



## LIVE WATER NEWS

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### Save the Date! June 7th - Beretta Gallery, Dallas, TX

Please join us at the legendary Beretta Gallery Dallas on Thursday, June 7th from 6 to 8 pm. You could win terrific door prizes (3 Day Hunt, Clint Orms belt buckle and more!), make new friends and pick up useful information on the ranch market.

David Light of *Open Fences* magazine and Beretta USA are hosting a fun evening of browsing the premium grade guns, apparel and accessories in the Gallery as well as networking and ranch discussion.



John Turner, Live Water Associate from Jackson Hole, will provide guidance on the current market conditions and investment opportunities. He will share stories about fishing and hunting in Montana, Wyoming, Idaho, Colorado and Oregon on the majestic ranches Live Water Properties has for sale. We look forward to seeing you there. Click [here](#) for the invitation.

## NEW LISTINGS

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### Bitch Creek Ranch - Teton, Idaho



Bitch Creek Ranch possesses that rare combination of the most sought-after western ranch traits: stunning mountain views, live water, abundant wildlife and access to resort amenities. This 1,176-acre ranch is a mixture of rolling meadows with dramatic Teton Range views, beautiful timber that provides cover for wildlife and a rich riparian corridor. The ranch boasts over 2 miles of both sides of pristine Bitch Creek, a trophy Yellowstone cutthroat fishery. Bitch Creek is not only one of the finest streams to catch large cutthroat anywhere in the West, but it is also an important migration corridor for

big game. From the summer range in the adjacent national forest to the winter range downstream on the canyon of the Teton River, elk, deer, moose and bear utilize this corridor. Tucked in the Greater Yellowstone Ecosystem, Bitch Creek Ranch has a convenient location, 20 minutes north of Driggs, Idaho, 35 minutes from Grand Targhee Resort and 1 hour from the world-class resort community of Jackson Hole, Wyoming. Spanning both Teton and

Fremont counties, the eastern border of Bitch Creek Ranch is comprised entirely of Targhee National Forest. The ranch is entirely under fence, and the interior fencing allows for rotating stock. A beautifully sited 3,200 sqft log home overlooks Bitch Creek and provides for immediate enjoyment of the legacy ranch. This is a rare opportunity to own one of the finest recreational offerings on the market with attributes that will stand the test of time. Private air service is available in Driggs, Idaho, while commercial air service is available in Jackson Hole and Idaho Falls.

**Offering Price is \$9,750,000**

## Running Colter Ranch - Belgrade, Montana

Located in Belgrade, Montana, 20 minutes west of Bozeman, the Running Colter Ranch represents premier spring creek trout fishing and pheasant hunting. The ranch is offered as two separate parcels or as one 696 +/- acre ranch. Enjoy  $\frac{3}{4}$  mile of excellent spring creek fishing on Bull Run Creek or "cast and blast" the private waterfowl ponds and sloughs. All-season recreational opportunities from golf to world-class downhill and cross-country skiing are available at nearby Big Sky Resort. Scenic building sites are available on both parcels. Virtually all waterways on the ranch have been expertly enhanced to maximize an incoming owner's outdoor recreation. Wetlands and creeks on the property are enrolled in an enhancement mitigation bank, and full details are available from the listing broker. With two spring-fed waterfowl ponds and several smaller creeks and sloughs, enjoy one of the finest sporting properties available in the Bozeman area.



**Offering Price is \$6,475,000**

## Gold Ranch - Rexburg, Idaho



The Gold Ranch is comprised of 980 deeded acres nestled along the river bottom of the famed Henry's Fork River in the heart of eastern Idaho's agricultural landscape. In addition to nearly 1.5 miles of Henry's Fork River frontage there are three spring-fed sloughs that meander through the property for nearly 3.5 miles: Texas Slough, Mulligan Slough and Bannock Jim Slough. The abundance of water resources coupled with the agricultural component creates a setting on the Gold Ranch for premier waterfowl hunting in the Rocky Mountain West. Through a cooperative effort with local land

trusts and government agencies the current owners have completed numerous enhancement projects, providing additional habitat and placing approximately 807 acres of the ranch in protective easements. The Gold Ranch is a true sporting ranch located within close proximity to everyday conveniences in nearby Rexburg and Idaho Falls.

**Offering Price is \$3,500,000**

## Sleeping Dog Ranch - Lake City, Colorado

The 309-acre Sleeping Dog Ranch is located in southwestern Colorado in the picturesque San Juan Mountain Range. Situated 20 miles from Lake City, Colorado, the resort community of Gunnison is 50 minutes away offering all the recreation in Gunnison National Park, as well as shopping needs. Commercial air service is available through United and American Airlines at the Gunnison-Crested Butte Regional Airport, and a 10,000 ft airstrip is offered at the full-service airport FBO. The ranch sits between striking alpine peaks at approximately 9,000



feet in elevation, surrounded by hundreds of thousands of acres of public lands. Roughly two miles of Cebolla Creek flows through the ranch and has exceptional fishing. Many recreational opportunities are out-the-door with jeep, ATV, hiking and horseback riding trails in multiple directions. Enjoy hiking the maintained trails into the Powderhorn Wilderness Area or fishing one of the many high lakes up the jeep trails. Take pleasure in the incredible hunting of Powderhorn Park or a late evening wildlife viewing of elk, deer, moose and Bighorn sheep. Located in the world-famous Big Game Unit 66, Sleeping Dog Ranch offers outstanding elk and Mule deer hunting and qualifies for landowner hunting licenses. Sleeping Dog Ranch is rich in sporting traditions, offering some of the best fishing and hunting in the state, all within close proximity to the resort town of Gunnison.

