



New Listings

Egeria Creek Ranch - Toponas, Colorado

Egeria Creek Ranch is located in northwest Colorado, less than 45 minutes south of Steamboat Springs, in the picturesque Yampa Valley. With 8,818 acres, this one-of-a-kind property is adjacent to the White River National Forest and is home to the White River Elk herd that is 40,000 strong and the largest in North America. Egeria Creek Ranch possesses the necessary elements to create a tremendous fishery with more than 41 miles of creeks. The water rights, existing streams and reservoirs as well as the stream flows provide the needed cubic feet per second and water for this ranch to be a fisherman's dream. In addition, Egeria Creek Ranch has 42 acres of lakes and ponds and 945 acres of wetlands. Upland birds and waterfowl can also be found on the ranch including Blue grouse, Sage grouse, ducks and geese. The Egeria Creek Ranch is also known for its extensive cattle operation. A rancher's dream, the property is equipped with livestock facilities in addition to stack yards and fencing. Cattle can graze on the ranch or on over 100,000 acres of neighboring leased national forest. The Egeria Creek Ranch also boasts a productive hay operation averaging 1,500 tons of mountain grass per season. This Colorado ranch is vast and offers an incoming landowner a flourishing hay and cattle operation, plus the sporting lifestyle with extensive resident wildlife, bountiful water rights and dramatic views.



Offering Price is \$21.9M, Previous Listing at \$29.5M (26% Off)

Willow Creek Meadows - Pinedale, Wyoming

Willow Creek Meadows is conveniently located 16 miles northwest of Pinedale, Wyoming, and one hour southeast of Jackson Hole. Consisting of 6,135.2 deeded acres, the property has always been an important hay and cattle ranch for the Pinedale community. This Wyoming Ranch includes approximately 500 acres of irrigated hay meadows, a 40-acre lake, three ponds, 7 miles of Willow Creek and scenic frontage on Willow Lake. Breathtaking views of the Wind River Mountain Range (home of Gannet Peak, the highest peak in Wyoming at 13,804'), the Gros Ventre Range and the Wyoming Range surround this valley ranch. The property borders the Bridger-Teton National Forest and state lands as well, offering thousands of additional acres filled with recreational opportunities. Ranch improvements include a one-story 2,363 sqft, 2BR, 3BA home with an unfinished basement and office/bedroom, built in 1962 that has been remodeled. Additional improvements include a 1BR, 1BA guest cabin, two barns and a full set of corrals, including scales for working and shipping cattle. Willow Creek is a beautiful spring creek fishery that meanders across the ranch for approximately 7 miles and offers superb fishing for wild trout. This Wyoming ranch is an exceptional sporting property that borders thousands of acres of public land offering numerous recreational and fishing opportunities, privacy and outstanding 360-degree views. Note: This ranch is a portion of the



12,045-acre Bar Cross Ranch offering.

Offering Price is \$11,500,000

Upper Willow Creek - Pinedale, Wyoming

Upper Willow Creek consists of 903 deeded acres and is conveniently located 17 miles northwest of Pinedale, Wyoming, via Sublette County Road #23-120. Situated one hour southeast of Jackson Hole, Upper Willow Creek provides a diverse mix of sagebrush, pasture, willow-lined creek bottoms, a large aspen grove and breathtaking views of the Wyoming Mountain Range to the west. The property sits at the base of the Wind River Mountain Range and borders national forest for three miles and state lands for one mile, giving the adventurous outdoorsman thousands of acres of land to explore. Willow Creek is a beautiful spring creek fishery that meanders across the ranch for approximately one mile and offers superb fishing for wild trout. The improvement on the ranch is a 1,200 sqft historic log barn built in 1910 that sits near the banks of Willow Creek. This Wyoming ranch for sale offers the sportsman and outdoor enthusiast many opportunities to enjoy wildlife, fishing, privacy, and outstanding views. Note: This ranch is a portion of the 12,045-acre Bar Cross Ranch offering.



approximately one mile and offers superb fishing for wild trout. The improvement on the ranch is a 1,200 sqft historic log barn built in 1910 that sits near the banks of Willow Creek. This Wyoming ranch for sale offers the sportsman and outdoor enthusiast many opportunities to enjoy wildlife, fishing, privacy, and outstanding views. Note: This ranch is a portion of the 12,045-acre Bar Cross Ranch offering.

