

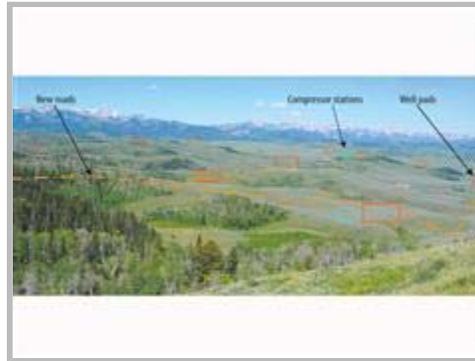


Balancing Energy Development on Public Lands in Wyoming

Written By: **Matt MacMillan**

Energy independence is certainly a hot topic in the news today. In addition to developing viable alternative energy sources and curbing our consumption of foreign oil, another component of our nation's plan for independence is the development of our domestic reserves.

Many of our domestic reserves especially natural gas reserves, are found in the Rocky Mountain west. These reserves are often found on public lands where extraction occurs via lease agreement with either the USFS or the BLM. Frequently these are the same lands enjoyed by the public for various recreational pursuits from hunting and fishing to mountain biking and skiing. Balancing industry and recreation while maintaining wildlife and scenic values can be challenging.



One natural gas development proposal, which is currently fueling great debate in Northwest Wyoming, is the Eagle Prospect and Noble Basin Master Development Plan (MDP) Project. The project proposes drilling up to 136 oil and gas producing wells on National Forest System lands located about 7 miles southeast of Bondurant in Sublette County, Wyoming. Aside from being potentially rich in natural gas, this area is highly prized by Wyomingites and visitors alike as having extreme scenic, wildlife and recreation values. The area supports moose, elk, Mule deer, pronghorn, sage grouse and many predators including the threatened Canada lynx. It contains summer range, crucial winter range, birthing areas and migration corridors. The area is also home to two subspecies of native cutthroat trout.

The Forest Service is currently accepting comment on the recently released Draft Environmental Impact Statement (DEIS.) To learn more about this project or submit a comment you can visit www.fs.fed.us/r4/btnf/. Up-to-date information can also be found by visiting www.wyomingrange.org.

Bozeman Office Relocation - We Have Moved!

Congratulations to Live Water Properties' brokers Craig Janssen, Ben Pierce and Jeff Wiley for a great year in sales volume. We have relocated the Bozeman office to a new space we designed in Suite 2A on North 14th Avenue. Call us for directions at 406.586.6010 or toll free at 866.734.6100. Please update our mailing address to:

**1165 N. 14th Avenue, Suite 2A
Bozeman, Montana 59715**



Live Water Properties' Expansion in Colorado

Live Water Properties is pleased to announce the further expansion of our Colorado presence by the relocation of seasoned real estate professional, Brian Hartley. Brian brings an extensive track record of transactional experience based on more than 25 transactions. His deal portfolio includes a land value of \$92M in 5 states during his 4 year tenure at Live Water Properties. The experience and knowledge Brian has amassed working at Live Water Properties headquarters in Jackson, WY, will be invaluable. He will be servicing the high mountain drainages and resort valleys of Colorado and Southeastern WY. Relocation to his new Denver home affords Brian the chance to reach out and donate his time to a new mix of non-profit service groups in their efforts to preserve our fragile mountain ecosystems. Having served on the board of Jackson Hole Trout Unlimited for a number of years, Brian enjoyed seeing the fruits of the fund-raising efforts, service projects and public awareness campaigns benefit the local fisheries many seem to take for granted.

An avid angler, Brian is excited about the opportunity to revisit his favorite trophy fisheries throughout the area, both for the benefit of his recreational ranch clientele and to discover a few new "secret spots." He is dedicated to helping clients preserve and enhance Colorado.

SOLD! Teton Narrows Ranch - Felt, Idaho

The Teton Narrows Ranch is comprised of 675 deeded acres situated in Teton Valley, Idaho. The property includes rolling topography, agricultural fields and spectacular views of the Teton Mountain Range. This eastern Idaho ranch is bordered on the west by the Teton River, which flows along the property boundary for one half mile. Located at the mouth of the Teton Canyon, the avid angler has access to some of the best cutthroat and rainbow trout fishing in the area. This stretch of river is defined by large boulders and long runs providing deep pools and ample cover for cautious trout. With predominantly highly productive agricultural ground (620 out of 675



acres), an annual lease would produce approximately \$60 per acre for a total annual income of \$37,200. The Teton Narrows Ranch possesses substantial water rights to irrigate the 620 acres. This Rocky Mountain ranch could continue to function as an agricultural property or could be converted to a recreational ranch. With jagged Teton views, rolling fields and onsite live water, this Idaho ranch is one-of-a-kind.

