

# Live Water Properties Newsletter - Spring 2008

*Stream bank erosion and bank failures are common to watersheds hit by wildfire.*



## After the Fire: Proper Restoration Can Speed Recovery of Streams and Rivers

By: Michael Sprague

The 2007 fire season was one of the worst on record, as wildfires scorched more than 3.5 million acres in the states of Wyoming, Montana, Idaho, Colorado and Oregon alone.

When evaluating the effects of recent wildfire, often the impacts to streams and rivers can be most worrisome. The high value of water, the ecological importance of riparian areas, and the prevalence of at-risk populations of fish require that these areas receive special consideration. Fortunately, proper approaches to stream restoration after a fire event can significantly lessen the recovery time, and help to prevent long-term, harmful effects.

### Fire: beneficial or harmful?

Fire is a natural process in many forests and prairie environments that allows these ecosystems to undergo vegetative succession. However, over the past century, fire suppression policies throughout the U.S. have altered natural fire regimes, resulting in higher-intensity, and more frequent wildfires. The once rejuvenating effects of a more moderate fire regime with an abundance of habitat refuges, has been negated in many places by fire suppression, damming, and other impacts of development.

### How does fire impact streams?

Immediately following a wildfire, ash and organic matter fall into the water, raising nutrient concentrations and diminishing dissolved oxygen. Fish kills are possible, since water may be blackened and cloudy, possibly clogging gills and affecting visibility for fish. Reptiles, frogs and mammals that have survived the fire may also suffer further decline during this period. If fire suppression was attempted, fire retardant chemicals may impact water quality.

Short-term effects of fire on streams and rivers include an increase in the amount of light reaching the stream, which promotes changes in fish, insect, and plant communities. Increased water temperatures and greater fluctuations in temperature ranges affect dissolved oxygen levels. Reduced ground cover and streamside vegetation mean less filtration capacity and higher amounts of sedimentation and organic debris entering the stream. Stream banks left unprotected by vegetation and roots are more likely to erode, increasing sediment load, which can lead to changes in riverbed structure and water quality. Diminished overhanging vegetation means less cover against predators for fish and aquatic insects or larvae, and less terrestrial insects and organic matter for the stream.

If left untreated, longer-term effects may include the formation of debris jams from dead trees falling into streams, altering water flow patterns and even creating permanent changes to the stream channel. Nutrient concentrations can remain high for a number of months, possibly as a

side-effect of changed nutrient cycling or decomposition of woody debris. Where a stream is dammed, recovery of the ecology downstream of the dam can be slower. In fact, without treatment, sediment movement can take years to recover to pre-fire conditions.

### Renewal and repair after fire

Restoration treatments like Trout Headwater's EcoBlu™ can create aquatic conditions that are more resilient to fire. The most effective approach will promote diverse aquatic life and robust fish populations by addressing riparian health, floodplain function, channelization, chronic sediment input, accelerated erosion, and changes in natural flow regimes. Low impact, low-cost treatments may include fish passage barrier removal, riparian vegetation recovery, road reclamation, and the mitigation of other identified disturbances. Fish survival tends to be high during fires if the watershed and in-stream habitat are healthy, and if fish are able to move freely upstream and downstream.

Recovering riparian and in-stream habitats, restoring natural flow regimes and good connectivity are critical to increasing the ability of aquatic systems to recover from all types of disturbances both natural and manmade. The challenge is to deal with the stresses and risks associated with fire without creating new stresses or exacerbating existing problems in the aquatic environment or the surrounding uplands.

Many Western streams will face a natural disturbance like fire. Before the summer fire season heats up, consider whether your streams are healthy. Are your riparian areas broad and lush? Are your stream banks stable with a good diversity of native grasses, forbs, shrubs and trees? Healthy, functioning riparian areas, floodplains and streams are a good hedge against any future fire threat.

*Michael Sprague is president and founder of Trout Headwaters, Inc., a full-service, aquatic design/build firm and CEO of THP's sister technology company, THI RiverWorks, Inc., both based in Livingston, Montana.*

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# Live Water News

## New Members to the Live Water Team



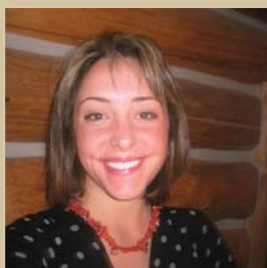
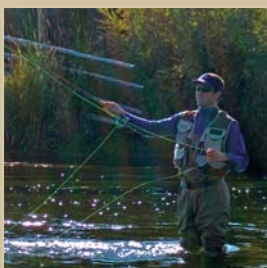
### **James Briscoe - Sales Associate, Bozeman**