Offering Price is \$5,000,000

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 is \$5,800,000

Aust Ranch - Meeteetse, Wyoming

A true sportsman's offering, the Aust Ranch is located eight miles from the small ranching community of Meeteetse, Wyoming, in Park County and is 28.7 miles from the town of Cody. With 1,413 acres and 960 BLM-leased acres, the Aust Ranch is a combination of low, lush irrigated and riparian lands situated along $\frac{3}{4}$ mile of the Greybull River. Filled with Yellowstone cutthroat trout, the river provides excellent habitat for Whitetail deer during both the summer and winter months including a healthy population of large bucks. A sizable herd of elk also enjoy the river bottom as they

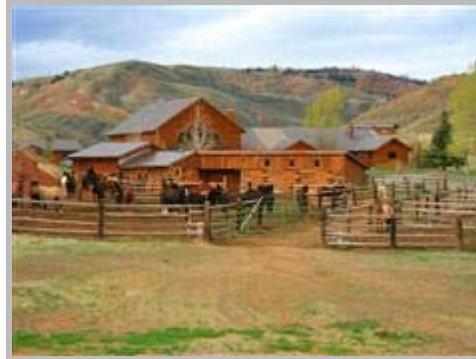


move along the corridor between the ranches almost never leaving private property; this has generated a large number of big bulls with many ranging over 360 Boone and Crockett. The Aust Ranch has approximately 340 acres of irrigated and riparian lands with 160 acres having territorial water rights and a history of being very productive. The remainder of the property consists of high grazing ground, valleys and canyons that lead down to the river. Rocky outcroppings and stands of pine trees provide excellent habitat for Mule deer and antelope. The property also has an abundance of Hungarian and Chukar partridge populations. Landowner permits for elk, deer, antelope and turkey are possible. This sporting paradise enjoys diverse topography, onsite live water, stunning scenery and abundant wildlife.

Offering Price is \$4,206,000

Little Horse Creek Retreat - Dubois, Wyoming

Located five miles from the charming mountain town of Dubois, Wyoming, this unique offering is comprised of 220 acres. Situated along Little Horse Creek, the ranch has a full set of improvements and is perfect for a corporate or family retreat, guest ranch or high-end RV park. Improvements on the ranch include a guest lodge complete with dining room, commercial kitchen, saloon and library and one and two bedroom cabins that accommodate a total of 24 guests. In addition, the property boasts two houses perfect for employees, an office, barn, two heated shops and several outbuildings. Little Horse Creek Retreat enjoys stunning views as it sits in the shadows of the Absaroka and Wind River Mountain Ranges. This Wyoming ranch is nestled in a valley and borders BLM lands on two sides, increasing exposure to thousands of acres for an incoming owner to explore while hiking, biking and riding on horseback. Deer, elk, and antelope can be found year round, and trailheads into the Shoshone National Forest and Washakie Wilderness Area are just minutes up the road. Hunters come from all over to hunt the public lands surrounding the property. Little Horse Creek Retreat is a turnkey ranch and is ready to accommodate ranch guests, hunters, equestrian and outdoor enthusiasts; anyone who enjoys the wild West will be enamored by Little Horse Creek Retreat.



Offering Price is \$1,970,000

Kelly Toponce Ranch - Bancroft, Idaho

Formerly known as Toponce Creek Ranch, this 632-acre, well-balanced property is managed and located in one of the most recreationally rich areas in the Rocky Mountain West. Kelly Toponce Ranch easily runs 60-70 head of cattle, produces hay for the 20 racehorses boarded here and offers onsite fishing and hunting. Additional income is generated from the three guest cabins on the property, which are typically booked during the summer and fall seasons with return clientele. Kelly Toponce Ranch is bordered on three sides by BLM and national forest lands, offering the opportunity to head out on foot, horseback or ATV in pursuit of big game. Onsite trout fishing is available in Toponce Creek, which runs the length of the property where an incoming owner can fish for rainbow, brown and brook trout. Located one hour from the Pocatello airport and 40 minutes from the conveniences of Soda Springs, Idaho, this ranch offers opportunities for the equestrian, hunter, angler and rancher. Owner financing is available to qualified buyers.



