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## FEATURED NEWS

### The Modern Guest Ranch



Ryn Clark

When considering a ranch as a lifestyle investment, these properties have a great deal to offer. Today's guest ranches have modern amenities and activities to enjoy with the charm of the Wild West. Owners and guests can enjoy horseback riding, world-class fly fishing, shooting sports, hunting, hiking, and wildlife viewing in the heart of spectacular scenic landscapes. Many ranches available today ran dude ranch operations in the past, yet now, because of the prime location and historical significance are among the most sought-after private ranches in America. Bordering national forest, these guest

ranch properties have private fishing access to some of the best rivers, lakes and streams not otherwise available to the public.

With a steadily improving market, these guest ranch properties are starting to move. Recently, there have been a significant sale of historic dude ranch properties in Wyoming, Colorado and Montana. Owning a guest ranch property is a lifestyle choice that offers income and tax benefits making it an attractive financial investment that will increase in value over time. Combined with unsurpassed scenery, fishing, wildlife, accommodations and infrastructure, these guest ranches offer a chance to own a legacy property that will be enjoyed by generations to come. For more information, please contact Ted Harvey at 307-699-4114 or email [tharvey@livewaterproperties.com](mailto:tharvey@livewaterproperties.com) *More guest ranches for sale...*

## FEATURED AGENT

## Ted Harvey, Broker



Ted's love of ranching and the West began during a family trip to a dude ranch outside Cody, Wyoming, in the early 1980s. The trip sparked a 25-year adventure working on dude and cattle operations in New Mexico, Colorado, Wyoming and Montana. Majoring in Horsemanship at Central Wyoming College, Ted developed a successful career working in all aspects of the guest ranch industry. Over the years Ted has been an active member of the National Dude Ranchers' Association and has worked extensively on wrangler safety and risk management. Many years in ranching taught Ted that attention to detail and excellent customer service are principles that make the difference. Moving back to Cody in 2010, Ted joined the Live Water Properties team to promote the preservation of historical guest, recreational and working ranch properties.

## FEATURED PROPERTIES

### North Fork Ranch - Bailey, Colorado



Located in Bailey, Colorado, in Park County, the North Fork Ranch is ideal as a secluded corporate retreat or private family getaway. This 505-acre ranch has exceptional recreational opportunities all within a 1-hour drive to Denver. With over half a mile of the North Fork of the South Platte River flowing through the property, this Orvis-endorsed lodge and ranch operation enjoys guided trophy trout fishing for anglers of all skill levels. The ranch can accommodate up to 40 guests and is an exceptional equestrian property and fly fishing retreat. Rarely is there an offering with such rich recreational activities in close proximity to the conveniences of a major metro area. [Read more...](#)



**Reduced from \$9,250,000  
Now \$6,700,000**

## **Box R Guest Ranch - Cora, Wyoming**



**Brochure Now Available!** Nestled in a spectacular setting along the Wind River Mountain Range is the Box R Guest Ranch. Located in Sublette County, Wyoming, this historic cattle ranch resort offers an exceptional turn-key operation. Comprised of 198 deeded acres, the ranch is a mix of lush irrigated pastures, creek bottom and quality rangelands. Improvements include the main lodge, rustic log cabins with accommodations for up to 30 guests, barn, shops, corrals and two riding arenas. Approximately  $\frac{3}{4}$  mile Willow Creek meanders through the ranch and offers excellent catch and release fishing. [\*Read more...\*](#)

**Offering Price is \$2,950,000**

## **Lazy Bar F Ranch - Cody, Wyoming**



Situated on the South Fork of the Shoshone River Valley, 40 miles southwest of Cody, Wyoming, is the Lazy Bar F Ranch. Comprised of 152 deeded acres, including 50 acres of river bottom, 30 acres of meadows and 72 acres of pasture, this ranch has a variety of unique terrain. Surrounded by public land on three sides, the property offers privacy and peace unrivaled by other ranches. The South Fork of the Shoshone River runs along the property for approximately one mile. [Read more...](#)

**30% Off! Reduced from \$5,600,000  
Now \$3,900,000**



**T Cross Ranch**  
Dubois, WY

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

**Acreage:** 160 Acres

**Features:**

- Main lodge & cabins
- 1 mile of Horse Creek
- Secluded alpine setting



**Tarryall River Ranch**  
Lake George, CO

**Price:** \$2,400,000 Reduced!

**Acreage:** 90 Acres

**Features:**

- Equestrian's dream
- ¾ mile of river
- National forest access



**Rocking D River Ranch**  
Wapiti, WY

**Price:** \$1,800,000

**Acreage:** 65 Acres

**Features:**

- Guest ranch operation
- Lodge with restaurant
- N. Fork of the Shoshone

**FEATURED VIDEO**



## North Fork Ranch - Bailey, Colorado



### Live Water Properties

phone: 866.734.6100



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