This outfitting business is offered with a complete book of business guaranteeing future bookings, along with US Forest Service special use permits in six different National Forests. The business is well set up, with management in place and a guide staff of over 60 qualified professional guides.

Outfitting businesses of this size and success don't hit the market very often

This is a well-known guide service that specializes in guiding clients on trophy game with difficult-to-procure tags. They are known world-wide for providing fair-chase hunts for quality animals in trophy units. It is by many measures—hunters guided, species hunted, number of guides, and dollar volume—the biggest outfitting business in North America. Only rarely does a business of this consequence hit the market.

Proven success in the outfitting world means converting opportunities—both in the field and in business

We've all seen fly-by-night outfitting businesses come and go. A couple of trucks, an ATV, a business card, and they're in business, right? Sure—until the first bad reviews hit the internet. This business has been in operation for 21 years with hundreds of 5-star reviews and a proven track record of success on trophy animals. The books are solid, showing seven-figure annual sales and strong six-figure net income. Future bookings are guaranteed, with high-net-worth clients on the waiting list for high-end hunts.

Vast US Forest Service and BLM Special Use Permits and Sonora, Mexico

This business has half a dozen special use outfitting permits on US Forest Service and BLM lands in premium areas spanning wide tracts of Arizona and New Mexico, as well as vast lands in Sonora, Mexico, for a total of thirteen million acres of hunting terrain. Many of the tags in these areas are difficult to draw and represent a once-in-a-lifetime dream hunt for the lucky hunter who drew the tag. Those hunters want the very best hunt and consequently are willing to pay for exactly that. While some outfitters rely on private leases, there's always a danger that the property could sell or the lease times out without renewal. That is not the case with special use permits on public land.

14 North American big game species, all on fair-chase hunts

This business offers fair-chase hunts on an incredible 14 big game species: elk, mule deer, Coues deer, mountain lion, black bear, desert bighorn sheep, bison, pronghorn antelope, California bighorn sheep, Gould's turkey, ibex, mountain goat, oryx, and Shiras moose.

Guaranteed bookings for future hunts

This outfitter has a preferential booking agency that will continue to book hunts with the new owner—provided that new ownership meets established standards of quality. Depending on the tag, the hunts sell for up to \$20,000, with an average cost of about \$12,000.

Management in place and a dedicated guide staff to handle hunts

This outfitting business has a full-time manager whose job it is to oversee the hunts. The guide staff is comprised of over 60 well-trained professional guides who are well compensated. One team runs horses and hounds for mountain lions and bears; another team runs mules and hounds.

Easy vehicle access to camps means more efficient operations

All of the many camp locations for this outfitting business are accessed by vehicle. None of the camps are accessed by horseback, which makes for a much more efficient operation. One might suppose the easy access means competition with other hunters, but given that the licenses are so limited, it isn't a factor.

Business marketing by Gary Hubbell, ALC, of United Country Colorado Brokers & UC Hunting Properties

MORE INFO ONLINE:

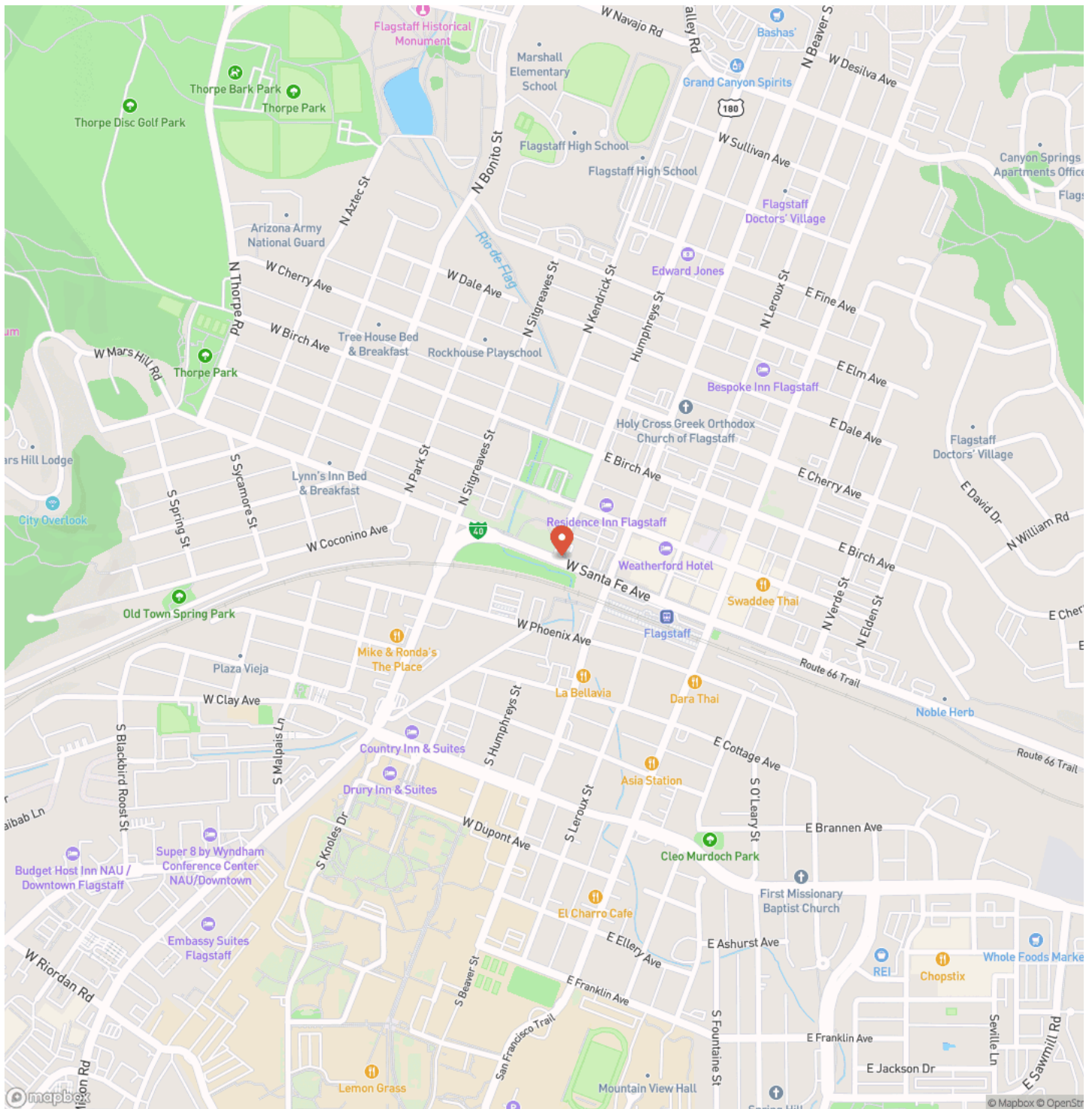
<https://aspenranchrealestate.com/>

The seller of this business is himself an excellent marketer who has a proven and well-documented record as an outfitter. He chose Gary Hubbell, ALC, Jake Hubbell, ALC, and Loren Williams, ALC to market this incredible opportunity for exactly the same reason—they have a proven and well-documented record in selling hunting properties, ranches, farms, and particularly outfitting businesses, with 33 outfitting businesses sold. With over 500 agents in North America, UC Hunting Properties is very similar to this business—it's the biggest and most reputable operation in North America.

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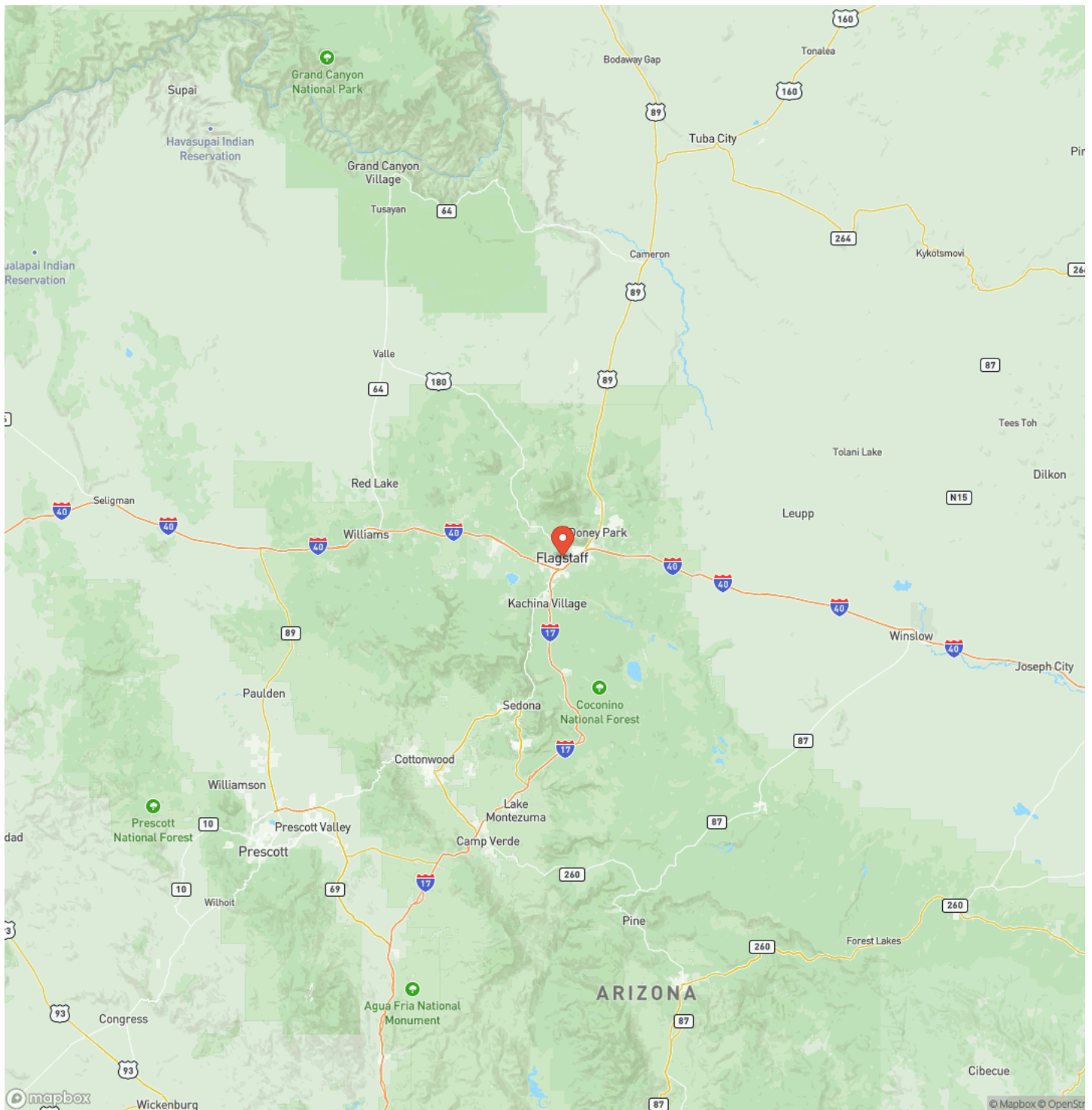
Locator Map



