



New Listings

Legacy Spring Creek Ranch - Springfield, Idaho

This 671-acre ranch is arguably the finest waterfowl property in the entire state of Idaho. It is located 2.5 hours from Jackson Hole, Wyoming, 2 hours from Driggs, Idaho, and 2.5 hours from Salt Lake City. Legacy Spring Creek ranch has over 3 miles of spring creeks located next to the 56,000-acre American Falls Reservoir in Springfield, Idaho. This combination coupled with a productive agricultural component and with the ability to grow key food crops, creates the perfect storm for record numbers of ducks and geese. It is not uncommon to see thousands of mallards and Canada geese loafing on the spring-fed creek systems and grain fields. An array of both game and non-game birds frequent the ranch including Widgeon, Teal, Gadwall, Canvasback and diving ducks. The ranch harbors a robust wild pheasant population to keep any bird hunter occupied after a morning in the blind. For the angler, large trout in excess of 30" cruise these waterways and provide a size class of fish rarely seen in a wild system. The most prominent species are rainbow and cuttbows, and massive brown trout have been caught on the property. This turnkey operation offers a 5-bedroom home, a garage/shop with gunroom and bird cleaning facilities, plus equipment necessary to enjoy the Legacy Spring Creek Ranch immediately.



Offering Price is \$5,000,000

Riverbend on the North Platte - Saratoga, Wyoming

Never before offered for sale, Riverbend is a timeless estate overlooking the North Platte River in Saratoga, Wyoming, rated one of the top ten sporting communities in the country by *Outdoor Life* magazine in May 2010. Set in a secluded and quiet valley surrounded by snow-capped peaks, this unique property offers outstanding amenities in an extraordinary setting. The Upper North Platte Valley is known for exceptional hunting and fishing. Mule deer, elk, antelope, moose and more, call this land home with 60 miles of blue-ribbon trout water, teeming with wild rainbow and brown trout. One of the best holes on the river is just steps from the sweeping back porch. This stunning recreational ranch on 110 acres is the ideal retreat, whether you want to entertain or simply get away from it all. This premier property boasts over 17,500 sqft of living space, comprised of the 9,000 sqft main house, complete with a gourmet kitchen, billiard room and wine cellar, plus the 3,300 sqft guest home your family and friends will want to call their own. This elegant retreat also offers a shooting range, woodworking shop, separate executive office suite, greenhouse and expansive hobby or exercise room. Should one tire of fishing, enjoy eighteen holes on the nearby, exclusive Old Baldy Club. Enjoy the crisp mountain air, blue skies and sunshine in a stunning setting, which is all accessible by private aircraft that can land at the lighted 8,800' airstrip 15 minutes from Riverbend.



Offering Price is \$4,675,000

Fisher Bottom Ranch - Swan Valley, Idaho

Located in Bonneville County, Idaho, Fisher Bottom Ranch is situated at the half-way point in the famous canyon stretch of the South Fork of the Snake River. Known for fantastic dry fly fishing and picturesque setting, this tail-water fishery has become a preferred destination spot for fly fishermen and outdoor enthusiasts. Comprised of 437 acres with unobstructed views of adjacent Caribou-Targhee National Forest, the diverse topography includes mature cottonwood trees on the river bottoms, open fields of native pasture and willow-lined springs with aspens and conifer on the hillsides. There are over 2 miles of river frontage including two major side channels that are easily wadeable, that serve as refuge for a good number of resident fish, including native cutthroat trout, brown trout and rainbow trout. This Idaho ranch for sale is rich in history and bears the name "Fisher" in honor of the famous Idahoan, author, Vardis Fisher. His original homestead remains along with other improvements including a modest 1,292 sqft, 3BR, 1BA main cabin that was refurbished by the current owners in the mid '90s and a 180 sqft detached study. An existing conservation easement on this property protects it in perpetuity; the easement allows for the improvement and significant additions to existing structures. In a sought-after location on the South Fork of the Snake River, this historic Idaho ranch provides a true Rocky Mountain sporting lifestyle.



Offering Price is \$2,700,000

Crazy Mountain Retreat - Big Timber, Montana

The 223-acre Crazy Mountain Retreat is an outdoor lover's paradise. With breathtaking alpine views and over a half mile of private fishing on Big Timber Creek, this ranch offers privileges others do not. Only two miles to National Forest Service and 15 minutes to Big Timber, this Montana ranch for sale is in the foothills of the Crazy Mountains with a rolling topography and a wide variety of vegetation and wildlife. Easy access off the lightly traveled Big Timber Canyon Road leads to numerous scenic and private building sites. After visiting this area and experiencing the postcard views and seclusion, one will love that the Big Timber Canyon and this corner of the Crazy Mountains has remained largely undiscovered.



