

Big Creek Lodge

867.4 +/- Acres • Essex County, Ontario, CA

AVAILABLE FOR ACQUISITION: Big Creek Lodge is a classic hunting property, outing place, and farm. The property offers one of the most extensive wetlands in the immediate region and is a storied waterfowl hunting location. The land also offers a plentiful population of wild turkeys and whitetail deer.



MYERS COBB

REALTORS

Big Creek Lodge







42.05262° N
83.05682° W

▼ VIEW VIDEO BELOW ▼

- **867.4 +/- TOTAL ACRES AND 8,100 SQFT. LODGE**
- **HISTORIC HUNTING PROPERTY AND FAMILY OUTING PLACE**
- **OUTSTANDING WATERFOWL HUNTING (BAITING PERMIT)**
- **ABUNDANT WHITETAIL DEER AND WILD TURKEY POPULATION**
- **HIGHLY-DEVELOPED AND PROFESSIONALLY MANAGED**
- **MARSHLAND, TIMBERLAND, FIELDS, AND TILLABLE FARMLAND**
- **EXCELLENT PRIMARY ACCESS AND INTERIOR ROAD SYSTEM**
- **800 +/- FEET OF BEAUTIFUL LAKE ERIE FRONTAGE**
- **25 MILES FROM DETROIT AND 15 MINUTES FROM AMHERSTBURG**
- **30 MINUTES FROM WINDSOR INTERNATIONAL AIRPORT**

MYERS COBB

REALTORS

PROPERTY SUMMARY

Total Acreage

867.4 +/- Total Acres

- 548.0 +/- acres: Marshland and various wetlands associated with Big Creek
- 180.0 +/- acres: Timberland and dispersed natural vegetation fields
- 115.0 +/- acres: Tillable farmland suitable for continued crop cultivation or conservation
- 14.4 +/- acres: Operational improvements including dikes, levees, canals, roads and trails
- 10.0 +/- acres: Central Grounds (lodge, outbuildings, and surrounding acreage)

Description

Big Creek Lodge is an uncommon opportunity to acquire one of North America's legacy sporting properties. Passing through the private gate, one realizes the years of planning, patience, and capital it has taken to craft this special place. All the details have been well arranged, from wildlife habitat to the elements of the lodge and surrounding grounds, providing a new owner with a turnkey, sporting property for family and friends.

This historic outing place was established in 1908. Numerous captains of industry, such as Gar Wood ("world speed boat king" and founder of Garwood Boats), Bud Fruehauf (founder of Fruehauf Trailer Corporation), Dick Fruehauf (businessman involved in the oil and gas industry), and Robert Fisher (inventor of the seatbelt buckle and founder of Fisher Body Company) have owned the property. From the previous proprietors to the current owner, these stewards have all shared a passion for the land, conservation, and wildlife.

Although only miles from Windsor, Ontario, the property feels as remote as a fly-in Canada outpost. The land is comprised of marshland, timberland, fields, and farmland. The property and surrounding area is a historic and well-known waterfowl hunting area, and just west is the famous Jack Miner Migratory Bird Sanctuary. Along with the excellent waterfowl hunting, there is an abundant population of wild turkey, whitetail deer, and other wildlife.

The land is positioned at the extreme southern boundary of Canada and is a significant waterfowl staging area for the Mississippi Flyway. As October approaches, vast numbers of ducks and geese migrate along the rivers and tributaries from the provinces of Quebec and Ontario to this age-old destination. Waterfowl arrive through this corridor as a final stop and concentrate in the area before dispersing on their annual southern journey. Ducks Unlimited has estimated that due to the high concentrations of waterfowl moving through this region, 80% of black ducks traveling down the Mississippi Flyway pass through this area.

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com

MYERS COBB

REALTORS

Big Creek enters the north portion of the land and fans out to form an expanse of diverse marshland totaling 548.0 +/- acres. This shallow marsh offers one of the most extensive wetlands in the immediate region, interspersed by cattails and other natural vegetation, providing valuable waterfowl food and cover.

