



Idaho Ranch Market Update



By: **Carlos Ordonez**, Sales Associate

As stated in a recent article published by the Idaho Business Review, “*The Idaho real estate market is picking up the pieces from the bubble that burst in 2008.*” There is a considerable amount of smart money investing in the “Gem State’s” farm and ranch properties for many reasons. High prices in the commodities market coupled with Idaho’s productive farm ground have played a significant role in this recent spike in activity. In addition to those more

publicized, the state boasts abundant resources offering private trout water and hunting opportunities. **Today’s ranch Buyers search for those one-of-a-kind sporting retreats and seek to invest in this highly-desirable asset class as an alternative means to other traditional investments.** A recently launched investment fund, Sporting Ranch Capital out of Dallas, Texas, was founded on this very principle. The fund recently purchased a ranch in the heart of Teton Valley, a few miles from Driggs, Idaho. Jay Ellis, Founder of Sporting Ranch Capital, describes Woods Creek, “*Woods Creek represents so much of what we base our investment approach on...the ranch boasts several natural recreational attributes with great enhancement potential and spectacular views of the Teton Mountains and other surrounding mountain ranges. Factor in a conservation-rich community in a great location where people want to be, and you have a tremendous opportunity here.*” Live Water Properties worked with both the Buyer and the Seller on the sale of Woods Creek Ranch.

Idaho Sales Track Record: In the past 24 months, Live Water Properties sold 18 of our Idaho ranch listings with a total listed volume of \$44M. Idaho sales volumes are quite healthy as values pulled back considerably from the peak numbers of 2006-2007, offering an attractively low buy-in point in today's market.

Winter Family Conserves Idaho Ranch: Another great conservation success story in Idaho’s Teton Basin is regarding the Winter Family’s recent conservation easement donation to the Teton Regional Land Trust, protecting nearly 400 acres and $\frac{3}{4}$ mile of Teton River frontage. The Winter Family’s Ranch, commonly known as the Three Forks Ranch, provides critical year round habitat for wildlife including elk, moose and deer. The ranch’s diverse landscape of cultivated acreage, to sagebrush benches transitioning to wetlands and river

bottom also provides critical habitat for local birds of prey, native Sharp-tailed grouse, wetland birds, cranes and waterfowl. Live Water Properties and Associate Carlos Ordonez played a significant role in assisting the Winter Family piecing this large Teton Valley ranch together via numerous acquisitions over the course of 5 years. The Three Forks Ranch conservation easement is one of the most significant easements in recent years and is a true testament to this family's dedication to conservation and commitment to ensuring the protection and survival of many of the Valley's wildlife and precious natural resources. *"The Teton Regional Land Trust was excited to work with the Winter family and others who have come to east Idaho with an eye towards recreation, privacy and conservation,"* says Chet Work, Director of the Teton Regional Land Trust. *"Conservation easements like the one the Winter's have completed are an excellent way to ensure the protection of your property and may qualify for substantial tax breaks. The Brokers at Live Water Properties understand the importance of the habitat on the properties they list and the mechanics of conservation easements. The Land Trust is fortunate to have such great partners."* Thanks to the Winter Family's recent protection as well as the years of hard work and dedication to conservation in Teton Valley by the staff at the Teton Regional Land Trust (TRLT); TRLT has now protected over 10,000 acres in Teton Valley. For more information on the TRLT please visit www.tetonlandtrust.org.

Meet Carlos Ordonez, Sales Associate

Carlos has achieved success brokering ranch deals across Wyoming, Idaho and Montana over the years and is consistently a Top Producer. His passion for waterfowl, upland bird hunting, and his extensive knowledge with regard to the fisheries of the greater Yellowstone Ecosystem make him an invaluable component of the Live Water team and its mission. Carlos' dedication to the conservation and preservation of these precious landscapes he lives and works in, is evident by his involvement in the community outside of



the office. Carlos serves as Vice President on the Board of Directors for the Teton Valley Chapter of Trout Unlimited and has served his local chapter in this capacity since 2004. He is also a supporter and member of several local non-profits such as Friends of the Teton River and the Teton Regional Land Trust. Carlos has assisted in protecting several hundred acres of eco-sensitive ranch land along the Teton River by introducing conservation-minded ranch buyers to the area and its beautiful natural resources.

Eastern Idaho Ranches



Gold Ranch

Location: Rexburg, ID

Price: \$3,500,000

Acreage: 980 Acres

Features:

- 1 1/2 miles of Henry's Fork
- Excellent water resources
- Agricultural component



Wolf River Estate

Location: Island Park, ID

Price: \$1,095,000

Acreage: 5.4 Acres

Features:

- 4BR/4.5BA, 4,800 sqft custom log home
- 500 feet of Henry's Lake



SOLD! Two Rivers Ranch

Location: Warm River, ID

Price: \$2,950,000

Acreage: 186 Acres

Features:

- 1/2 mile of Warm River
- 3/4 mile of Henry's Fork
- 3,800 sqft ranch home

Rome Hill Ranch - Ten Sleep, Wyoming



Representing one of the finest working cattle ranches and mixed-use sporting properties in the West, the Rome Hill Ranch is a one-of-a-kind offering. Located 12 miles southeast of Ten Sleep, Wyoming, the ranch is comprised of 20,342 controlled acres with 9,342 deeded acres, 1,200 acres of BLM lease, 1,200 acres of state lease and 8,600 acres of forest service lease. Situated on the west slope of the Big Horns, wildlife is abundant due to diverse topography; irrigated hay

meadows, lush pastures and wetlands transition to rolling hillsides and rock outcroppings while dark timber transitions to high country pastures. Resident elk herds with numbers well into the hundreds call this ranch home as do healthy numbers of trophy Mule deer. ***Read more...***

Offering Price is \$15,000,000

The Historic Dell Fork Ranch - Bondurant, Wyoming

This jewel of a historic ranch has everything the legendary West has to offer, including two miles of private trout-filled streams packed into its 127 acres. The Historic Dell Fork Ranch is 30 miles from Jackson Hole, which offers four golf courses, luxury dining and world-class



skiing. The pioneering traditions have been preserved on the Dell Fork, including the original homesteader's cabins, barns and bunkhouse. They are beautifully restored while incorporating all of the modern day conveniences. The Historic Dell Fork Ranch also boasts a newly-constructed, custom handcrafted log cabin for guests. ***Read more...***

Offering Price is \$3,995,000

Upper Green River Estate - Cora, Wyoming



This exquisite residence offers breathtaking mountain views and is conveniently located 30 minutes north of Pinedale and 1 ½ hours south of the resort community of Jackson Hole. Situated on 20 acres with 7,815 sqft of living space, this luxurious home offers 5BR, 6BA with high-end finishes throughout. A 1,200 sqft, 2BR, 2BA cottage is ideal as caretaker's cabin or guest home. With an attached 3-stall horse barn, loft, heated tack room and restroom, the improvements at the Upper Green River

Estate are impressive. Endless float and wade fishing opportunities abound with direct access to over 1 ½ miles of the Green River and ¼ mile of Rock Creek. ***Read more...***

Offering price is \$1,495,000

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