Offering Price is \$1,950,000

Teton Farm Parcel - Driggs, Idaho

This Idaho ranch for sale consists of 122 acres of irrigated farmland located just 3 miles east of Driggs, Idaho. The parcel is relatively flat and perimeter-fenced with year-round access via county road on both the eastern and southern borders. Rich soils and water rights with an 1891 priority date from Teton Creek have made this a productive farm parcel. Average yields have been 4-5 tons per acre of hay and 60-80 bushels per acre on barley. The underlying zoning is Agricultural Small Increment and Rural Residential, which allows for residential development with a minimum lot size of 2.5 acres. Historically used as a parcel of a larger operation by an area farmer, this land was sold to a land developer in the mid-2000s and is now the property of a local lender after foreclosure proceeding. The lender has recognized the market retreat and has priced below recent appraisal for



a quick sale.

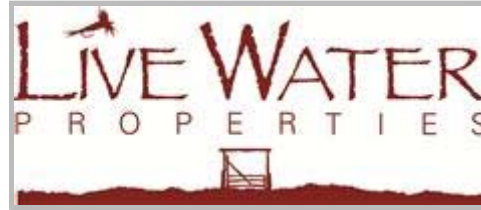
Offering Price is \$675,000

Live Water News

Core Competencies of the Live Water Brand

By: Macye Maher

Live Water Properties is our company that turns ten years old in 2011. The name just rolls right off the lips. We have always stayed true to our focus on fly fishing properties and investments and never diluted with other services such as property management or enhancement. The fly fishing lifestyle is dreamy, the concept is whole, and the expertise by our Brokers has been built during these past ten years.



All of this has not kept us from ascertaining that we continually assist Buyers and Sellers of premier hunting, ranching and conservation properties. Many times these are one and the same with fly fishing opportunities the original focus with a bonus of hunting onsite, ranching or wildlife protection. Especially with the last one, evidence is found throughout 2010 with 26 deals spanning more than 70 thousand deeded acres, purchased by Buyers with a conservation-minded focus. These ranches are supremely appointed for fly fishing, hunting and ranching; the stewardship is a way to preserve and enhance the purchase.

Branding for us has always been visual: dry fly over the "I" in our name. We have been hard at work to derive a new logo to brand the additional 3 competencies that we have become known for: hunting, ranching and conservation.

Here's to the future. We hope to help all Buyers and Sellers reap the benefits of our core competencies. Let us find your ultimate ranch!

FLY FISHING HUNTING RANCHING CONSERVATION

Price Reductions

Morningstar Ranch - Star Valley, Wyoming

The Morningstar Ranch is located 45 minutes south of Jackson Hole in western Wyoming's wild and scenic Lincoln County. Consisting of approximately 562 acres with lush riverfront meadows and irrigated hay land, the entire property enjoys magnificent views of the Salt River Range to the east, the Snake River Range to the north, and the Caribou Mountains to the west. The estate also boasts approximately 1.25 miles of the Salt River that offers excellent fishing for wild cutthroat and brown trout. The Salt winds through the property, and there are numerous building sites capturing river and spectacular mountain views above Star Valley.



In addition to the angling opportunities available on the Salt River, the ranch also features several miles of improved spring creeks that play host to fish year round and are teeming with waterfowl during fall months. The four-bedroom, three-bath ranch home is comprised of 3,800 square feet and was extensively remodeled in 2003. The main level includes the kitchen, breakfast room, master suite with en-suite bathroom, a second bedroom and bathroom, mudroom, and den that opens onto a deck. With unprecedented angling opportunities and spectacular views, the Morningstar Ranch is truly a western paradise.

Offering Price is \$5.5M, Originally \$5.9M

Fall River Springs - Ashton, Idaho

The scenic Fall River Springs consists of approximately 1,122 acres with $\frac{3}{4}$ mile of the Fall River flowing along the southeastern border of the property. In an increasingly popular location, Fall River Springs offers big mountain views, mixed-tree cover and topography, stellar wild trout fishing, ample wildlife, substantial upland bird and waterfowl populations, and an existing home for immediate convenience. This Idaho ranch boasts numerous spring creeks and a diverse habitat consisting of agricultural fields, rolling hills with sage brush and tall native grasses, meadows, wetlands, ponds and cottonwood and aspen groves. There are many potential building sites on the ranch including



several high points on the property that provide direct Teton Mountain Range views to the east. Additional sites overlook existing ponds, while some are tucked into 3 to 5-acre aspen groves. Other building sites are nestled into the cottonwood forest overlooking the freestone Fall River.

Offering Price Reduced, Contact Listing Agent for Details

Gallatin River Sporting Paradise - Bozeman, Montana

Gallatin River Sporting Paradise represents the finest in trout fishing, shooting, bird and deer hunting available in Montana and the Northern Rocky Mountains. This 79-acre offering boasts private Gallatin River frontage with a great variety of trout and good hatches, a lush riparian corridor with excellent duck hunting, mature cottonwood forest and many types of birds and wildlife. Included in the purchase is an award-winning main residence, a spacious caretaker's home and a comfortable guest apartment over a large shop. Shooters will appreciate the 12 station sporting clays and five-stand shooting course. Gallatin River Sporting Paradise is less than ten miles to Bozeman. It is easy to see that this property is not just rare, it is virtually irreplaceable.