While following his passion for fly fishing and skiing, James Briscoe has first-hand knowledge of the recreational market. For the past 15 years he has lived and guided the blue waters of San Diego, Cabo San Lucas and La Paz Mexico, the trout waters of the Eastern Sierra Nevada and Sun Valley, Idaho, the steelhead drainages of Oregon and Washington and now Montana. James established his sales skills in the real estate market through Grand Teton Acquisitions, a firm specializing in the mergers and acquisitions. James has long understood translating the importance of protecting our resources into ensuring future environmental security for generations to come. He is focusing his attention on Montana ranch and land sales and acquisitions with an emphasis on water restoration, conservation and easement donations and water and mineral rights. Residing in Bozeman, James with his wife Julia and their three girls are enjoying the Rocky Mountain Way.



### **John Turner - Sales Associate, Jackson Hole**

As a fourth generation Jackson native, John Turner grew up on his family's dude ranch, the Triangle X, and spent his summers guiding fishermen and hunters in the Teton wilderness, being named Guide of the Year in 1992. He continued his affair with the outdoors through his college years, exploring the streams and mountains of southern Wyoming and northern Colorado, while attending the University of Wyoming and earning a B.S. in Economics. After learning the real estate business in the Washington D.C. and Nashville markets, John and his wife Laura moved back to Jackson in 1995 to help manage and run the Triangle X Ranch. Twelve years later, he has stepped back into the business with Live Water Properties. John's experience in the Wyoming ranching community and vast experience in ranch operations, along with his lifetime of guiding, is an ideal fit with Live Water Properties' commitment to becoming the premier real estate company for recreational properties in the West.



**We welcome  
Steve Shepro, Matt MacMillan's assistant,  
and  
Tory Allen, Administrator,  
who both work in the Driggs, Idaho office.**

## **Snowmass Canyon Ranch – Aspen, Colorado**



*After ten months on the market, Live Water Properties was engaged to re-price this exceptional river property down 14% to a well-supported price that represents a rare buying opportunity in the Aspen, CO real estate market. We are pleased to bring our clients this important sporting ranch.*

In this most prestigious resort valley 12 miles from Aspen, the 282-acre Snowmass Canyon Ranch spans the second largest privately held river frontage on the Roaring Fork River. With one full mile of river lined with a mature cottonwood forest, spring creek, spring fed trout ponds and a mile of shared boundary with forested Federal lands, this property represents a rare ownership opportunity for the serious outdoor enthusiast. The present owners have protected the ranch with a conservation easement but have retained the right to build on two additional homesites and have secured generous entitlements. Owners will share the land with elk, deer, waterfowl, grouse, fox, and Bald and Golden eagles.

**Offering price is \$12,500,000.**



# Trout Journal



## The New Fork River - Private Refuge for Trophy Trout By Scott Smith

A watershed's ability to provide sanctuary for both the angler and the trout is an important and often overlooked attribute of prime trout water. As more people learn about the outdoor opportunities in the high deserts of the western United States, the pursuit of solitude here can be a challenge. Fortunately, the West has an abundance of trout-filled waters that largely flow through public lands, and on some occasions you experience that riffle or run all to yourself. However, imagine a wild, freestone stream that has the fertile growth of a tailwater without the crowds! The New Fork River of the Green River drainage in Western Wyoming has these characteristics and more. The river flows over ninety percent of its length through vast private ranchlands, which protects the resident browns', rainbows' and cutthroats' refuge from constant angling bombardment.

### THE RIVER

Near the headwaters, the New Fork is rather small and is settled deep in the southern slopes of the Wind River Range, where snowmelt accumulates in the natural lake basins of the foothills. The New Fork Lake outlet is the primary feeder of the original river branch, which descends upon the valley gathering flow from smaller streams and springs along its journey to the Green River. The upper section of the river extends from the lake downstream to the confluence of Pine Creek in the town of Pinedale, and is characterized mostly by meandering undercut banks lined with willows and cottonwoods, occasionally broken by soft riffles. This upper section is non-navigable with drift boats because of its size (20'-25' width) and lack of access strengthening this section's sanctity. Beyond Pine Creek, the river almost doubles in size and float traffic increases during the summer months. The river in this mid-section cuts through picturesque pastures lined with cottonwood bottoms along the river channel. The channels slow and deepen with less gradient, thus accumulating deadfall jams that provide excellent habitat for the trout. Stream flows are steadily refreshed from the many feeder creeks to the east. With the confluence of the East Fork, the river's character changes once more highlighted by shale and sandstone bluffs and the wide open range of the Great Basin. This lower section runs to the junction of the Green River near Big Piney, Wyoming.

