

# LIVE WATER PROPERTIES

FLY FISHING - HUNTING - RANCHING - CONSERVATION


[Home](#)
[Ranches for Sale](#)
[Ranches by Type](#)
[About Us](#)
[News and Marketing](#)
[Contact](#)

## FEATURED NEWS

### Wyoming Tax Laws: A Good Thing Unchanged



Article by **Tate Jarry**. Bloomberg Wealth Management magazine has consistently rated Wyoming as the #1 Tax Friendly State in America for both individuals and corporations. In the recent Wyoming state-of-the-state address given by Governor Matt Mead he summed it up succinctly, "The state of our state is strong."

Why does our great state top the Bloomberg list so consistently and continue to be sound economically? Since Wyoming is blessed with

an abundance of natural gas and oil, the royalties and taxes levied on these operations have created a \$1.6 billion Dollar budget surplus, which leads to a friendly tax structure. Many states throughout our country flirt with major tax changes in an effort to emulate Wyoming's tax laws. For example, states such as North Carolina and Nebraska are proposing to cut or decrease income taxes thus shifting their annual tax burden to consumption through higher sales tax. Meanwhile, Wyoming's tax laws have remained relatively unchanged and are likely a major reason Wyoming contains the most 1-percenters per capita.

Here is a list of Wyoming's tax benefits:

1. No State Income Tax on Personal or Corporate Income
2. No State Inheritance Tax or Estate Tax
3. No State Excise Taxes on Gas or Food
4. No Tax on the Sale of Real Estate
5. No State Capital Gains Tax
6. Dynasty Trusts are Permitted to Shelter Assets from Generation to Generation
7. Wyoming Close LLC statute
8. No Tax on Out-of-State Retirement Income
9. No State Gift Tax
10. No Intangible Taxes on Financial Assets

- 11. No Personal Property Tax on Property Held for Personal Use
- 12. No Tax on Individual Mineral Interest
- 13. Lower Property Taxes based on the Assessed Value

Land ownership in Wyoming can also offer significant reductions in federal income taxes through the strategic use of conservation easements while protecting this valuable resource that we all cherish. People are drawn to Wyoming to enjoy the breathtaking mountains, pristine streams, majestic forests and world-class recreational and sporting opportunities. These are the “lucky” thirteen reasons to stay. Tate Jarry at Live Water Properties is available to discuss the many attributes of ranch ownership with you, your family and your financial advisor. For more information on Wyoming tax benefits, contact Tate Jarry at 866.734.6100 or visit our website at [www.livewaterproperties.com](http://www.livewaterproperties.com).

## FEATURED AGENT

### Meet Tate Jarry, Associate Broker



Tate has been a dedicated Broker with our Live Water team for 10 years, covering our core states of Wyoming, Idaho and Montana. As a seasoned ranch Broker, Tate’s ranch transaction experience coupled with his true passion for our outdoor lifestyle in the Rocky Mountains has become invaluable when educating Buyers and Sellers on the finer points of transactions, market values and locations of the finest hunting and fishing properties. Special interests include working with conservation-minded Buyers and Sellers

for the preservation of ranch lands throughout the Yellowstone ecosystem.

**Affiliations:** Friends of the Teton River, Rocky Mountain Elk Foundation, Trout Unlimited, Ducks Unlimited, Habitat for Humanity, 12-year member of the Jackson Hole Ski Club, Teton Science School Volunteer.

## FEATURED PROPERTIES



**Fall River Ranch**  
Ashton, ID



**Robinson Lusitano Ranch**  
Tetonia, ID



**Trout Springs**  
Swan Valley, ID

**Price:** \$7,950,000

**Acreage:** 603 Acres

**Features:**

- 1 mile of Fall River
- 4,800 sqft custom home
- Equestrian facilities



**Riffles 'n Rises Ranch**

Star Valley, WY

**Price:** \$4,950,000

**Acreage:** 562 Acres

**Features:**

- 1 ¼ miles of Salt River
- Spring creek fishery
- 3,800 sqft home



**Flat Creek Ranch**

Star Valley, WY

**Price:** \$2,900,000

**Acreage:** 138 Acres

**Features:**

- ¾ mile of Flat Creek
- Spring creek fishery
- 2,900 sqft house

**Price:** \$6,300,000

**Acreage:** 935 Acres

**Features:**

- ½ mile of Salt River
- 2,900 sqft residence
- Spring creek fishery



**C & B Reece Ranch**

Tetonia, ID

**Price:** \$3,500,000

**Acreage:** 864 Acres

**Features:**

- 1 mile of Bull Elk Creek
- Ag. components
- sporting property



**Jasperson Ranch**

Star Valley, WY

**Price:** \$1,520,000

**Acreage:** 190 Acres

**Features:**

- 1 mile of Salt River
- Agriculture operation
- Wheat harvest

**Price:** \$5,900,000

**Acreage:** 9 Acres

**Features:**

- 6,987 sqft residence
- S. Fork of the Snake
- Private fly fishing



**Gold Ranch**

Rexburg, ID

**Price:** \$3,250,000

**Acreage:** 980 Acres

**Features:**

- ½ mile of Henrys Fork
- Big Hole Mtn. views
- Water resources



**Horseshoe Bend Ranch**

Swan Valley, ID

**Price:** \$1,250,000

**Acreage:** 77 Acres

**Features:**

- S. Fork of the Snake
- 4,987 sqft log home
- Stunning mtn. views



**Bitch Creek Canyon Ranch**

Tetonia, ID

**Price:** \$1,100,000

**Acreage:** 320 Acres

**Features:**

- Adj. National Forest
- Close to fishing
- Big game hunting



**Chynoweth Ranch**

Driggs, ID

**Price:** \$850,000

**Acreage:** 120 Acres

**Features:**

- Teton views
- 1/3 mile Teton River
- Waterfowl hunting



**Crow Creek Ranch**

Montpelier, ID

**Price:** \$600,000

**Acreage:** 240 Acres

**Features:**

- Fishing on Crow Creek
- National Forest Adj.
- Abundant Wildlife



**Live Water Properties**

phone: 866.734.6100



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