Offering Price is \$4.95M, Reduced from \$5.95M

South Fork Madison Ranch - West Yellowstone, Montana

The South Fork Madison Ranch is located five miles west of Yellowstone National Park and less than one hour from Big Sky Mountain Resort. Consisting of 280 acres, this recreational ranch borders the Gallatin National Forest for more than one mile, offering access to over two million acres of land to enjoy and explore. This Montana ranch for sale has many live water features including two spring creeks and two ponds onsite. Denney Creek and an unnamed spring creek pass through the ranch for over a half mile before merging into the South Fork of the Madison River. These creeks feed the property's two large ponds, providing a path for trout to move throughout the system.



In addition to the spring creeks, the South Fork of the Madison River flows along the northern boundary offering excellent fly fishing. Improvements on the South Fork Madison Ranch include two historic log cabins and an older ranch home. Deer, elk, moose, small game and waterfowl are frequent visitors. With a variety of live water, privacy, ease of access and breathtaking alpine views,

this Rocky Mountain ranch is a rare find in a pristine valley with millions of acres of preserved wild landscapes.

Offering Price is \$2.95M, Reduced from \$3.6M

Lanes Creek Ranch - Wayan, Idaho

The 1,536-acre Lanes Creek Ranch, located in Wayan, Idaho, is 20 minutes from Alpine, Wyoming, and has recreational features in addition to an operational cattle component. Set in a gorgeous alpine valley, Lanes Creek meanders through the property for approximately 2 miles adding sub-irrigation for pastures as well as enhancing the aesthetics of the ranch. Numerous spring creeks dot the landscape creating ponds and natural reservoirs for cattle and wildlife. Elk and Mule deer hunting is available onsite or on the neighboring Caribou National Forest and BLM lands. Improvements on the ranch include an upscale, custom home with 4,000 square feet built in 2000, numerous older outbuildings and caretaker's quarters. The ranch is currently leased to a local rancher who grazes between 450-500 yearlings during the summer months; it generates an annual income of approximately \$27,000-\$30,000. This turnkey cattle operation offers diversity with recreational opportunities, live water and abundant wildlife.



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Offering Price Reduced by \$250,000 to \$3.745M

Badger Creek Meadows - Teton, Idaho

With stunning views of the Teton Range and Yellowstone National Park, rolling ridges and groves of aspen trees, Badger Creek Meadows is the ideal combination of breathtaking scenery and proximity to world-class ski towns. These 117 acres are located in Teton, Idaho, 10 minutes north of Driggs in Teton Valley. This is one of the most desirable communities in the Rocky Mountain West and only 45 minutes from the famed resort town of Jackson Hole, Wyoming. The Badger Creek drainage is an extremely sought-after nook in the increasingly popular Teton Valley. Although the property does not have creek frontage onsite, it is only minutes from the renowned Teton River to the west and Targhee National Forest for endless recreation to the east. Teton Valley is known for its relaxed mountain lifestyle, complete with recreation for all, including hiking, mountain biking, fly-fishing, golf, and downhill and Nordic skiing at Grand Targhee Ski and Summer Resort. The property is well suited for an exclusive gentleman's ranch or family compound and is also of great value for the conservation easement buyer, as the Badger Creek drainage is high in ecological value. Placing a conservation easement and reserving a few choice homesites would be an excellent use of the land and, it allows the incoming landowner to take advantage of what could be a significant tax benefit while enjoying this undisturbed paradise. Badger Creek Meadows balances an exceptionally private setting with the access to resort amenities in the heart of the Greater Yellowstone Ecosystem.



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54% Off! - New Offering Price is \$895,000

Sold Ranches

Neeley Farm - Newdale, Idaho

The Neeley Farm is comprised of 1,563± deeded acres located in Madison County, Idaho, west of the town of Teton and east of the town of Newdale with access to the ranch via Highway



33. Traditionally this ranch has been dry farmed for wheat, barley and seed potato with approximately 1,470 acres in production currently. These productive acres are also some of the most scenic in the area with expansive views of Grand Teton National Park to the east along with Teton Canyon and Canyon Creek views. The western border lies adjacent to Bureau of Reclamation lands with direct access to over 2.75 miles of Canyon Creek. On the northern border lies Bureau of Reclamation lands with direct access and views of over 1.8 miles Teton Canyon. Both Canyon Creek and Teton River have limited access to the public due to privately held lands in the area. In turn these stretches of river and creek see little pressure overall. The fishing can be quite good with sizable numbers of rainbow and cutthroat trout. Improvements on the Neeley Ranch include a modest farm house of approximately 2,000 sqft and numerous outbuildings including a horse barn, calving shed and two modern steel buildings. This ranch represents a good mixture of recreational opportunities and an income-producing agricultural operation. This farm sold for \$7,200,000 in 2006 and at that time was considered to be a high quality land investment, especially due to development pressures from both Madison County and the adjacent Teton County, Idaho, causing an increase in regional land values.

Offering Price was \$3,126,000

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