### THE TROUT

The New Fork showcases the three major species of trout in the West; browns, rainbows and cutthroats. All three species reach trophy proportions and either reside or migrate through the river for spawning or in pursuit of food and coldwater habitat not easily found downriver. The trout most encountered by anglers is the *Salmo trutta*, or the brown trout. River behemoths can reach well over 20," with a rare 10lb. specimen reported on occasion. Browns are more prolific than the other species due to available food, favorable water temperature and fall spawning habitat.

Nonetheless, rainbows and cutthroats live in the river system in decent numbers and reflect the stream's nourishment by reaching trophy sizes. Often these trout favor spring outlets and sloughs; this creates exciting site-fishing scenarios when the conditions are right. In the upper section of the river, stream habitat has been enhanced on some of the large ranch parcels creating awesome runs with adequate winter housing for the big trout. Winter habitat is an integral part of the equation in producing large specimens of trout in rivers of this nature.

### THE SEASONS

Much of the New Fork River flows through a high desert landscape with a sliver of oasis surrounding the channel during the brief mountain summer. Spring dawns on the New Fork around April, most years releasing shelf ice that formed over the river's flow during winter's near-Arctic grip. This rebirth slowly edges upriver during April and May and offers some of the finest angling of the season for the resident lunkers and migrating chrome rainbows from Fontenelle Reservoir. A streamer junkie is the perfect match for the New Fork until the snowmelt runoff from the Wind River Range overtakes the river; however, the upper section stays true to its tailwater form and remains clear throughout the spring, providing excellent angling when downstream sections are experiencing runoff conditions. The "Glory Season" arrives most years in late June as the aquatic bugs begin to show, revealing those brutes that just would not move for your best streamer weeks before. In July the insects are a pure joy to watch and fish. The most celebrated are the grey drakes (siphonurus) and PMD mayflies. Large extended body patterns move surprisingly big trout days before and after the hatches. This prime window lasts, with noticeable highs and lows, well into August if the water temps remain hospitable. The upper reaches of the river can produce fantastic terrestrial action during the hot periods of summer, and streamer mania begins again in the lower reaches as autumn approaches. October through November brings the monster browns up from the lower Green River and the reservoir as they seek out prime spawning gravel and perhaps a meal or two in the form of sculpins or chubs before the big chill hits.

*Current properties available with private sections of the New Fork include the Bar Cross Ranch and the Wet Rock Ranch.*

**Scott Smith is the  
Live Water Properties Stream Team Captain.  
For more information on Scott,  
please visit [www.ssflyfish.com](http://www.ssflyfish.com)**

# New Montana Ranches



## Schindler Ranch Jackson, Montana

Comprised of approximately 3,054 deeded acres, the Schindler Ranch offers fertile river bottom, wide open pastures and big mountain views of the Beaverhead and Pioneer Mountain Ranges. This picturesque setting is complimented by two miles of riparian corridor on both sides of the upper Big Hole River, along with expansive tracts of aspen groves. The Schindler Ranch is located five miles outside of the small ranching community of Jackson, Montana in Beaverhead County. The ranch is currently an operational cattle ranch with good hay production, water rights, newly enhanced irrigation canals, numerous new stocked ponds and a number of in-progress river enhancement projects. Excellent brook trout fishing, with rainbows and browns, can be found on the two miles of onsite upper Big Hole River. Natural springs are onsite as well. Large numbers of elk reside on the property and nearby National Forest. Improvements include a recently upgraded homestead and a newer home located along the river corridor. Offering price is \$9,150,000.



## Judith Headwaters Ranch Utica, Montana

The Judith Headwaters Ranch, located outside of Utica in Judith Basin County, encompasses approximately 500 acres of rolling hills, wildflower-filled meadows, scenic vistas and timbered ridges. Utica offers small town amenities while fine dining, commercial air service, state parks, golfing and shopping can be found 90 miles away in Great Falls. The property is adjacent to State Lands and is within close proximity to The Lewis and Clark National Forest and state elk refuge, providing the ranch thousands of additional acres for recreation and wildlife sightings. With approximately one mile of Judith River meandering through the property, the fly fisherman will find exciting opportunities for rainbow, cutthroat, brook and brown trout. Mule deer and Whitetail deer graze on the hills and ranch grounds. Upland birds are also a common sight. The extensive improvements, including cabins, barns and the main lodge, create the perfect personal or corporate retreat set in unsurpassed Montana beauty. Offering price is \$3,400,000.



