



LIVE WATER NEWS

LWP's Website in the Mobile Revolution

By: LWP Management Team

In a presentation called The Future of Mobile, prepared in March 2012, by BI Intelligence, last year was the year of precedence: more smartphones were purchased than personal computers. Almost half of the U.S. population has converted from a “feature” phone to a smartphone. But around the world, the revolution is at the beginning. More tablets to come...by 2013 or 2014, tablet purchases could exceed personal computers bought as well. Over 150 million tablets have been sold to date. People do everything online, on their mobile devices! They consume content (www.livewaterproperties.com), view ads, get music, shop, socialize, pay bills. Additionally, there are apps, an industry beyond the online world.

Devices may be getting smaller, however search opportunities and consumer-to-site connection is expanding. Thanks to mobile and tablet technology, consumers have the power to directly connect from the palm of their hands. Today, we are no longer sitting at our desks waiting for a page to load; we can be anywhere. Take a look at our new and improved website with a simple navigation, clean look and multi-device compatibility.

The new Live Water web experience is optimized for personal computers, smartphones and tablets. We have created the dynamics for each of the three screen dimensions. A reduction in the content “heaviness” of the site for mobile and tablet users, offers simplistic viewing as well as navigation. We have vertical and landscape layouts in the mobile and tablet versions, plus the straight desktop view.

We offer this improvement as it expedites your search for the ideal ranch with the following classifications: Fly Fishing Ranches, Hunting Ranches, Cattle Ranches, Dude/Guest Ranches and Agricultural Ranches. These classifications are further divided by state. We have relocated and redesigned buttons for viewing property locations, maps and for downloading brochures.

Discover more of the Live Water brand by taking our website with you everywhere. We hope the new design improves the quality of your visit to our site. Let us assist you with all of your ranch investment needs.

SOLD RANCH

Drift Creek Ranch - Lincoln City, Oregon

Drift Creek Ranch represents one of the last great strongholds of wild salmon, steelhead and sea-run cutthroat trout in the lower 48. Comprised of 126 +/- acres of pristine Oregon Coast Range forest, the ranch contains approximately 15 acres of cross-fenced pasture, a 3,932 sqft custom creekside home, large barn, tack room and more. In addition to the 1-mile secluded stretch of Drift Creek frontage, the property affords adjacent access to an added 1.2 miles of private fishing on hard-to-access public land upstream of the ranch. This provides an incoming owner with access to over 2 miles of riffles, runs and deep pools that hold 10-40 pound fresh, wild steelhead and salmon. With healthy runs of fall Chinook and Coho salmon and large runs of wild winter and summer steelhead, complimented by a population of sea-run cutthroat trout and a few Chum salmon, Drift Creek can out-rival any wild anadromous fishery and keep any angler entertained year-round. Located south of Lincoln City on



the northern coast, the property is 10 minutes from the renowned Salishan Spa and Golf Resort in Gleneden Beach. With fine dining, spa, tennis courts and a stunning 18-hole Jacobsen-designed golf course overlooking Siletz Bay and the Pacific Ocean, Salishan Resort offers endless resort and recreational opportunities. While the ranch is nearby many high-end amenities, the property feels private, with approximately half of the riverfront property in a deep forested canyon. A resident Roosevelt elk herd of between 20-60 head calls this property home, and ample wildlife besides. With epic fishing, close proximity to recreational amenities including sailing, deep sea fishing, sea kayaking and exploring the many beaches, Drift Creek Ranch is a magnificent

offering.

Offering Price was \$1,500,000

LIVE WATER WELCOMES NEW TEAM MEMBERS

Andrew Coulter



Andrew Coulter grew up in the Midwest, hiking the forests, canoeing the rivers and fishing the lakes and streams of Northern Wisconsin and Michigan. He fly fished in Vermont after college where he fished nameless brooks and a few of the fabled rivers of northern New England. In 1992, on a backpacking trip in the West, Andrew and his future wife, Amy, fell for Wyoming, determined to make it their permanent home.