Offering Price is \$1.7M, Reduced from \$2.2M (23% Off)

Double L Ranch - Star Valley, Wyoming

River's Edge - This exquisitely furnished five



bedroom homestead is located on the east side of the ranch and sits on the banks of the Salt River. Its award winning landscaping includes a brook that runs under the residence to a lake with a stone patio overlook. Offering price is **\$3,650,000**. Owner is ready to make a deal!

Willows Bend - A stunning riverside home, Willows Bend, is a beautifully furnished four bedroom homestead located on the east side of the ranch alongside the banks of the Salt River. Feel like having a residence in Wyoming, but you just don't feel like you would spend enough time to justify full-time ownership? This is a perfect solution for you and your family as it is available on a half share basis. Offering price is **\$1,485,000** (For 50% Interest).

Butch Cassidy (Hideout Home) - The Hideouts are 10 homesites alongside a series of lakes and streams near the golf course. Lots are approximately 1 acre each with homes that will be in the 2,000 to 4,000 sqft range. These beautiful cottage homes are constructed of new log and chink, and are detailed with rusted steel and shake roofs. Granite countertops, natural stone and hardwood floors along with ornate ironwork lighting highlight the interior. Offering price for the Butch Cassidy Hideout is **\$1,595,000**.

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 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 is \$1,100,000

River Bend Meadows - Star Valley, Wyoming

Appropriately named, River Bend Meadows is a 40-acre parcel comprised of grassy fields complemented by over $\frac{3}{4}$ mile of Salt River that meanders through the property. Located 45 minutes from downtown Jackson Hole, Wyoming, and 10 minutes from the town of Alpine, this unique river parcel offers the opportunity to own a tremendous fishing retreat. A one-acre building envelope, located outside of the 100-year floodplain, would make an ideal building site with immediate views of the Salt River and vistas of the Wyoming Range to the east. An incoming owner could fish for brown and cutthroat trout out the back door. With excellent trout fishing onsite as well as along the entire river corridor, one would not need to leave the valley to find better angling opportunities than those available on or near River Bend Meadows.



Offering Price is \$600,000

Price Reductions

Rocking B Ranch - Bondurant, Wyoming

This is one of those rare properties that truly has it all – accessibility, incredible scenery, fantastic live water and impeccable amenities. These 84 acres are situated at the foot of the Gros Ventre Mountains in the Hoback River Valley, just outside of Bondurant and only 45 minutes from the luxuries and conveniences of Jackson Hole. A quarter-mile of enhanced Hoback River frontage, a traditional western free-stone stream that feeds into the Snake, straddles the Rocking B Ranch and provides excellent fly fishing for cutthroat trout. Improvements include a golf practice area, extensive landscaping, 8-stall barn, guesthouse with sleeping for 10 including kitchenette and living room, caretaker's home and stunning 2-bedroom main residence on the banks of the river. The current owners of the Rocking B Ranch have created two ponds stocked with cutthroat trout of considerable size. This offers the sportsman, beginner fly fisherman or children the chance to test their skills and refine techniques with the opportunity to catch a sizable prize. This property is fully furnished and all ranch equipment is included. Rocking B is impeccably maintained and an onsite ranch manager adds to this already turnkey investment. Ranch also may be purchased as two separate parcels.



Offering Price is \$2.495M, Reduced from \$3.95M (37% Off)

Railroad Springs Ranch - Soda Springs, Idaho

Boasting approximately 1,300 sprawling acres, the Railroad Springs Ranch offers contiguous riverfront ground only eight miles south of Soda Springs in southeastern Idaho. Set in canyon-like scenery, this ranch presents excellent Wasatch and Aspen Range views, over two miles of onsite Bear River, numerous springs and convenient access to incredible big game hunting in the nearby Caribou National Forest. The land is comprised of roughly 750 tillable acres currently used in operation and over 80 acres of irrigated hay meadows located near the river bottom. With such proximity, excellent potential for a waterfowl or other game enhancement project is possible. Conveniently located near Highway 30, the Railroad Springs Ranch is ideal for the outdoorsman looking for a live water and gaming retreat.



Offering Price is \$1.45M, Reduced from \$3.8M (62% Off)

Motivated Seller is willing to owner finance.

[BACK TO TOP](#)

www.livewaterproperties.com

866.734.6100

Having trouble reading this email? **View it on your browser.** If you wish to be removed from this mailing list, [please click here](#).