## York Gulch Ranch Wisdom, Montana

Located a few miles from the small town of Wisdom, Montana, in Deer Lodge County, the approximate 1,512-acre York Gulch Ranch is a classic Montana ranch set in one of the state's most scenic valleys. Bordering Beaverhead-Deerlodge National Forest, BLM and State Lands on three sides, this expansive ranch offers excellent hunting onsite in addition to the seemingly endless acres of National Forest surrounding the ranch. With numerous elk herds grazing on the ranch in the spring, fall and early winter months, it is evident why this Upper Big Hole Valley is well-known for big game hunting. The flows in York Gulch, along with the numerous natural springs running throughout the property, create a superb wildlife habitat and offer the incoming owner several enhancement opportunities. The York Gulch Ranch enjoys easy accessibility to the upper Big Hole River, which borders BLM land to the south. A modest caretaker's cabin offers a comfortable stay for any sportsman enjoying the incredible recreational attributes of York Gulch. Offering price is \$3,000,000.



# New Montana Ranches



## Mount Haggin Ranch Anaconda, Montana

Only 1.9 miles northwest of Anaconda in Deer Lodge County, the 150-acre Mount Haggin Ranch offers 1.5 miles of spring creek, abundant fishing and hunting opportunities, breathtaking views and small town charm. This property sits in the heart of some of Montana's finest blue ribbon trout waters with the Clark Fork, Beaverhead, Big Hole and Rock Creek Rivers within a short drive from the ranch. The ranch has a total of eight structures including a recently remodeled 3BR home, multiple corrals, calving barns, tack sheds and workshop. Mount Haggin Ranch offers magnificent views of the Anaconda Pintler Range and surrounding Rocky Mountain peaks as well Mount Haggin. Wildlife includes abundant Whitetail and Mule deer, elk, moose, duck and geese. Offering price is \$1,500,000.



## Gallatin River Sanctuary Gallatin Gateway, Montana

Gallatin River Sanctuary is located in the sought-after area between Bozeman and Big Sky in Gallatin County. These approximately 20 acres consist of fertile pastures, thriving riparian corridors, sub-irrigated grass meadows, thickets, berry bushes and woodlands allowing an incoming landowner to enjoy immense wildlife and beauty. A suggested building envelope exists 200 feet from the edge of the Gallatin River and provides excellent views of the famed Spanish Peaks. With over 1,000 feet on both sides of the blue-ribbon Gallatin River, Cottonwood Creek, a seasonal stream and the Farmers Canal, there is never a shortage of great fishing opportunities. Three ski resorts, nearby Yellowstone National Park and several surrounding mountain ranges add to the recreational possibilities of Gallatin River Sanctuary. Offering price is \$1,250,000.



## The Charles Kuralt Wetlands and Wildlife Sanctuary Twin Bridges, Montana

With stunning river overlooks, rolling hill venues and serene views of river and lower wetlands, the Sanctuary is a scenic and untouched piece of Montana. These 110 acres are comprised of meadows, brushy river bottom, cottonwood groves and an expansive bluff. Onsite are approximately three-quarters of a mile of the lower Big Hole River, one of Montana's best spots for wild trout fishing. Improvements include the historic Pageville Schoolhouse, two fishing cabins and a hand-hewn log cabin. Wildlife is abundant with moose, Whitetail and Mule deer, Bald and Golden eagles, wild turkey and Hungarian partridge. Offering price is \$2,300,000.



## Palisades Home on the Madison Cameron, Montana

Palisades Home on the Madison encompasses 9.77 acres with over 450 feet of upper Madison River frontage, excellent wildlife viewing, a 1,038-square foot Victorian-style home and tremendous views of the valley. Located 16 miles south of Cameron, this estate is near several lakes, including Henry's, Hebgen, Quake, Cliff and Wade Lake. The Madison River offers blue-ribbon trout fishing for brown, brook, rainbow and Yellowstone cutthroat trout and is considered to be one of Montana's premier trout streams. The Victorian-style home has one bedroom and offers custom finishes such as cherry wood floors and Italian tile flooring while featuring high-vaulted ceilings and a wrap-around covered porch with solid cedar siding and roof. Offering price is \$790,000.

# Featured Western Ranch Listings



## Bar Cross Ranch - Cora, Wyoming

The Bar Cross Ranch consists of 11,118 deeded acres, 1,440 acres of state lease, 15,711 of adjacent National Forest grazing allotment and 3,587 of BLM allotment, for a total of 31,816 acres. This sporting property borders the Bridger-Teton National Forest, BLM, and State lands and has been used for hay production and cattle grazing in the past. Private trophy trout fishing abounds on approximately 3 miles of the New Fork River and 7 miles of Willow Creek. A private 40-acre lake and several small ponds are stocked with large trout. The ranch also borders Willow Lake which is otherwise surrounded by National Forest lands. An incredible variety of wildlife frequents including antelope, deer, grouse and waterfowl. Improvements include a 4BR main home, another 2BR home, barns, garages, outbuildings and sheds. An additional 903-acres can be purchased adding another mile of Forest boundary and Willow Creek. Offering price is \$31,900,000.



