



New Listings

Drift Creek Ranch - Lincoln City, Oregon

Comprised of 126 +/- acres of pristine Oregon Coast Range forest, the ranch contains approximately 15 acres of cross-fenced pasture, a 3,932 sqft custom creekside home, large barn, tack room and more. In addition to the 1-mile secluded stretch of Drift Creek frontage, the property affords adjacent access to an added 1.2 miles of private fishing on hard-to-access public land upstream of the ranch. This provides an incoming owner with access to over 2 miles of riffles, runs and deep pools that hold 10-40 pound fresh, wild steelhead and salmon. With healthy runs of fall Chinook and Coho salmon and large runs of wild winter and summer steelhead, complimented by a population of sea-run cutthroat trout and a few Chum salmon, Drift Creek can out-rival any wild anadromous fishery and keep any angler entertained year-round. Located south of Lincoln City on the northern coast, the property is 10 minutes from the renowned Salishan Spa and Golf Resort in Gleneden Beach. With fine dining, spa, tennis courts and a stunning 18-hole Jacobsen-designed golf course overlooking Siletz Bay and the Pacific Ocean, Salishan Resort offers endless resort and recreational opportunities. While the ranch is nearby many high-end amenities, the property feels private, with approximately half of the riverfront property in a deep forested canyon. A resident Roosevelt elk herd of between 20-60 head calls this property home, and ample wildlife besides. With epic fishing, close proximity to recreational amenities including sailing, deep sea fishing, sea kayaking and exploring the many beaches, Drift Creek Ranch is a magnificent offering.



Offering Price is \$1,500,000

Grays Lake Outlet Ranch - Wayan, Idaho

Comprised of 480 deeded acres and located in the picturesque Caribou Range of the Rocky Mountains of southeastern Idaho is the Grays Lake Outlet Ranch. It borders the Greater Yellowstone Ecosystem, and has access to the Caribou-Targhee National Forest trail systems, 4 miles to the east, and over 3 million acres of public lands. The Grays Lake Wildlife Refuge is 2 miles south of the ranch, consisting of a 22,000-acre protected area providing important habitat for Sandhill cranes, Trumpeter swans and other various breeds of waterfowl, shore and grassland birds. The nearby resort community of Jackson Hole is 70 miles to the north and Idaho Falls is 45 miles northwest. Outlet Creek meanders through the ranch for 1½ miles entering from the southern pasture lands and flowing through a series of rock outcroppings in a canyon like setting. The creek is supplemented with 4 springs, which maintain a tailwater quality with constant temperature and flow rate year-round, which provides an excellent fish habitat. The Outlet Creek has



been a focal point for the current owners who have worked collaboratively with local government agencies and enhancement specialists to preserve and enhance the riparian corridor that benefits the native cutthroat trout populations and wintering elk and Mule deer. Of the 480 acres, approximately 340 acres have been in productive agriculture. In the fall of 2011 approximately 300 acres were removed from the Conservation Reserve Program (CRP), which has restored most of the property to native vegetation. Power is available with sufficient road frontage to meet the Bonneville County building permit requirements. With access to national forest, abundant wildlife and fishing onsite, Grays Lake Outlet Ranch lies in the heart of the vast recreational amenities of the West.

Offering Price is \$768,000

Live Water News

Conservation Assistance for Landowners

By Terry Fieseler, Wyoming Broker

Are you interested in improving your ranch's grazing, croplands, forest, wildlife habitat or water quality? While there are sometimes local soil, forestry and aquatic specialists to consult with, another great source is your state office of the National Resources Conservation Service (NRCS). The NRCS offers numerous conservation programs and services to assist landowners, and in cooperation with local organizations, offer financial and technical assistance, conservation easements and more. The NRCS's natural resources conservation programs help landowners reduce soil erosion, enhance water supplies, improve water quality, increase wildlife habitat and reduce damages caused by floods and other natural disasters. These enhanced natural resources help sustain agricultural productivity and environmental quality while supporting continued economic development, recreation and scenic beauty.



One of these programs includes the Wildlife Habitat Incentive Program (WHIP), which is a voluntary program for conservation-minded landowners interested in developing and improving wildlife habitat on agricultural land, non-industrial private forest land and Tribal Reservation land. The Food, Conservation, and Energy Act of 2008 reauthorized WHIP as a voluntary approach to improving wildlife habitat in our Nation. The NRCS administers WHIP to provide both technical assistance and funding up to a 75% cost-share for the improvement of fish and wildlife habitat. WHIP cost-share agreements generally last from one year after the last conservation practice is implemented to 10 years from the date the agreement is signed. In order to provide direction to the State and local levels for implementing WHIP to achieve its objective, NRCS has established the following national priorities:

- Promote the restoration of important/declining native fish and wildlife habitats
- Protect, restore, develop or enhance fish and wildlife habitat to benefit at-risk species
- Reduce the impacts of invasive species on fish and wildlife habitats
- Protect, restore, develop or enhance important/declining aquatic wildlife species' habitats
- Protect, restore, develop or enhance important migration and other movement corridors for wildlife

For more information on WHIP and the many other programs and services that the NRCS has to offer, or to contact your state office, go to their web site www.nrcs.usda.gov.