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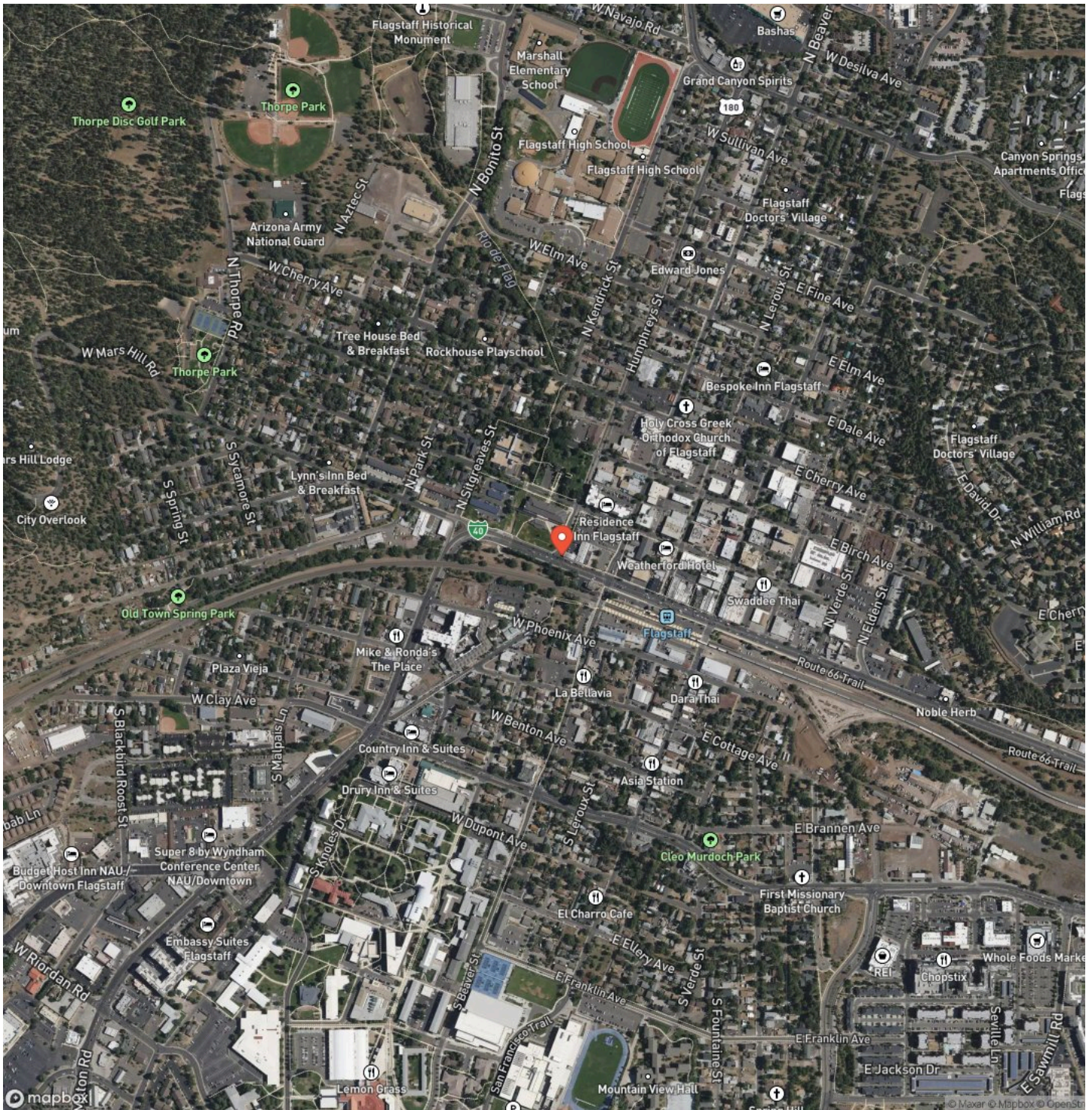
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

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grandviewranch@gmail.com

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31428 Highway 92

City / State / Zip

Hotchkiss, CO 81419

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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