

Live Water Fall/Winter Newsletter



LIVE WATER IN THE NEWS

“Easements Conserve 1,837 Acres”

Excerpt: Green River Valley Land Trust Summer/Fall 2006 Newsletter

Standing on the edge of a butte on the Bar Cross Ranch affords a beautiful view -- of the canyons and spires of the Wind River Range to the north and east and the verdant irrigated meadows and bottomland to the south. In fact, it is this very site with this incredible view that we chose as the location for our Annual Donor Appreciation Picnic this year. But, this is just one of about six sites we considered, as this beautiful 11,000+-acre property has a lot of special spots.

A working cattle ranch, the Bar Cross has some unique attributes. From the GRVLT perspective, 1,837 acres are conserved after the 2005 easement donation by owner and GRVLT Advisory Board member, John Blatt. The property is near to several other existing easements, making it part of a neighborhood of more than 6,000 easement-protected acres.

In addition, the Bar Cross has significant scenic, wildlife, and wildlife habitat values. The Ranch can be seen from Wyoming State Highway 352, Sublette County Road 149, and State of Wyoming and BLM lands to the west. The New Fork River and various irrigation ditches flow through the property and support healthy populations of trout and other fish. The importance of the property is enhanced by the fact that the wet agricultural meadows and wetlands connect the riparian corridor of the New Fork River to Willow Creek and to the sage covered foothills of the Wind River Front. The property provides crucial winter-yearlong habitat for moose that helps sustain the local population. It also provides key portions of traditional seasonal migratory routes that have been used by mule deer and pronghorn for millennia, as well as all of the characteristics of elk winter habitat.

The importance of irrigated, agricultural meadows of grasses intermixed with wetlands cannot be over estimated in the arid West. Conserving the agricultural productivity, as well as the broad sweeping views of the western landscape and the corresponding habitat in the zone between the prairies and the mountains, is critical.

We are grateful to John Blatt for conserving a part of the Bar Cross Ranch and for generously hosting this year's Annual Picnic on this spectacular property!



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Fly Fishing Properties

HENRY'S FORK RIVER RETREAT Ashton , Idaho

With the Tetons on the horizon and Henry's Fork in the front yard, Henry's Fork River Retreat is an incredible sanctuary for the avid angler. Located downstream of the Vernon Bridge and five minutes from Ashton, these 112 acres possess 1/3 mile of river frontage, great for year-round fishing and opportunities for waterfowl hunting. Situated on the tailwater section of the Henry's Fork downstream of the Ashton Dam, legendary angler Mike Lawson has referred to this stretch as the "most productive section of the Henry's Fork". Casting small dry flies to pods of 18-20 inch rainbows is a common occurrence on this section of the river. Several building sites overlook the river while the landscape is ensured to stay intact due to bordering properties under conservation easement. With an ideal location, stunning views and extensive recreational opportunities, this is the best piece of property currently listed on the Henry's Fork. Offering price is \$1,750,000.



WILD HORSE RANCH - Boulder, Wyoming



This remarkable ranch is located 10 miles southwest of the small community of Boulder in Sublette County, Wyoming. It consists of 239 deeded acres with exceptional wild brown trout fishing on 3/4 mile of the New Fork River. BLM land borders the ranch on the upstream side while State land borders downstream, offering approximately one mile of additional river access. Wild Horse Ranch is situated between two public boat ramps, which provide opportunities to float onto the ranch or drift

downstream from the ranch. A spectacular backdrop is created on the western horizon by the Wyoming and Wind River Mountain Ranges. Wildlife is plentiful with diverse species that include antelope, Mule deer, Whitetail deer, moose, ducks, geese, hawks, eagles, other birds and small game. Offering price is \$2,400,000.

Trout Journal

A Reflection Upon the 2006 Trout Season by: Scott Smith

Once again our Jackson Hole summer has rushed in and out as quickly as the recent cold fronts, which offer a glimpse of the season ahead. Looking back on the 2006 fishing season it seems that the area rivers, streams and lakes are on a very positive track, leading to many more wonderful excursions in the future.

The season began in the late winter and early spring, and the question at that time was "What is the existing level of snow pack?" This April, most ranges in the region had well over 100% snow, which led to a healthy flush of all drainages that filled our lakes and reservoirs. This, combined with good spring precipitation over local pasture and farmland, kept most rivers at natural flows. Many in the community were surprised to see the Green River fishing well so early with a snow pack still holding up high. Thus, the mid-June options were more akin to a typical July.