## 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. The Railroad Springs Ranch is ideal for the outdoorsman looking for a live water and gaming retreat. Offering price is \$3,800,000



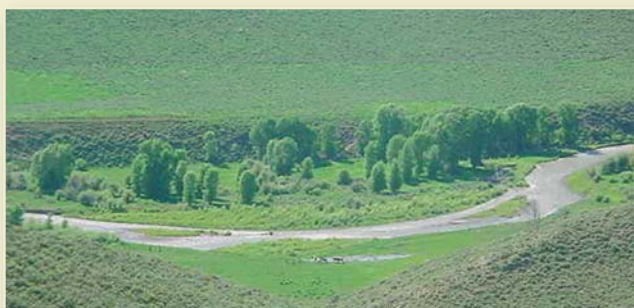
## DuNoir Valley Ranch - Dubois, Wyoming

This stunning 113-acre parcel is located at the base of the Ramshorn Peak, just outside of Dubois, Wyoming. Tucked away in its own private valley, this alpine ranch offers incredible seclusion and fantastic views of the Wind River and Absoroka Mountain Ranges. Comprised mostly of forested slopes dominated by spruce and aspens, there is also lush open meadow acreage. Bordered on three sides by Shoshone National Forest, the DuNoir Valley Ranch provides ideal habitat for big game. Bisecting the valley just below the ranch, the Wind River offers some of the best and varied fishing in the Rockies, though inhabited predominately by cutthroat trout. Improvements include a 5500-square foot main house, horse barn, three-bay garage, and large three-sided machine shed. Offering price is \$2,400,000.



## Stump Creek Ranch - Star Valley, Wyoming

Stump Creek Ranch is located along the southwestern foothills of incredible Star Valley, 90 minutes south of Jackson Hole. With tremendous Wyoming Range views, this ranch is comprised of 135.62 acres with approximately 130 that are irrigated hay meadows. Mature cottonwood trees line the banks of Stump Creek for an excellent homesite location or reprieve from the summer sun. Stump Creek meanders for approximately a half mile, offering excellent holding water for the numerous migratory trout that make the short journey from the confluence of the Salt River, located just east of the ranch. There is something for every outdoors enthusiast along the Stump Creek drainage whether it is wetting the line for an afternoon, horseback riding along the expansive National Forest trail system or hunting for Mule deer and elk. Offering price is \$1,600,000.



## Twist Creek Ranch - Cokeville, Wyoming

With views of peaceful western horizons, Twist Creek Ranch totals 660 unimproved acres in Cokeville, Wyoming, located two hours from both Jackson Hole and Salt Lake City. The ranch is comprised of lush Smith's Fork river bottom and gorgeous sage and aspen covered hillsides. The Smith's Fork is home to the rare Bonneville cutthroat trout, available in good numbers on the ranch's private water and also upstream and downstream on bordering Federal and State lands. The sage hillsides and quaking aspen groves are a haven for Mule deer that inhabit the ranch year round with huntable numbers present during the fall. Four mature bucks were taken on the ranch in the 2007 hunting season. Offering price is \$1,200,000. The Seller also owns a noncontiguous 40-acre parcel to the north, available for \$220,000.



# Wyoming Opportunities



## **Wet Rock Ranch Big Piney, Wyoming**

With wide open spaces, New Fork River frontage and accessible location, Wet Rock Ranch is a fantastic property for the wrangler or angler. These 1,160 deeded acres are unimproved and bordered on two sides by BLM lands, securing the sanctity and privacy of this recreational ranch. The natural beauty of this area is spectacular, and stunning mountain views are provided by the Wyoming, Gros Ventre and Wind River Ranges. The New Fork River, well-known for its large brown trout, flows through Wet Rock for over two and a half miles – a key amenity for the passionate fisherman. Located 10 minutes from Big Piney and an hour and a half away from the resort town of Jackson Hole, this is a convenient western retreat. Offering price is \$2,950,000.