The property is well-developed for waterfowl hunting. There are seven existing hunting blinds, and three have electricity to power ice-eaters when needed. There is plenty of available hunting ground for adding three to five more hunting blinds if desired. A pumping system (24in, 17,000gpm) is in place for adding or removing water from the marshland if needed. In addition, the property has a baiting license issued by the Canadian authorities, which allows food for waterfowl to be put out in non-hunted rest areas. There are 115 +/- acres of tillable farmland, a portion used for agricultural income and the remaining for goose hunting. The goose field offers a pit blind for hunting. Duck season in Ontario is 110 days (late September through early January), and there is a special 10-day goose season prior to duck season. Dove season is from September 1 through November 15.

A local land maintenance company manages the property. Over the years, the company owner has been directly involved in 32 years of development, management, and day-to-day operations of the lodge and property. The owner is also an adjoining landowner.

Location and Access

Big Creek Lodge is located in Essex County, Ontario, Canada, just southeast of Detroit, Michigan. The property is 25 miles from Detroit (less than an hour to the Detroit Airport and less than 30 minutes from the Windsor International Airport) and less than 15 minutes from the city of Amherstburg, which offers shopping, supplies and many good restaurants. The primary access to the property is off Essex County Road 20 (asphalt road) and Concession Road 5 South (gravel road) through a private gate. The land has an excellent road and trail system throughout, which allows travel from the lodge and central grounds via UTV, SUV, or truck.

Structural Improvements (Lodge and Outbuildings)

The Big Creek Lodge is a 8,100 square-foot, one-and-a-half-story, classic hunting lodge resting on 10 level acres. The lodge was originally built in 1974. In 1989 a master suite was added, and in 2002 the south wing was added. The surrounding grounds and lodge offers quiet seclusion and easy access to the property's numerous hunting locations. The lodge is built on a conventual foundation with an ample crawl space for access to all mechanical. The exterior walls are constructed of wood siding and stone veneer with heights averaging 14 feet per floor. The roof is moderately pitched and predominantly a gable configuration built of wood sheathing on wood rafters with dimensional shingle cover.

Built for comfort and entertaining the lodge interior is a spacious and rustic post and beam construction with cathedral tongue and groove ceilings and exposed wood rafters. The walls are tongue and groove wood and painted gypsum board, and the trim work consists of baseboards and casings, and the floor coverings include ceramic tile, hardwood, and slate tile. The door styles are sliding, solid core, and pocket with chrome hardware. There is built-in cabinetry throughout and the

lighting system features halogen, fluorescent, recessed, and chandelier fixtures.

The great room has a masculine stone fireplace offering an inviting and warm environment. There is a double-sided stone fireplace in the dining room with an adjacent wet bar. The commercial kitchen has Cherry wood cabinets highlighted by granite countertops with granite backsplashes. The kitchen offers built-in appliances and includes a sub-zero wine cooler, a freezer, a Bosch dishwasher, a Whirlpool ice maker, two Sub-Zero refrigerators, a custom-made copper exhaust hood, a soup maker, two Ultraline double wall ovens and a cooktop.

The Big Creek Lodge provides accommodations for up to 14 guests. There are five luxurious bedroom suites, with brick fireplaces in the main suite and guest room. There are five full bathrooms and one half bathroom with ceramic and slate floors, granite and cultured marble countertops, and ceramic and granite tub shower enclosures. The plumbing fittings are chrome with pedestal, vanity, and wall-mounted basins. The ensuite has a steam and multi-head shower and an air jet bath. All of the shower doors are tempered glass.

The lodge has a 2000-bottle wine cellar, a 513 square-foot entertainment room, an office, a gun and gear room with wood lockers and gun racks. Additional features include automatic window shutters, security cameras, and a central fire and burglar alarm system throughout. The lodge exterior offers 1,279 square-feet of covered wood deck and 1,238 square-feet of uncovered wood deck.

There are three outbuildings near the lodge, which include a 50' x 24' heated garage for equipment storage, a 50' x 24' eight-run heated dog kennel, and a grain bin for storing food used for feeding waterfowl areas (the owners hold a legal baiting permit).

Equipment

A complete list of equipment to be conveyed will be provided to a serious buyer by request.

Mineral Rights

All Seller-owned mineral rights will be conveyed to the Buyer.