The South Fork of the Snake saw good flows below 10,000cfs well into June, and the fishing was exceptional for the most part, especially for those who do not mind wet flies (nymphing and streamer fishing). One important aspect for the South Fork's success was the fact that the Palisades Reservoir was full with plenty of cold, oxygen-rich water for the insects and trout. In late June the South Fork experienced a good flushing near 20,000cfs and it subsequently dropped to around 12,500cfs, just in time for the salmonflies. This is the area's top tailwater fishery and with proper water management rivals the finest anywhere.



Considering the snow the Teton Range encountered last winter, it was by luck that the rivers and tributaries cleared in Jackson Hole by mid-July. Historically the Snake River does not fish well until August. There was excellent fishing in the forest sections below South Park through August, though Teton Park was a bit less consistent until later in the month. The flows for the Snake this summer were near perfect, ranging between 2000-3000cfs and dropping slowly each week. Word around the guides was consistent about fish sizes, all seeing very good numbers of 13-16" trout and typical numbers of trout over 16". From a fisheries standpoint, those observations are indicative of a healthy river. After the September One Fly Event the local fishing really became exciting with cooler weather that turned on insect hatches and thus the trout. Even into October, the terrestrial fishing has been superb.

Coming into fall each year, I get pretty excited knowing that this time of year often offers up the best angling of the season. I particularly enjoy the small dry fly action on the Snake and the South Fork while streamer mania takes over for many. The fall brown trout window can be mesmerizing, however, anglers should learn how to recognize spawning behavior and attempt to avoid fishing over these fish. Although, there are great opportunities for those big browns before and after their spawn. More importantly, anglers should be cautious while wading in spawning zones, which are often the shallow riffles most might walk through. This activity can be identified by lighter colored rocks that have been fanned out by the trout and gravel against the darker algae covered bottom. The same practices should be applied any time there could be spawning fish in the area, such as our prized cutthroats. Browns of the region are not native but are among the most sought after, and awareness is crucial to ensure that all of us, including the wild and furry locals, have fish to pursue in the seasons to come.

Scott Smith is the Live Water Properties Stream Team Captain.

For more Stream Team fishing reviews please visit www.livewaterproperties.com/streamteam.

Feature Property - Jackson Hole, WY

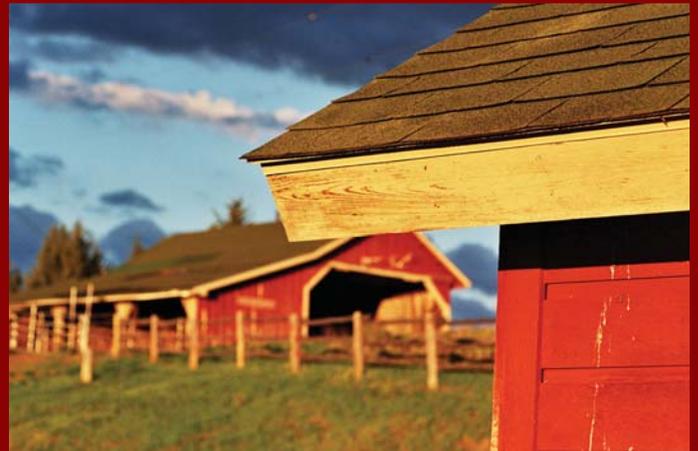
 **NEW**

Puzzleface Ranch



With a premier location, the Puzzleface Ranch is a trophy equestrian property just minutes from both downtown Jackson Hole and world famous skiing at Jackson Hole Mountain Resort. Comprised of 225 acres, the variable terrain ranges from sweeping pasture lands to an elevated ridge that has unparalleled sight lines of the Tetons. Currently one of the few remaining working horse ranches with boarding operations in place in Jackson Hole, the existing corrals, barns and fences are in excellent condition. A conservation easement in place (the oldest in Wyoming) allows for additional homesites and protects the delicate wetlands, which provide critical habitat to migrating waterfowl. With unobstructed views of the Tetons, excellent equestrian facilities and multiple picturesque building sites, Puzzleface Ranch is the finest ranch property available in Jackson Hole.

Offering price is \$25,000,000.