For 18 years Andrew worked with the Wyoming Chapter of The Nature Conservancy—heading up development and finance—where he participated in complex, high-value conservation real estate transactions. He developed extensive expertise in helping landowners balance and resolve tax, financial, conservation and family-succession concerns. In one four-year period, Andrew's team carried out a comprehensive conservation campaign that generated \$106 million in gifts of cash, land and conservation easements that protected thousands of acres of conservation land in Wyoming. Through this work, Andrew also developed a strong layman's knowledge of land stewardship and habitat management practices. Andrew had the privilege of consulting with Alex Maher, Live Water Properties' founder, about conservation-buyer strategies when Live Water Properties launched. Andrew is even more convinced now that the Live Water Properties' approach plays an integral role in the preservation of conservation land.

Andrew and Amy and their two children are based in Lander, Wyoming, and enjoy fishing, camping, horseback riding, upland bird hunting, cycling and alpine and Nordic skiing. Currently the Executive Director of Wyoming Wildlife – The Foundation, a component fund of the Wyoming Community Foundation, Andrew also actively seeks Buyers and Sellers for Live Water Properties.

Jessica Wilson

Originally from Tuscaloosa, Alabama, Jessica Wilson grew up with a deep love for the south and the outdoors. She spent most of her time with her horses and family, especially her father who is an avid outdoorsman. As the 8th generation on the family farm, Jessica enjoyed hunting, fishing, hiking, and riding horses. The Wilson family made many trips out west to ski; a favorite place was Jackson Hole,

Wyoming. So it was only natural that upon graduation from The University of Alabama in 2009 with a degree in Hospitality Management, Jessica moved to Jackson where she spent two wonderful years in the mountains before deciding to make a move to Nashville, Tennessee, to further her career in sales and marketing. She realized her love of Jackson, and it wasn't long before she decided that is where she belonged. She and her dog, Zoe, a rambunctious rescue, love to spend time together along with friends and family outdoors, hiking, skiing and fly fishing. Jessica is thrilled with the opportunity to embark on a career in marketing with Live Water Properties.



NEW LISTINGS

Lodge at Keyah Grande - Pagosa Springs, Colorado



A luxurious wilderness retreat in the heart of the San Juan Mountains, the Lodge at Keyah Grande is located 10 miles west of Pagosa Springs and 45 miles east of Durango, Colorado. This is a serene and inspiring retreat offering adventures in nature. With eight well-appointed guest suites the Lodge boasts modern technology, unique architecture, classical art and international décor, creating an elegant and tranquil setting. The grand living spaces and 500-acre "backyard" are open for ATV rides, entertaining, inspiring hikes and trophy elk hunts. Enjoy wildlife viewing from the dramatic "flying deck", which extends from the ridgeline off the backside of the Lodge, and share the day's stories around the

African-inspired fire pit. Hunting is excellent and more opportunities prevail on adjacent public land (elk, Mule deer, mountain lion, bear and turkey). The Lodge has been featured in numerous publications and was named one of the Top New Hotels of 2006 in *Condé Nast* magazine. Gathering areas include: the lounge with pool and game tables, wide-screen plasma television; a great room with an oversized fireplace and baby grand piano; two exquisitely-appointed dining areas for formal or intimate seating; a high-tech conference room; and an elegant spa, ideal for restorative treatments inspired by the waters, forests, and mountains surrounding the property. Previously offered for sale for \$16,500,000 on 100 acres, the owners are now presenting this exceptional mountain retreat on 500 acres for \$13,950,000 – a significant price reduction while offering 5 times more scenic, timbered Colorado countryside.

Offering Price is \$13,950,000

The Rim Ranch - Bondurant, Wyoming

Conveniently located 50 miles south of Jackson Hole, Wyoming, and 25 miles north of Pinedale is The Rim Ranch. Comprised of 4,000 deeded acres with a mix of sagebrush ridges, willow-lined creek bottoms, aspen groves and heavy timber, The Rim Ranch is a big game paradise with good numbers of trophy elk, Mule deer and Pronghorn antelope. The ranch qualifies for landowner licenses and enjoys some of the best elk hunting in western Wyoming with many bulls scoring over 350 Boone & Crockett. Adjacent BLM and state land offers over 2,000 additional acres for hunting and recreation. With three ponds, numerous springs and two miles of Middle Beaver Creek, The Rim Ranch enjoys excellent water sources for wildlife and livestock. With prime building sites for an incoming owner, outstanding views of three mountain ranges, the Wyoming Range, Wind River Range and Gros Ventre Range, The Rim Ranch is a dynamic opportunity to own a timeless sporting ranch.