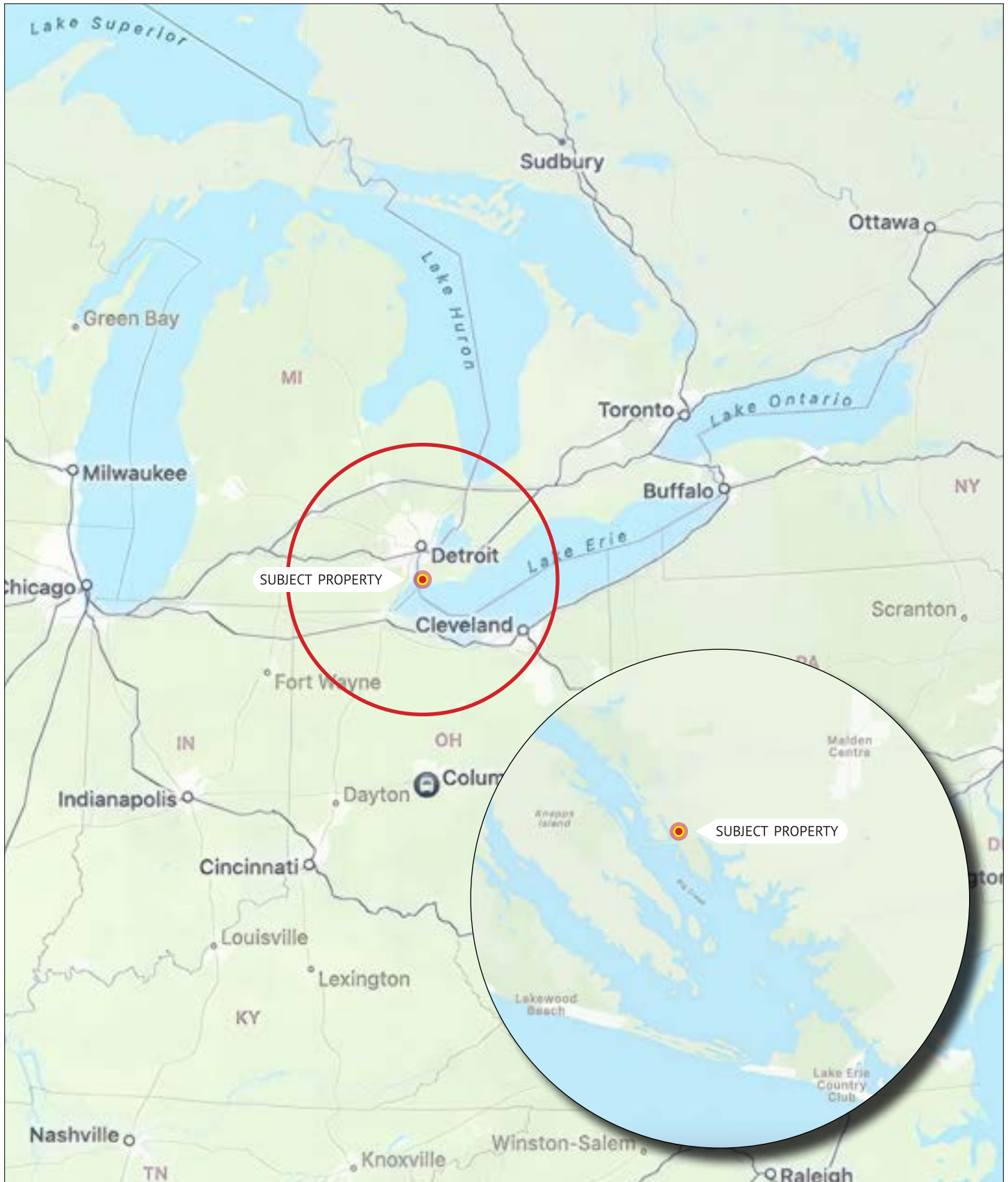
Offering Price

\$15,750,000.00 USD

Contact

For more information, contact Chuck Myers at 901-830-5836 regarding questions or to schedule a property tour. Myers Cobb Realtors LLC, nor Chuck Myers are licensed brokers in Canada. This information is for marketing purposes only.