Offering Price was \$2,400,000

SOLD! Haymaker Ranch - Lyman, Wyoming

The Haymaker Ranch sits alone on the Cottonwood Bench just north of the High Uinta Mountain Range overlooking the historic Bridger Valley of Southwestern Wyoming. The ranch is completely surrounded by BLM public land and is a rare in-holding that controls the water rights to two drainages off the high mountains to the south. A peaceful seclusion is created by the surrounding topography and no views of any man made improvements other than what can be found on the ranch. The Haymaker Ranch consists of approximately 2,280 deeded acres along with nearly 23,000 acres of BLM grazing permits and leased private property. The life blood of the ranch is



the 100 surface acre reservoir (Reed Reservoir) that is permitted to hold 1,076.2 acre feet of water. This reservoir captures the spring runoff out of the Sage Creek and Cottonwood Creek drainages of the Uinta Mountain Range. With approximately 25,000 total acres and 21,898 acres of leased summer pasture, the main ranch sits on 1,920 acres with 850 acres of BLM Land that is contiguous to the ranch. Live Water Properties represented the Buyer on the sale of this ranch.

Offering Price was \$2,200,000

SOLD! Martineau Farm - Newdale, Idaho

The Martineau Farm is located in Madison County, Idaho, just west of the town of Teton and east of the town of Newdale. The farm has year-round access via Highway 33, which runs direct to the resort towns of Driggs, Idaho (30 minutes) and then east to Jackson Hole, Wyoming (1 hour 15 minutes). The farm is currently being rested in the Conservation Reserve Program (CRP) with the CRP contract running through September 2012 and paying \$47,535 annually. The highest and best use until that time would be a wheat/barley farm or an extension of the existing CRP contract. It should be noted, that this farm sold for \$3,000,000 in 2006 and was at that time seen as a high quality land investment with the development pressures from both Madison County and the adjacent Teton County, Idaho, causing an increase in the regional land values.

Offering Price was \$1,440,000

SOLD! Sheep Creek Ranch - Manila, Utah

Sheep Creek Ranch is located seven miles south of Manila, Utah, and less than one hour south of Green River, Wyoming. Consisting of 234.37 deeded acres, this Utah ranch for sale is completely surrounded by national forest and state lands. Sheep Creek flows through the ranch for approximately one mile offering private fishing for wild trout, with miles of additional fishing in adjacent creeks and rivers on the forest and state land. Sheep Creek Ranch is 32 miles from the Flaming Gorge Dam and the world class trout fishery on the Green River. The property is four miles from the boat ramp at Sheep Creek Canyon on the Flaming Gorge Reservoir which is well known for huge lake trout. The county road to the ranch is on the Sheep Creek Geological Loop, offering some of the most spectacular geological formations in the country. Wildlife is plentiful as wild Rocky Mountain Bighorn sheep, Mule Deer, elk, turkey, eagles, hawks and song birds are seen on the ranch. Improvements include two small barns, corrals, power, septic system and well. Sheep Creek Ranch provides the sporting lifestyle including fishing, wildlife, hiking and horseback riding. Privacy and breathtaking views are a bonus.



Offering Price was \$1,100,000

SOLD! Star Valley Highlands - Freedom, Idaho

Located just west of the Wyoming state line in Freedom, Idaho, Star Valley Highlands encompasses lush meadows, healthy stands of aspens groves and unprecedented views. A portion of these 160 acres rests on a hillside overlooking the valley, situated between the Salt River and Wyoming Ranges. On its northern border, the property is adjacent to Caribou National Forest offering access to endless recreational opportunities including hiking, horseback riding, biking, snowmobiling and cross-country skiing. For the angler, the Greys and Salt Rivers are within close proximity to the ranch and provide excellent fishing for cutthroat, brook, brown and rainbow trout. The world-renowned South Fork of the Snake River flows into the nearby Palisades Reservoir and is less than an hour from the ranch. Star Valley Highlands has historically been used for recreational purposes with a limited number of horses grazing on the property thus the possibilities for the sporting lifestyle are endless. With close proximity to Star Valley towns and the resort destination of Jackson Hole, Star Valley Highlands holds beauty and privacy in addition to desired amenities and conveniences.



Offering Price was \$995,000



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