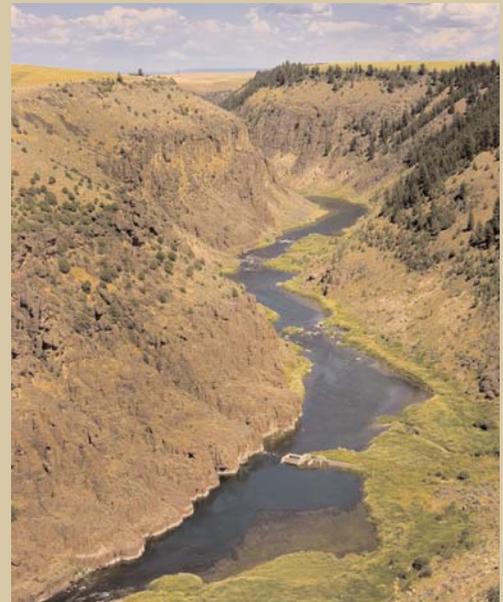
Feature Property - Teton Valley, ID

 **NEW**

Teton River Canyon Ranch Tetonia, Idaho

On the borders of Madison and Teton County, Idaho, Teton River Canyon Ranch boasts enormous Grand Teton views from its 3,091 acres and enjoys an enviable setting, located minutes from Grand Targhee Ski and Summer Resort. Some of the West's best fishing can be found with four miles of onsite scenic Teton River Canyon and nearby famous western trout streams. Anglers of all levels will be thrilled spending an afternoon fishing for rainbow and cutthroat trout in these waters, and significant water rights are included. Air travel to and from the ranch is convenient due to the 7,300 foot runway at the Driggs Reed Memorial Airport, which accommodates large private jets. The adjacent 4,000 acres may be slated for high-end development and the successful River Rim project is located 6 miles east with a new commercial village planned.

Offering price is \$21,000,000.



Live Water Inventory

Bar Cross Ranch - WY



- ~Sublette County, near Cora
- ~11,078 contiguous deeded acres with extensive grazing allotments
- ~3 miles of New Fork River & 7 miles of Willow Creek
- ~Borders Willow Lake, Bridger-Teton National Forest, BLM & State Lands
- ~\$38,800,000

Moulton Homestead - WY



- ~Teton County, Jackson Hole
- ~57 acres with amazing Teton views
- ~1/4 mile of Snake River frontage
- ~7.4-acre homesite building envelope
- ~Across the river from Grand Teton National Park
- ~Abundant populations of elk, moose, Mule deer, & Pronghorn
- ~\$14,000,000

Lots at Double L Ranch Club - WY



- ~Star Valley, 10 minutes from Alpine
- ~400 acres bordering Caribou National Forest
- ~Exclusive 15 homesite community
- ~Magnificent custom built homes
- ~Extensive amenities include 1.6 miles of Salt River, golf course, hunting, guest accommodations, equestrian facilities and more
- ~\$2.5 - \$6 million dollars

Three Bar Ranch - WY



- ~Sublette County, 25 minutes from Pinedale ranching community
- ~2,600 acres of meadow & river bottom
- ~4.5 miles of wild trout fishing on Green and New Fork Rivers
- ~Possible conservation easement
- ~Turnkey, including livestock operation
- ~Distinguished & diverse wildlife
- ~\$5,295,000

Custom Double L Home - WY



- ~Star Valley, minutes from Alpine
- ~5,200 sqft custom home on 5.22 acres on Salt River
- ~5 BR, state-of-the-art appliances, & hand-crafted fixtures
- ~Access to all of the diverse Double L Ranch Club amenities
- ~Incredible setting with views of the Caribou & Salt River Ranges
- ~\$3,400,000

3 Creek Home - WY



- ~Teton County, Jackson Hole
- ~3,700 sqft home under construction, 4BR, on .54 acres
- ~Large master suites, extra storage
- ~Landscaped for maximum privacy
- ~Wine cooler, Subzero & Wolf appliances
- ~Scheduled completion of May 2007
- ~Can be further customized
- ~\$2,975,000; Agent is part owner

Phillips Ridge - WY



- ~Teton County, Jackson Hole
- ~15.84 treed and exclusive acres
- ~1/3 mile of excellent angling for wild cutthroat trout on Fish Creek
- ~Large private trout pond onsite
- ~Incredible views of Jackson Hole Valley and Sleeping Indian Mountain
- ~Abundant wildlife onsite
- ~\$2,900,000