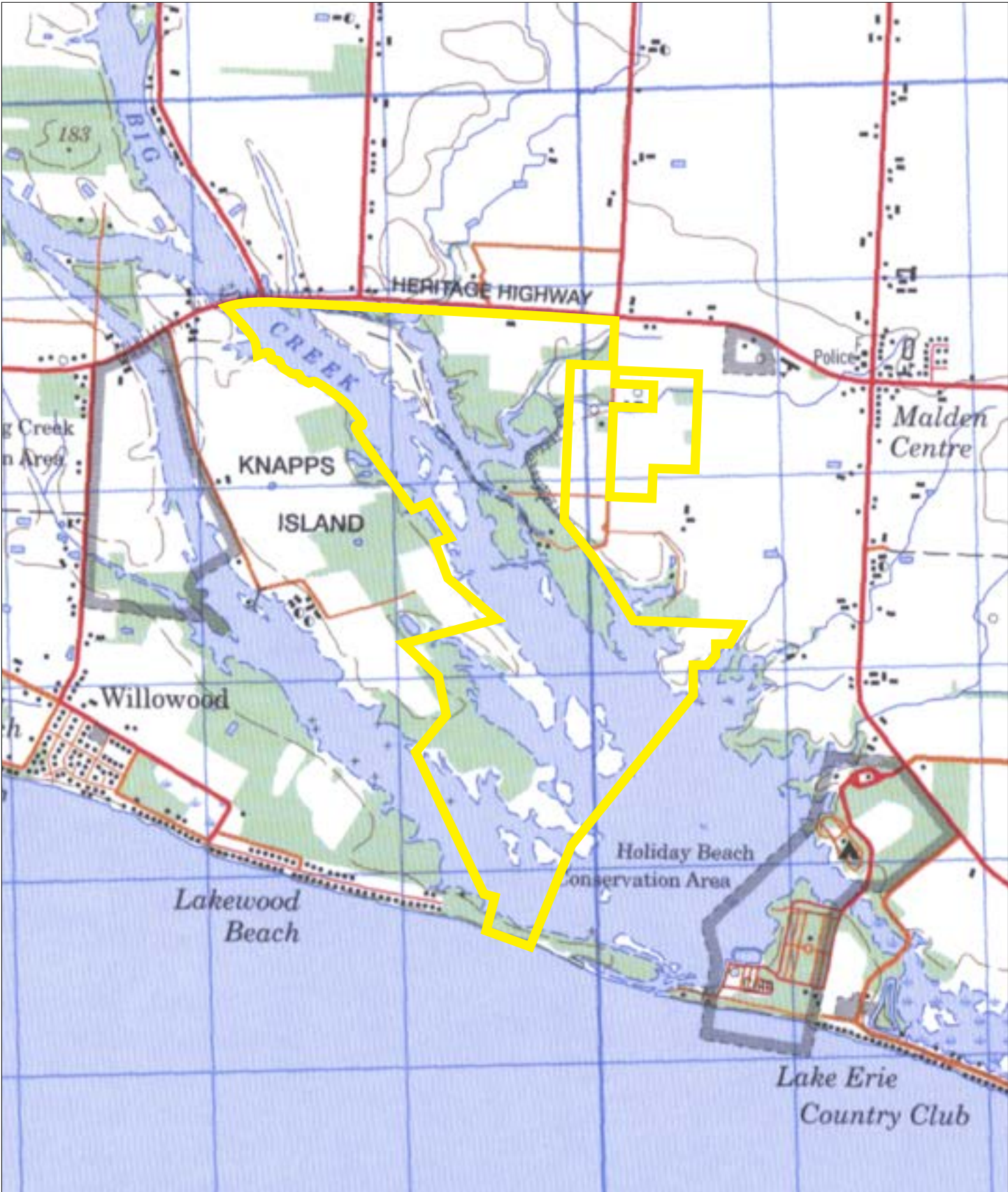
PROPERTY LOCATION



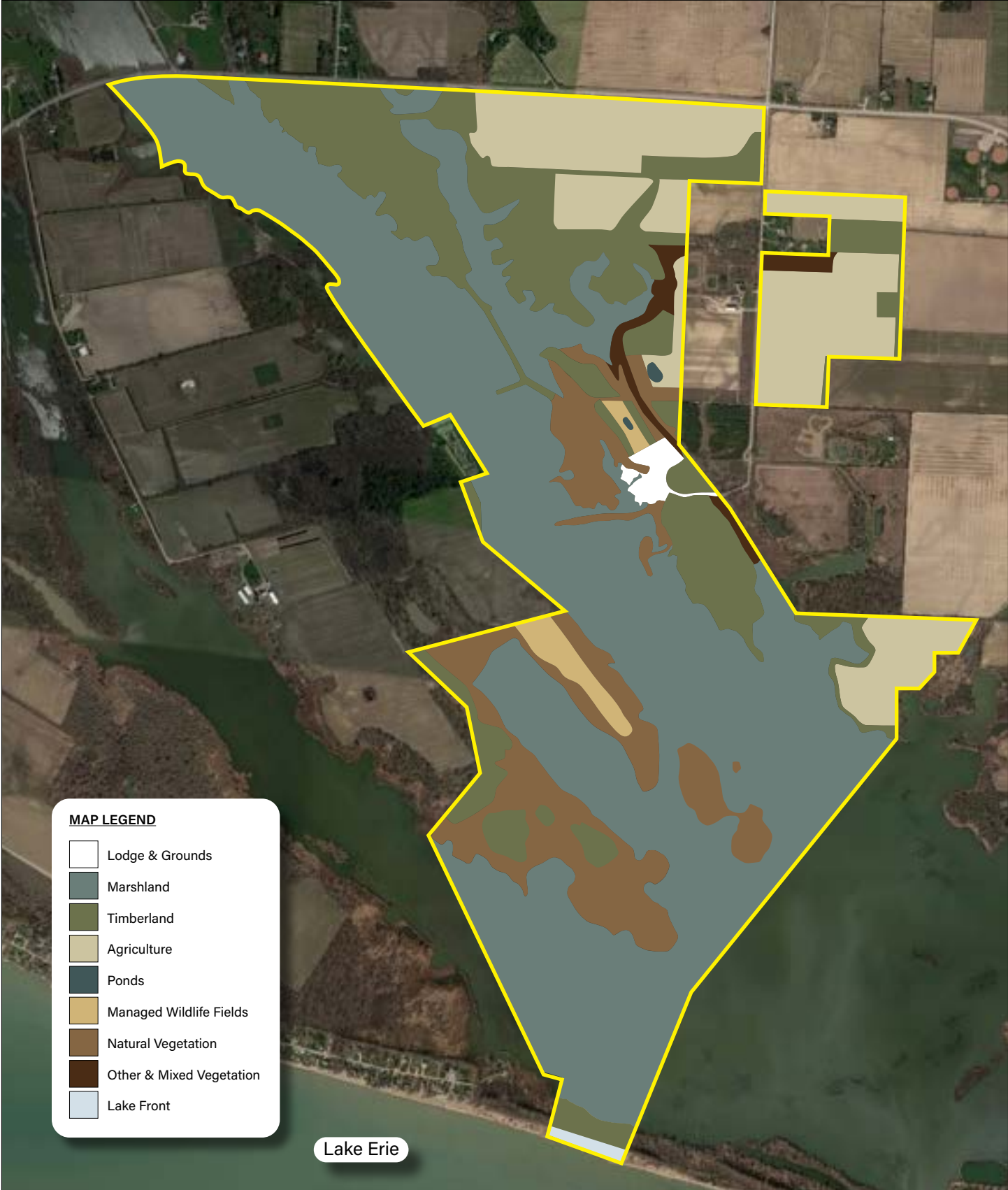
SUBJECT PROPERTY



TOPOGRAPHIC MAP



PROPERTY DETAILS



THE LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



THE LODGE





THE LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



THE LODGE





THE LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



THE LODGE





THE LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



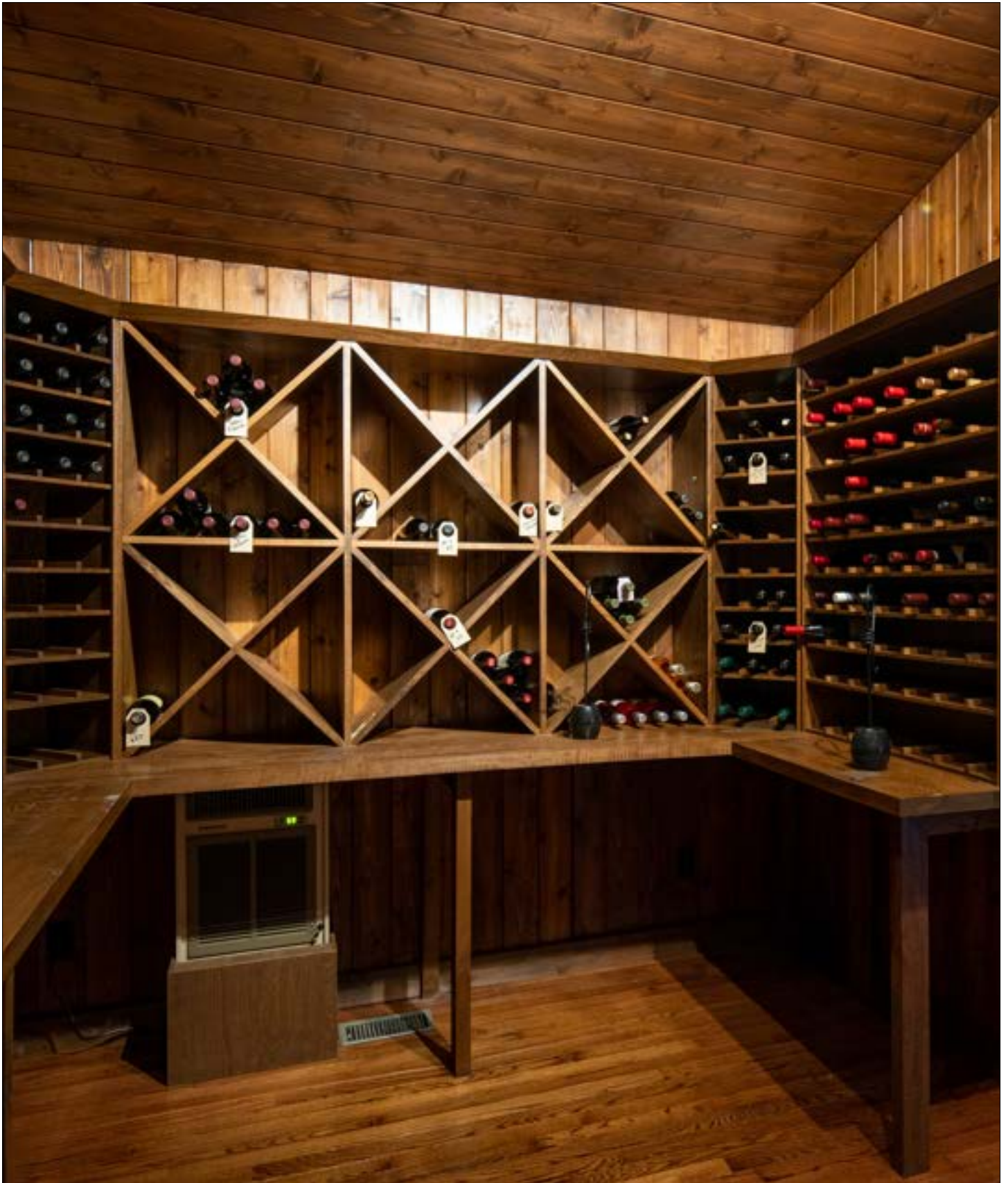
THE LODGE





THE LODGE





THE LODGE





THE LODGE





THE LODGE





THE LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



THE LODGE





THE LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



THE LODGE





THE LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



THE LODGE





THE LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



LODGE & GROUNDS





LODGE & GROUNDS



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



LODGE & GROUNDS





LODGE & HUNTING GROUNDS



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



LODGE & HUNTING GROUNDS



An aerial photograph of a vast, green wetland or marsh area. The foreground is dominated by a dense forest of trees with vibrant green foliage. Beyond the forest, a wide expanse of marshland stretches out, characterized by patches of bright green vegetation and winding, shallow water channels. In the distance, a thick line of trees separates the marsh from a large, calm body of water, likely Lake Erie, which extends to the horizon under a clear, light sky.