Offering Price is \$4,400,000



MacKenzie Highland Ranch - Dubois, Wyoming



The MacKenzie Highland Ranch is a stunning 118-acre parcel located along the Wind River, outside of Dubois, Wyoming. Comprised of forested slopes with spruce and aspens and open meadows along the Wind River, the ranch is tucked away in its own private valley. There is a combination of the alpine feel, riparian corridor and sagebrush buttes on these 118 acres, along with incredible fishing. Bordered by public lands, the MacKenzie Highland Ranch provides ideal habitat for elk, deer and moose. Improvements on this guest ranch include several 2 bedroom and 4 bedroom cabins plus other historical cabins. Bisecting the ranch for nearly $\frac{3}{4}$ mile is the upper Wind River, a free flowing natural river with

excellent fishing and prolific cutthroat trout populations. In addition to the Wind River, there are many fishing destinations within a short drive. These include the Buffalo Fork, the Snake River and streams and rivers in Grand Teton and Yellowstone National Parks. Located 16 miles from the charming mountain town of Dubois in Fremont County, Wyoming, the ranch is minutes from shopping, dining and a golf course. Dubois is within a 1 $\frac{1}{2}$ hour drive from the resort community of Jackson Hole and Grand Teton National Park. Commercial air service is available in Jackson Hole and Riverton, located 1 hour from the ranch.

Offering Price is \$3,500,000

Rimfire Ranch East - Daniel, Wyoming

Rimfire Ranch East is located 12 miles south of Daniel, Wyoming, 14 miles north of Big Piney, and 25 miles west of Pinedale on Highway 191. Comprised of 1,839 deeded acres with 1,280 acres irrigated from the Green River Canal, this ranch is a great opportunity to own a top hay producer or yearling cattle operation. Currently, the ranch is running 1,000 yearling cattle on a holistic approach, with a rotational system of irrigation and grazing. A small BLM grazing permit offers 277 AUMs from mid-May to mid-June. For the fishing enthusiast, Soap Hole Creek flows through the ranch in addition to a 5-acre stocked trout pond. Fishing opportunities also present themselves on the adjacent BLM land.

Rimfire Ranch East is no stranger to wildlife: Mule deer, Whitetail deer, Pronghorn antelope and moose are frequent visitors. The ranch is home to 800 – 1,000 deer as they migrate from higher elevations to the winter feeding grounds. A 9-acre Trumpeter swan and waterfowl pond complex is located on the south boundary providing an additional wetland area. The majority of the ranch is under a conservation easement, however fantastic building sites are available for an incoming owner



to construct a custom home. The 1,560 sqft 3 bedroom manager's home offers full basement, sheds and corrals. Rimfire Ranch East is an excellent addition to an existing livestock producer's hay base or grazing program. The ranch can also be enjoyed as a recreational retreat with an agricultural component.

Offering Price is \$2,758,500

Almost Heaven - Bozeman, Montana



Located just 7 miles from Bozeman, Almost Heaven is a truly distinctive piece of property with live water, wildlife, and spectacular mountain views. With its creekside homesite and over one-third mile of both sides of Middle Creek flowing through the property, you'll feel like you've found your own special piece of Montana at last. Middle Creek winds through the east end of this 26.75-acre parcel, drawing in wildlife and birds. A buck-and-rail fence is located on the west boundary, and the property's 20 acres of hay and grain fields were recultivated and reseeded with alfalfa and grass in the spring of 2010. With its sweet

honey holes, Middle Creek offers seasonal fishing during the summer and fall as fish migrate up from the confluence with the Gallatin River, just downstream. For hunters, thick cover along the creek affords good hunting for pheasants and Hungarian partridge, and waterfowling for ducks and geese can also be superb. Take a good look at this offering—Almost Heaven could be the opportunity to acquire your own piece of creek-front heaven in the Gallatin Valley.