## **3 Creek Homesite #104 Jackson Hole**

Conveniently located just a short walk from the Clubhouse, spa, pool and Nature Center, this .47-acre homesite offers pristine valley views in the premier 3 Creek Ranch. The southeast facing lot enjoys the warming morning sun while overlooking a small winding stream. 3 Creek Ranch is a highly sought after community with an array of recreational pursuits complete with exquisite views and unparalleled amenities. An 18-hole Rees Jones golf course, three blue-ribbon trout streams meandering through the property and a state-of-the-art fitness facility provide ample opportunity for owners to actively enjoy this sporting community. Five minutes from Jackson Hole's Town Square, 3 Creek Ranch is the preeminent choice in Jackson Hole for luxury, exclusivity and recreation. Offering price is \$1,200,000.



## **3 Creek Homesite #98 Jackson Hole**

One of few 3 Creek listings with a true Teton view, this .59-acre homesite is perfectly located steps away from 3 Creek's exquisite amenities. Other distinctions include generous landscaping and privacy berms which are already in place. 3 Creek Ranch feels like miles away from the outside world yet in reality is only a few minutes away from the heart of Jackson Hole. This 710-acre private golf and fishing community combines exclusivity, spectacular views and the ultimate in recreation. Three blue ribbon trout streams weaving their way through the property, a world-class Rees Jones golf course and a state-of-the-art Fitness Center all contribute to the excellence of 3 Creek Ranch. This is a very well priced homesite in an exclusive Jackson Hole community. Offering price is \$1,195,000.



## **Crystal Creek Outfitters Gros Ventre Wilderness**

Established in 1933, Crystal Creek Outfitters is one of the oldest continuously operating businesses in Jackson Hole and runs three camps in the 317,874-acre Gros Ventre Wilderness. Located 27 miles from Jackson Hole, these three camps constitute the largest areas assigned to a single outfitter in the Gros Ventre Wilderness. A unique quality of Crystal Creek is that all three camps are permitted for dual-season operations. These camps can be set up in May and used through the end of the fall. With top-quality hunting for the Big Five elk, Mule deer, Shiras moose and Bighorn Sheep, plus bear in the spring and lion in the winter, Crystal Creek Outfitters is a top-of-the-line hunting operation. Business includes all saddles, tents, tack and equipment to operate all three camps. Offering price is \$400,000.

# Live Water Inventory



## **Bar Cross Ranch - Wyoming**

- ◆ Sublette County - Cora
- ◆ 11,118 deeded acres
- ◆ Antelope, deer, grouse, waterfowl
- ◆ 3 miles New Fork River, 7 miles Willow Creek, ponds, private lake
- ◆ Borders Willow Lake, BLM, State lands, Bridger-Teton National Forest
- ◆ \$31,900,000



## **Two Private Ridge Lots plus Puzzleface Ranch - Wyoming**

- ◆ Teton County - Jackson Hole
- ◆ 215-acre working horse ranch plus two homesites each over 5 acres
- ◆ 6.5-acre wildlife pond
- ◆ Outstanding Teton views
- ◆ Equestrian facilities and residences
- ◆ \$21,000,000



## **Snowmass Canyon Ranch - Colorado**

- ◆ Pitkin County - Aspen
- ◆ 282 acres in the Aspen Valley
- ◆ Second largest privately held Roaring Fork River frontage
- ◆ Shared boundary with Federal land
- ◆ Current improvements onsite along with generous entitlements
- ◆ \$12,500,000



## **Rolling Thunder Ranch - Wyoming**

- ◆ Sublette County - Bondurant
- ◆ 3,579 acres of treed terrain
- ◆ Several onsite springs, ponds
- ◆ Private elk and deer herds
- ◆ Borders BLM & National Forest
- ◆ 3BR/2.5BA residence
- ◆ Wyoming, Gros Ventre Range views
- ◆ \$9,950,000



## **Schindler Ranch - Montana**

- ◆ Beaverhead County - Jackson
- ◆ 3,054 deeded acres
- ◆ 2 miles of upper Big Hole River
- ◆ Excellent elk hunting
- ◆ Operational cattle ranch, good hay production, water rights
- ◆ Numerous river enhancement projects
- ◆ \$9,150,000



## **Dell Fork Ranch - Wyoming**

- ◆ Sublette County - Bondurant
- ◆ 127 acres, 35 miles from Jackson
- ◆ Jack, Spring and Dell Creeks
- ◆ Adjacent to Bridger-Teton Forest
- ◆ Hay, cattle, horses, trail systems
- ◆ Comfortable refurbished lodging
- ◆ Stunning Gros Ventre views
- ◆ \$4,900,000



## **Twin Creek Ranch - Wyoming**

- ◆ Fremont County - Lander
- ◆ 4,970.19 acres, plus 11,700 acres of State & BLM lands
- ◆ 8 miles of Twin Creek and Carr Reservoir onsite
- ◆ Hunting for game and upland birds
- ◆ Current working cattle/guest ranch
- ◆ \$4,800,000