**Offering Price is \$3,500,000**

### PRICE REDUCTIONS

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## Anceney Ranch - Big Sky, Montana



Situated along  $\frac{3}{4}$  mile of the trout-filled Gallatin River and less than a mile from the entrance to Big Sky Resort, the Anceney Ranch is a true legacy offering. This 83-acre sporting ranch boasts three residences including a 1,088 sqft river cabin, manager's home and a 2,355 sqft owner's chalet all less than an hour from Bozeman, Montana. Positioned exceptionally well in the Greater Yellowstone Ecosystem, this exclusive recreational ranch includes two crystal-clear spring creeks and a 7-acre spring-fed pond with trophy trout fishing. For the outdoor enthusiast, Big Sky Resort offers an

abundance of all-season recreational opportunities from golf to world-class downhill and cross-country skiing. Wildlife is abundant with elk, deer, moose and bald eagles frequenting the property. Family-owned for generations and given its legacy ranch attributes, an incoming owner will no doubt want to continue with the Anceney Ranch tradition.

**Offering Price is \$8.25M, Reduced from \$9.9M**



## Ohio Creek Elk Ranch - Gunnison, Colorado

Ohio Creek Elk Ranch is located near Gunnison, Colorado, in the picturesque Ohio Creek Valley. The property consists of 372 acres providing an idyllic mix of aspen and pine trees with lush open meadows. The ranch borders the famous West Elk Wilderness and provides the outdoorsman with out-the-door hunting and fishing opportunities. The majority of the ranch is currently in a conservation easement with Colorado Open Lands; however the use of the ranch for building homes, livestock and recreational enjoyment is not as limited. A property of this size with access to the Gunnison



National Forest and the West Elk Wilderness is certainly a rarity. Ohio Creek Elk Ranch is surrounded by beautiful snow-capped peaks and breathtaking views of the Anthracite Range, Carbon Peak and the Castles. This Colorado ranch for sale provides endless opportunities for recreational enjoyment and is a sanctuary for elk, deer and the other wildlife. Previously listed by another firm at \$3,000,000, Live Water Properties'

**Offering Price is \$1.75M, Reduced from \$2.195M**

## Wolf River Estate on Henry's Lake - Island Park, Idaho



Wolf River Estate on Henry's Lake is located in Goose Bay, Island Park, Idaho, and it is adjacent to Henry's Lake State Park. The property has 5.4 acres and is situated on approximately 500' of shoreline on Henry's Lake, one of the West's most highly regarded stillwater trout fisheries. Positioned on the southeastern shore, the meticulously-maintained property boasts a 4,800 sqft custom hewn log home, where awe inspiring views of the lake and surrounding mountain ranges are visible from the home's large picture frame windows. The lodge-style

custom home has three levels with 4 bedrooms, 4.5 bathrooms, a loft office overlooking the lake, a media room, wet bar and billiard room. The bottom floor opens out onto a manicured lawn and lakeside river rock fire pit area. Two ponds provide a haven for wildlife including moose, deer, foxes, ducks and geese and numerous birds including eagles, osprey and hawks. Year after year, trout fishing on Henry's Lake produces some of the best stillwater fishing in the northern Rockies. Trophy brook, Yellowstone cutthroat and "cuttbow" hybrids can also be caught on Henry's Lake. This lakeside sanctuary has a luxury, custom home, pristine views and exceptional fly fishing.

**Offering Price is \$1.095M, Reduced from \$1.295M**

## SOLD RANCHES

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## Upper 84 Ranch - Brady, Nebraska



Former Dallas Cowboys Pro Bowl tight end and owner Jay Novacek refers to the Upper 84 Ranch as a little slice of heaven in Nebraska. Consisting of 3,268 deeded acres, this property looks like it could be in Colorado. This beautiful, but rugged, cedar-covered hill country is located 30 minutes from North Platte Regional Airport. This is a tremendous hunting property with abundant Mule and Whitetail deer, turkey, elk, geese, ducks, grouse and quail. The east side of the property borders a lease on Jeffrey Reservoir with Central Nebraska Public Power Company and includes exclusive use of 3 miles of lake shore. The reservoir is known for good walleye,

crappie and bass fishing as well as other water sports. With approximately 1,200 acres in high fence, part of the ranch was formerly operated as a hunting preserve, which could be continued. The 7,875 sqft luxury custom home with high-end finishes could be utilized as the personal residence or converted to a high-end lodge. The property is also equipped to be a working cattle and/or horse ranch with corrals, a 20,000 sqft "barn" with heated stalls, an indoor riding arena and guest rooms upstairs for additional hunter lodging. Upscale improvements with turnkey hunting and ranching amenities make this ranch ideal for an individual, group or corporate retreat. Previously listed with another firm at \$6,000,000,

**Offering Price was \$3,000,000**

## Packsaddle Creek Ranch - Driggs, Idaho

This Idaho ranch for sale consists of 643 acres of rolling pastureland 10 minutes from downtown Driggs, Idaho. Located in one of the most desirable communities in the Rocky Mountain West and only 45 minutes from the famed resort town of Jackson Hole, Wyoming, Packsaddle Creek is a quality property. Views of the Teton Mountain Range are unsurpassed. The ranch benefits by having Packsaddle Creek bisecting the length of the property attracting wildlife and providing water for stock. The eastern border touches the Teton River in two different locations allowing for stock water. There is also river access for fly fishing and waterfowl hunting. In the same family for two generations, the land has been utilized as summer grazing for 40-50 pair and harvesting hay or grain depending on commodity prices and crop cycle. Irrigation water is delivered via groundwater well for 32 acres of irrigated crop.



**Offering Price was \$1,695,000**

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