Offering Price is \$478,000

Big Otter Creek Ranch - Great Falls, Montana

Located 38 miles east of Great Falls, Montana, Big Otter Creek Retreat is situated with the Highwood Mountains to the north and the Little Belt Mountain Range to the south. This 202-acre recreational property boasts excellent fly fishing on Big Otter Creek for brown and rainbow trout. Enjoy the 1-acre trout pond on Marion Coulee, where there are stocking permits for rainbow and small mouth bass. Wildlife is abundant with Hungarian partridge, pheasant, Sharp-tailed grouse, ducks, Mule and Whitetail deer and antelope. For upland bird hunters there are opportunities to chase pheasant, Hungarian partridge, Sharp-tailed grouse, as well as Mountain grouse on the surrounding public land. Big



Otter Creek and Marion Coulee Spring Creek could be enhanced to offer additional game bird habitat. Recreational opportunities are plentiful with one of Montana's best community downhill ski areas, Showdown Ski Area, 40 miles away. Snowmobiling and snowshoeing are popular winter sports. In summertime, there are numerous lakes, streams and rivers in close proximity for boating, fishing or exploration of trails by hiking, horseback riding and mountain biking. Big Otter Creek Retreat is a great opportunity to own a recreational haven in the heart of Montana.

Offering Price is \$379,000

PRICE REDUCTIONS

South Fork Madsion Ranch - West Yellowstone, Montana



The South Fork Madison Ranch is located five miles west of Yellowstone National Park and less than one hour from Big Sky Mountain Resort. Consisting of 280 acres, this recreational ranch borders the Gallatin National Forest for more than one mile, offering access to over two million acres of land to enjoy and explore. This Montana ranch for sale has many live water features including two spring creeks and two ponds onsite. Denney Creek and an unnamed spring creek pass through the ranch for over a half mile before merging into the South Fork of the Madison River. These creeks feed the property's two large ponds, providing a path for trout to move throughout the system. In addition to the

spring creeks, the South Fork of the Madison River flows along the northern boundary offering excellent fly fishing. Improvements on the South Fork Madison Ranch include two historic log cabins and an older ranch home. Deer, elk, moose, small game and waterfowl are frequent visitors. With a variety of live water, privacy, ease of access and breathtaking alpine views, this Rocky Mountain ranch is a rare find in a pristine valley with millions of acres of preserved wild landscapes.

Offering Price is \$2.39M, Reduced from \$2.95M

Sawmill Lodge - Dubois, Wyoming

Situated on 7 acres in the Warm Springs Mountain Subdivision in Fremont County, Wyoming, the Sawmill Lodge provides stunning views of the Absaroka Mountain Range and Ramshorn Peak. Located 10 miles from the western community of Dubois and 4 miles off Highway 26, year-round access is provided by the county maintained Union Pass Road. With direct access to the famed Continental Divide Snowmobile Trail, the Sawmill Lodge has been a favorite of snowmobilers for years. "A touch of class on Union Pass" is the slogan used by the Sawmill Lodge to denote its operating demeanor. This elegantly remodeled lodge consists of three levels and includes a very welcoming and spacious



entry, lounge area and large dining room. The wrap-around deck exposes expansive mountain views and joins an outdoor barbeque solarium. The lodge was redesigned with attention to detail and workmanship. The electrical and plumbing have been upgraded or completely replaced and the appliances are top of the line. The accommodations are housed in a separate 2,468 sqft structure with 6 units and an excellent view of Ramshorn Peak. Lodging consists of 4 single-level rooms and 2 two-story suites. Each unit has its own private deck and tremendous views. Totally remodeled with new log siding and metal roofing, the units have new carpet, gas log stoves and ceramic bathrooms with jetted tubs. The four-season Sawmill Lodge is a true turnkey operation for the right family or corporate retreat.

Offering Price is \$1.1M, Reduced from \$1.2M

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