## **Moody Creek Canyon - Idaho**

- ◆ Madison County - Rexburg
- ◆ 700 deeded acres
- ◆ 2 miles of Moody Creek
- ◆ Prosperous turnkey agricultural and elk operation
- ◆ State-of-the-art agricultural farm
- ◆ All new irrigation equipment
- ◆ \$4,550,000



## **Railroad Springs Ranch - Idaho**

- ◆ Bear Lake County - Soda Springs
- ◆ 1,300 contiguous deeded acres
- ◆ Agricultural operation with dry crops and cattle grazing.
- ◆ Two miles of Bear River
- ◆ Waterfowl enhancement potential
- ◆ Close proximity to National Forest
- ◆ \$3,800,000



# Live Water Inventory



## **Rocky Ford Ranch - Oregon**

- ◆ Klamath County - Chiloquin
- ◆ 1,700 deeded acres
- ◆ 2 miles of Upper Williamson with sizeable brown trout
- ◆ Borders National Forest
- ◆ Waterfowl and angling haven
- ◆ 3 allowed homesites
- ◆ \$3,625,000



## **Broken Bar W Ranch - Idaho**

- ◆ Teton County - Driggs
- ◆ 140 acres bordered by lands under conservation easement
- ◆ 1/4 mile of Teton River & 3/4 mile of Dick Creek
- ◆ Plethora of waterfowl and big game
- ◆ Homesites with Teton views
- ◆ \$3,500,000



## **Rocking B Ranch - Wyoming**

- ◆ Sublette County - Bondurant
- ◆ 84 acres, Hoback River Valley
- ◆ 1/4 mile enhanced Hoback River
- ◆ Accommodations for 10 guests, golf practice area, 8-stall barn
- ◆ Completely furnished, turn key
- ◆ May be purchased as two parcels
- ◆ \$3,500,000



## **Judith Headwaters - Montana**

- ◆ Judith Basin County - Utica
- ◆ Approximatley 500 acres
- ◆ 1 mile of Judith River with cutthroat, brown, rainbow and brook trout
- ◆ Adjacent to State Lands and nearby National Forest and elk refuge
- ◆ Extensive improvements
- ◆ \$3,400,000



## **Carlisle Ranch - Idaho**

- ◆ Bonneville Co. - near Alpine, WY
- ◆ 348.25 rolling acres
- ◆ Close proximity to National Forest, Palisades Reservoir and Salt River
- ◆ Small onsite creek
- ◆ Excellent potential for pond creation
- ◆ Fantastic mountain views
- ◆ \$3,134,250



## **York Gulch Ranch - Montana**

- ◆ Deer Lodge County - Wisdom
- ◆ 1,512 acres, across from Big Hole
- ◆ Borders Beaverhead National Forest, BLM and State lands
- ◆ Numerous elk herds onsite
- ◆ Natural springs for enhancement and wildlife habitat
- ◆ \$3,000,000



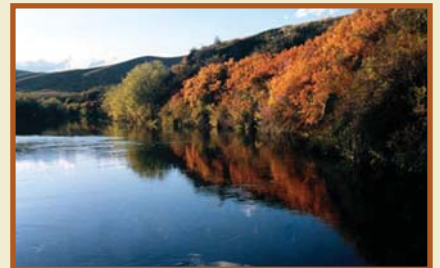
## **Wet Rock Ranch - Wyoming**

- ◆ Sublette County - Big Piney
- ◆ 1,160 unimproved acres
- ◆ Bordered on two sides by BLM land
- ◆ Two and a half miles of New Fork River for wild trout angling
- ◆ Views of three mountain ranges
- ◆ Hour and a half from Jackson Hole
- ◆ \$2,950,000



## **DuNoir Valley Ranch - Wyoming**

- ◆ Fremont County - Dubois
- ◆ 113 acres at base of Ramshorn Peak
- ◆ Private valley with mountain views
- ◆ Three sides of Shoshone National Forest boundary
- ◆ 5,500 sqft residence, ample storage
- ◆ Close to Wind River, area lakes
- ◆ \$2,400,000



## **Charles Kuralt Wetlands & Wildlife Sanctuary - Montana**

- ◆ Madison County - Twin Bridges
- ◆ 110 acres with abundant wildlife
- ◆ 3/4 mile of lower Big Hole River
- ◆ Extensively restored historic schoolhouse, fishing cabins
- ◆ True legacy property
- ◆ \$2,300,000