Brown Trout Flats - WY



- ~Sublette County, close to Pinedale
- ~489 acres with 1.25 miles of Green River frontage
- ~Views of the Wyoming, Wind River, & Gros Ventre Mountain Ranges
- ~Additional 2 miles of Green River access to incoming landowner
- ~One of the larger parcels in this area
- ~\$2,450,000; Associate Broker is part owner

Homestead on the Green - WY



- ~Sublette County, near Pinedale
- ~308 acres of pastures and bluff, bordered on one side by BLM land
- ~1.25 miles of private Green River frontage for brown trout
- ~Refurbished 4 BR home & barn
- ~Stunning views of three mountain ranges
- ~\$2,000,000; Associate Broker is part owner

River Bend Meadows - WY



- ~Sublette County, 90 minutes from Jackson Hole
- ~304 acres with 1.25 miles of world-class angling on the Green
- ~Bordered on one side by BLM land
- ~Gros Ventre & Wind River Range views
- ~Varied & healthy populations of wildlife
- ~\$1,975,000; Associate Broker is part owner

Live Water Inventory

Trout Retreat on the Green - WY



- ~Sublette County, Wyoming
- ~345 acres with one mile of Green River frontage
- ~Very private, gorgeous rolling hills and pasture
- ~Bordered on one side by BLM land
- ~25 minutes from Pinedale & 90 minutes from Jackson Hole
- ~\$1,900,000; Associate Broker is part owner

Ross Butte Ranch - WY



- ~Sublette County, near Big Piney
- ~Approximately 250 private acres
- ~New Fork River flows for 1.5 miles, a wonderful brown & rainbow trout fishery
- ~Excellent equestrian retreat
- ~Bordering BLM lands
- ~Varied opportunities for incoming landowner
- ~\$1,900,000

3 Creek Ranch Homesite - WY



- ~Teton County, Jackson Hole
- ~Spectacular 1/2-acre corner homesite
- ~Overlooks Spring Creek with Grand Teton views
- ~Best fishing and best golf in Jackson Hole
- ~Five minutes from downtown
- ~\$1,495,000; Agent is part owner

Angler's Trout Hideaway - WY



- ~Sublette County, 25 minutes from Pinedale
- ~170 acres with one mile of exclusive Green River frontage
- ~BLM land borders one side
- ~Walking easement offers access to an additional 2 miles of the Green
- ~\$1,275,000; Associate Broker is part owner

South Meadows Ranch - WY



- ~Sublette County, close to Pinedale
- ~155 acres with Wind River Range views
- ~1.25 miles of Green River offers world-class trout fishing
- ~Diverse & healthy populations of wildlife
- ~Private and ideal for recreation
- ~\$1,200,000; Associate Broker is part owner

Tongue River Retreat - WY



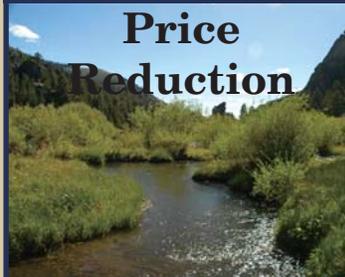
- ~Sheridan County, Ranchester
- ~Sportsman's paradise
- ~140 acres
- ~3,000 sqft, 5 BR home
- ~1/4 mile of Tongue River and two live springs onsite for angling adventures
- ~Bighorn Mountain views to the west
- ~\$985,000; co-listed with John Chase of Century 21

Broken Bar W Ranch - ID



- ~Teton County, Driggs
- ~140 acres bordered on two sides by conservation easement ensuring privacy
- ~1/4 mile of Teton River, home to trophy cutthroat trout
- ~3/4 mile of Dick Creek
- ~Homesites with breathtaking Teton Mountain views
- ~\$3,500,000

Sentinel Rock Ranch - ID



Price Reduction

- ~Lemhi County, 9 miles from Leadore
- ~80 secluded acres with snow-capped views
- ~Uniquely bordered on four sides by Salmon-Challis National Forest
- ~Incredible backcountry elk hunting
- ~One mile of Hawley Creek onsite
- ~\$1,100,000

Gustafson on the Big Hole - MT



- ~Deerlodge County, 55 minutes west of Butte
- ~720 acres, adjacent to over 9 million acres of public land
- ~2.5 miles of Big Hole River & LaMarche Creek
- ~Homesites with opportune views of mountain peaks & river
- ~\$1,900,000



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Fall in the Tetons