Conservation Opinion: Western Voters Call Themselves Conservationists

Excerpt from *Environment & Energy Daily*
by Jennifer Yachnin

Nearly two-thirds of voters in Western states label themselves as conservationists regardless of their



political affiliations, according to a new survey released by Colorado College yesterday.

The Colorado Springs, Colo.-based liberal arts college partnered with two partisan polling firms, Public Opinion Strategies and Fairbank, Maslin, Maullin, Metz & Associates, to conduct its second "State of the Rockies" survey, which gauges the opinions of 2,400 registered voters in six Western states. The survey, conducted Jan. 2-5 and Jan. 7, polled voters in Arizona, Colorado, Montana, New Mexico, Utah and Wyoming on a range of general environmental questions as well as on the likability of state governors and preferences in select Senate races. The poll results had a 2-point margin of error for data on all states, and a 4.9-point margin of error for data on individual states.



In a teleconference announcing the poll's results, Public Opinion Strategies GOP pollster Lori Weigel noted that 65 percent of those individuals surveyed identified themselves as "conservationists." Survey takers were also given the option of identifying with the conservative tea party or liberal occupy movements, and some selected multiple groups. "Conservationist is actually a group that bridges more voters throughout this region, including some interesting groups," Weigel said. She noted that among those individuals who identified as tea party-affiliated -- about 29 percent of those surveyed -- 67 percent also called themselves conservationists.

The survey did not define conservationist for poll respondents, Democratic pollster Dave Metz of Fairbank, Maslin said. Participants were only asked which groups they would identify themselves with. According to survey data, among those polled, 37 percent identified as Republicans, 32 percent as Democrats and 29 percent as independents.

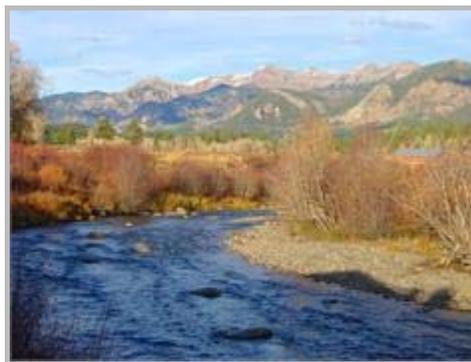
The State of the Rockies project also surveyed voters on a number of general questions about support for environmental regulations, public land use and public funding to enforce and support both. "Voters are increasingly telling us we can protect land and water and have a strong economy at the same time," Weigel said. "Part of this may be due to the sense in these states ... that public lands are an essential part of their state's economy." According to the survey, 78 percent of those polled agreed with the statement "We can protect land and water and have a strong economy with good jobs at the same time, without having to choose one over the other."

Among individuals who self-identified as Republicans, 76 percent agreed with the statement, as did 75 percent of self-identified independents and 84 percent of self-identified Democrats. High percentages of poll takers also agreed on questions about whether public lands are key to a state's economy, ranging from 85 percent of participants in New Mexico to 97 percent in Wyoming. "The data has been very consistent from year to year. We see a strong conservationist ethic in the West," Metz said.

Price Reductions

Mountain Spirit Lodge on the Navajo River - Chromo, Colorado

Located in Chromo, Colorado, these 115 acres enjoy one mile of Navajo River frontage and boast a main lodge, river house, barn and outbuildings. Truly a magical place where art and nature coexist, Mountain Spirit Lodge on the Navajo River has some of the best fly fishing in the lower 48 states, in addition to resident wildlife including turkey, elk, Mule deer, black bear and lion. The main lodge is comprised of 6,000 square feet and was built from 100-year-old hand-hewn logs that were transported from Tennessee. Featuring a 35-foot tall stone fireplace in the great room and a dining room that showcases a 17-foot black walnut table, this lodge exudes rustic elegance. There are four large bedrooms each with double-sized antique bathtubs and wood-burning stoves and two additional "staff quarters" in the basement of the lodge. The river house is situated on the Navajo River and is a short walk to the main lodge. The original structure was built in the early



1900s by author Will Price, and it was featured in many of his published stories. Fully renovated, it has four bedrooms, each with a private bath, kitchen and several fireplaces throughout. The river house is ideal for guest quarters or an owner retreat. The Mountain Spirit Lodge on the Navajo River is a sportsman's paradise wonderfully suited for families, corporations or anyone looking for a majestic getaway.