Lake Erie

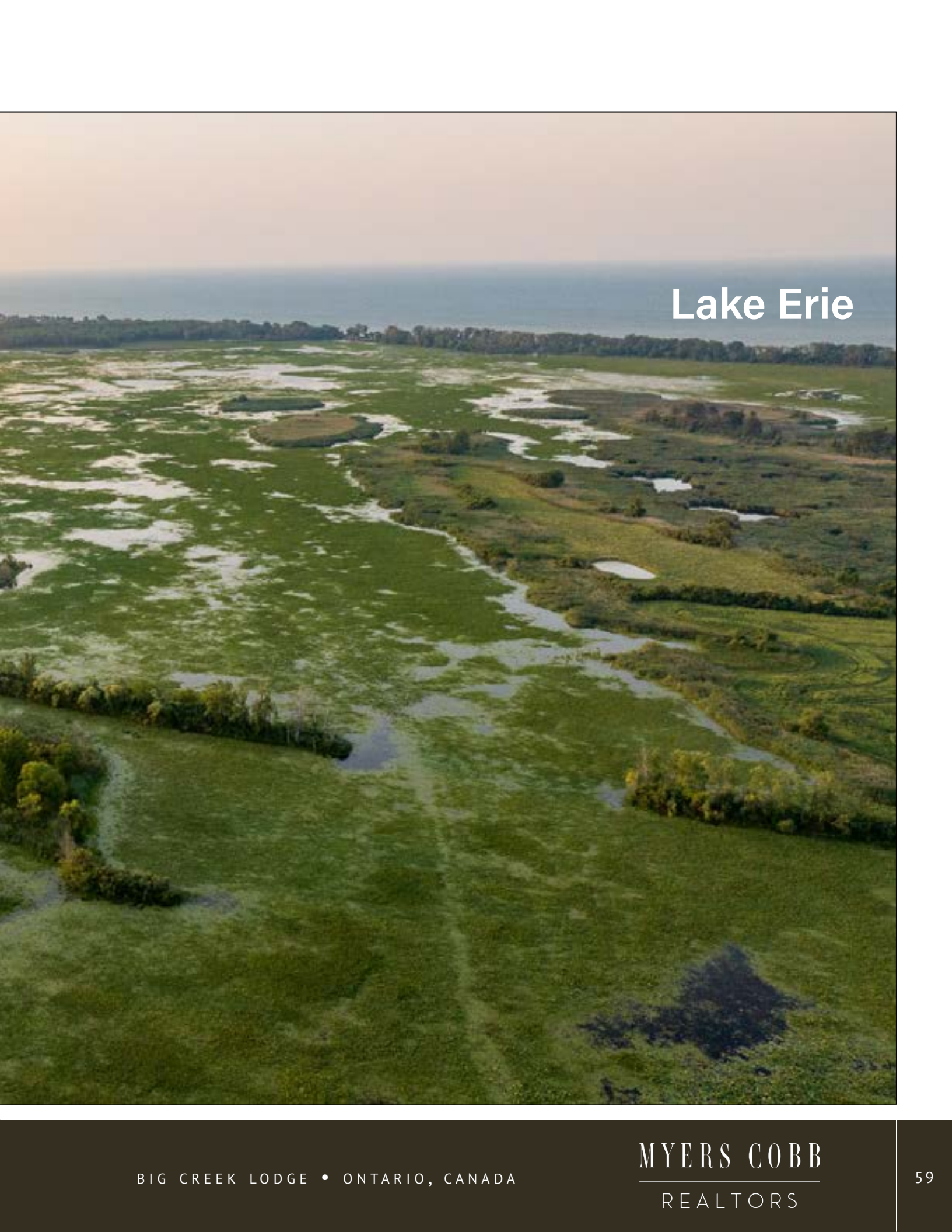
LODGE & HUNTING GROUNDS



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



Lake Erie

THE HUNTING GROUNDS





THE HUNTING GROUNDS



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



THE HUNTING GROUNDS





THE HUNTING GROUNDS



MYERS COBB
REALTORS

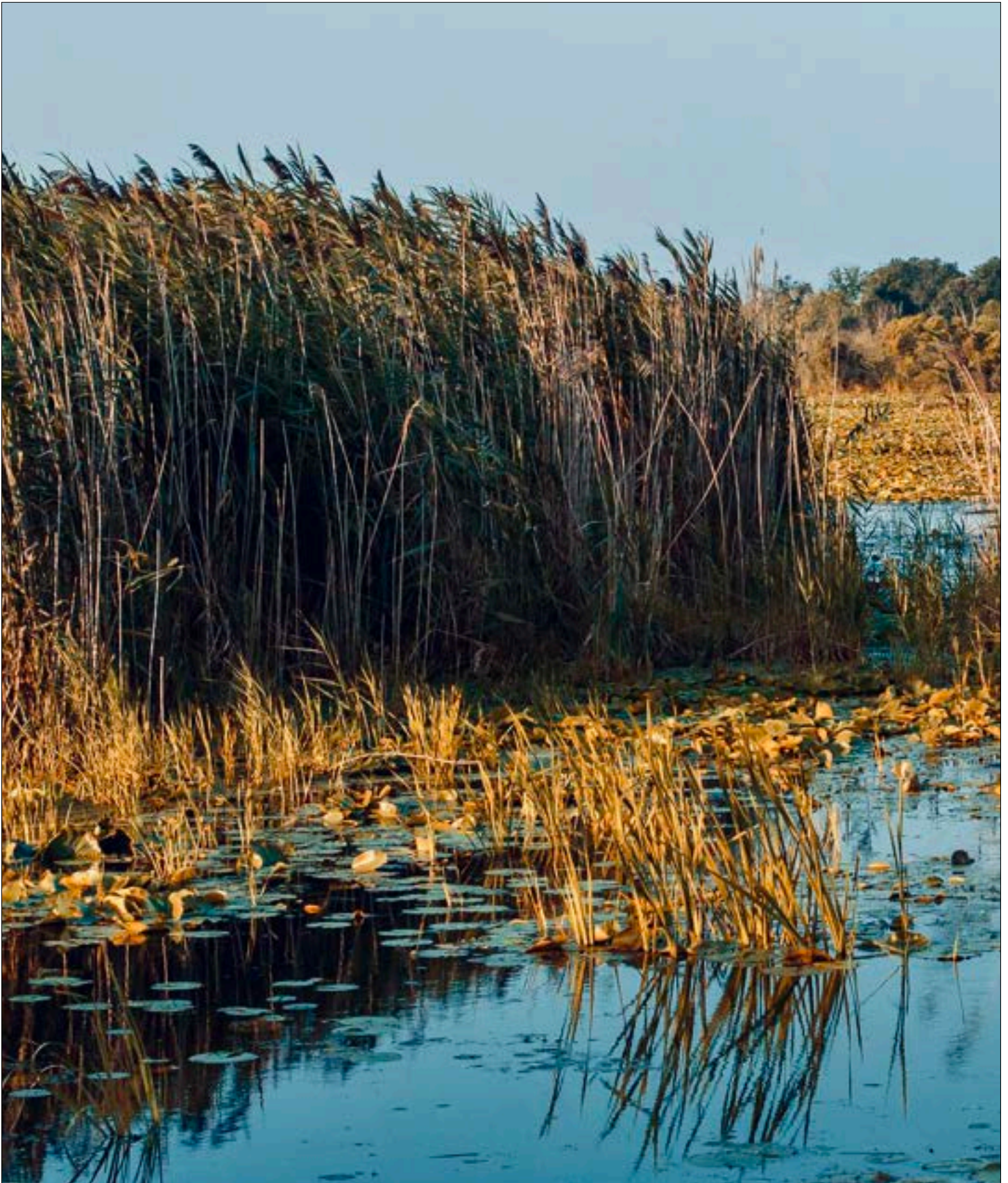
Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

Lake Erie



THE HUNTING GROUNDS





FARMLAND & HUNTING GROUNDS



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



2023 SEASON (Recent Outings)



HUNTING AT BIG CREEK LODGE



2023 SEASON (Recent Outings)



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

HUNTING AT BIG CREEK LODGE



HUNTING AT BIG CREEK LODGE





HUNTING AT BIG CREEK LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



HUNTING AT BIG CREEK LODGE





HUNTING AT BIG CREEK LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



HUNTING AT BIG CREEK LODGE





HUNTING AT BIG CREEK LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



HUNTING AT BIG CREEK LODGE





HUNTING AT BIG CREEK LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



HUNTING AT BIG CREEK LODGE





HUNTING AT BIG CREEK LODGE



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



HUNTING AT BIG CREEK LODGE





Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



MYERS COBB
REALTORS

WWW.MYERSCOBBREALTORS.COM

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 727
Memphis, TN 38119

901-552-4036 (O)
info@myerscobbrealtors.com

ATTENTION: Myers Cobb Realtors is marketing the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Interested parties are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property.





MYERS COBB

REALTORS