Offering Price is \$5M, Reduced from \$5.9M

Antero Mountain Ranch - Buena Vista, Colorado

Surrounded entirely by the grand splendor of the San Isabel National Forest, the Antero Mountain Ranch is a 160-deeded acre inholding offering panoramic views of towering mountain peaks, excellent year round access, underground utilities, convenience to nearby amenities, world-class recreational access and unmatched peaceful solitude! This gated, end-of-the-road oasis offers total privacy and endless recreational pursuits from the convenience of the 2,800 sqft lodge style home. The views can only be described as one of a kind, boasting clear site lines to the famed Chalk Cliffs, Mount Princeton (14,197 ft), as well as many other breathtaking vistas. Next to the home, a small mountain creek meanders down the hillside through a lush grove of old growth aspens. The ranch consists of aspen meadows, cedar covered ridges and open Ponderosa forests. The entire perimeter of the ranch is fenced allowing for plenty of roaming room for horses. This ranch is located conveniently close to both Salida and Buena Vista and within a 2-hour drive to Aspen, Vail or Breckenridge. Alpine lakes, secluded waterfalls and endless trails can be accessed directly from the property making this an ideal retreat for equestrian enthusiasts, big game hunters, hikers or those who simply are looking for a quiet respite in Colorado. With the seemingly infinite national forest surrounding this private retreat, the access to the exceptional hunting and wildlife viewing is unparalleled. Elk, Mule and Whitetail deer frequent the property while a large herd of Bighorn sheep can be viewed on the nearby alpine ridge from the deck.



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Offering Price is \$2.5M, reduced from \$2.995M

Sold Ranches

Yampa TailWaters Preserve - Steamboat Springs, Colorado

Yampa TailWaters Preserve is a legacy fishing retreat offering arguably, the single best, private tailwater fishery in North America given its year-round fishing season. Large rainbow and brown trout migrate up 128 miles of the undammed Yampa River to spawn and reside in this first mile and three quarters of tailwaters below Catamount Dam. The 514-acre ranch is ideally situated in the heart of the amenity-rich splendor of the famed resort valley of Steamboat Springs. With nutrient rich water teeming with trophy trout, this rare offering combines one of the premier fisheries in the country with quiet, peaceful seclusion as well as exceptional accessibility. Yampa TailWaters Preserve boasts approximately a mile and three quarters of both sides of the Yampa



River with completely private wild trout fishing that is consistently good in fall, winter, spring and summer. The river enters the property just below Catamount Dam, and is full of exceptional food resources for the multitudes of aggressive, primarily wild trout. The challenge of this truly

outstanding fishery is not tricking the trout to eat your fly, but managing to land these exquisite species as they can put on red-hot runs upstream. Fish from 25"-30" are not uncommon. Not only a unique offering because of the miles of private world-class Yampa River fishing onsite, the ranch represents an opportunity to preserve and enhance one the largest contiguous parcels of undeveloped land in the Yampa Valley. From the lush hay meadows, breathtaking sunsets, bugling elk, Sandhill cranes, to dramatic cliffs and massive insect hatches, the Preserve offers a multi-generation, legacy ranch investment located ten minutes from downtown Steamboat and the gondola in "Ski Town USA."

Offering Price was \$21,900,000

DDX Ranch - Cody, Wyoming

The DDX Ranch is located in one of the most sought-after valleys in the West, the South Fork of the Shoshone. Comprised of 166 deeded acres with stunning mountain and river views, the ranch boasts significant river frontage on the South Fork on the eastern boundary, while the western and northern borders are US National Forest. Located approximately 34 miles from the quaint western town of Cody, Wyoming, on a cul-de-sac road, the ranch provides the utmost in privacy and seclusion while also benefiting from great proximity to first class dining and shopping. Historically operated as a guest ranch, improvements are significant with 7 guest cabins, a new barn with indoor riding arena, pool house, the historic lodge as well as numerous supporting structures. In addition to the guest ranch component, a very nice modern 3BR, 3BA log home is situated overlooking the river on the southern portion of the ranch. A large trout pond and ample water rights are also key features. Wildlife abounds on the DDX with Mule deer, elk, moose and Bighorn sheep frequenting the ranch. The views of the South Fork of the Shoshone River Valley and Absaroka Mountains are striking, and the proximity to Yellowstone National Park is unbeatable. The setting is a mixture of grasslands and pristine river bottom teeming with wild trout and rich in wildlife habitat. The DDX Ranch also has the distinction of being positioned in one of the finer elk hunting regions in the state and is easily accessible to the Shoshone, Washakie and Bridger-Teton Wilderness areas.



Offering Price was \$2,450,000

Darby Creek Canyon - Driggs, Idaho

A 235-acre building site with tremendous views and significant water rights, Darby Creek Canyon is located in Driggs, Idaho. East of the property is national forest and the Wyoming State line. Property amenities include wildlife, breathtaking sunsets and elevated building sites that offer views of the mountains and Teton Valley. With wooded and private areas, pastures in hay and significant water rights delivered through a gravity system, Darby Creek Canyon is a great offering in the Valley. Darby Creek runs through the property, providing a tranquil setting for an incoming owner to enjoy. Live Water Properties represented the Buyer in the sale of this property.



Offering Price was \$1,500,000

[BACK TO TOP](#)

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