# Live Water Inventory



## **Toponce Creek Ranch - Idaho**

- ♦ Caribou County - Bancroft
- ♦ 632-acre recreational ranch
- ♦ Onsite wild trout angling
- ♦ Bordered on 3 sides by BLM land National Forest lands
- ♦ Thoroughbred horse facilities
- ♦ Main home, caretaker's & cabins
- ♦ \$2,200,000



## **South Meadows Ranch - Wyoming**

- ♦ Sublette County - Pinedale
- ♦ 155 acres, Wind River views
- ♦ 1.25 miles of Green River
- ♦ Borders BLM land
- ♦ Extensive wildlife & waterfowl
- ♦ Incredibly private
- ♦ New roads and underground utilities
- ♦ \$1,950,000



## **Teton River Retreat - Idaho**

- ♦ Teton County - Victor
- ♦ 3,400 sqft, 3BD, 3.5BA
- ♦ 3 acres bordering the Teton River
- ♦ Wild trout fishing onsite
- ♦ Incredible marble & stone work
- ♦ 40 minutes from Jackson Hole
- ♦ Expansive decks overlook river
- ♦ \$1,795,000



## **Henry's Fork Retreat - Idaho**

- ♦ Fremont County - Ashton
- ♦ 112 acres with Teton views
- ♦ 1/3 mile of Henry's Fork
- ♦ 84 acres of irrigated ground
- ♦ Bordering properties under conservation easement
- ♦ Exceptional trout fishing
- ♦ \$1,790,000



## **3 Creek Homesite - Wyoming**

- ♦ Teton County - Jackson Hole
- ♦ .91 acres
- ♦ Closest lot to clubhouse
- ♦ Western panoramic views
- ♦ Steps away from putting green
- ♦ Five minutes from downtown
- ♦ Allows any of the five cabin styles
- ♦ \$1,695,000



## **Stump Creek Ranch - Wyoming**

- ♦ Lincoln County - Star Valley
- ♦ 135.62 acres with 130 that are irrigated hay meadows
- ♦ Wyoming Range views
- ♦ Half mile of Stump Creek
- ♦ Incredible live water in the area
- ♦ 90 minutes from Jackson Hole
- ♦ \$1,600,000



## **Mount Haggin Ranch - Montana**

- ♦ Deer Lodge County - Anaconda
- ♦ 150 +/- acres with 1.5 miles of trout-filled spring creek
- ♦ Mt. Haggin & Pintler Range views
- ♦ 8 structures, remodeled home
- ♦ Stream bottom and pasture land
- ♦ Possible horse and/or cattle ranch
- ♦ \$1,500,000



## **Gallatin River Sanctuary - Montana**

- ♦ Gallatin County - Gallatin Gateway
- ♦ 20 acres with Spanish Peaks views
- ♦ Gallatin River, Cottonwood Creek, seasonal stream and Farmers Canal
- ♦ Suggested building enveloped 200 feet from the river's edge
- ♦ Diverse landscape and topography
- ♦ \$1,250,000



## **Twist Creek Ranch - Wyoming**

- ♦ Lincoln County - Cokeville
- ♦ 660 unimproved acres
- ♦ Onsite Smith's Fork, home to rare Bonneville cutthroat trout
- ♦ Borders State and Federal lands
- ♦ Good numbers of Whitetail deer
- ♦ Sage and aspen covered hillsides
- ♦ \$1,200,000



# Live Water Inventory



## **3 Creek Homesite - Wyoming**

- ♦ Teton County - Jackson Hole
- ♦ .47 acres, Lot 104
- ♦ Gated Jackson Hole community
- ♦ Rees Jones golf course
- ♦ Three world-class spring creeks
- ♦ Dramatic mountain views
- ♦ Exceptional resort town living
- ♦ \$1,200,000



## **3 Creek Homesite - Wyoming**

- ♦ Teton County - Jackson Hole
- ♦ .55-acre southeast facing homesite
- ♦ Overlooks pond
- ♦ Short walk from all amenities
- ♦ Valley views
- ♦ 5 minutes from downtown Jackson
- ♦ Sunny, welcoming location
- ♦ \$1,195,000; Agent is part owner



## **3 Creek Homesite - Wyoming**

- ♦ Teton County - Jackson Hole
- ♦ .59 acres
- ♦ True Teton views
- ♦ Privacy berms
- ♦ Generous landscaping
- ♦ Convenience to 3 Creek amenities
- ♦ Well-priced homesite
- ♦ \$1,195,000



## **Salt River Ranch - Wyoming**

- ♦ Star Valley - Thayne
- ♦ 21.5-acre homesite
- ♦ Convenient Salt River access
- ♦ Views of Wyoming Range
- ♦ One hour from Jackson Hole
- ♦ Large open pasture area
- ♦ Paved interior road system
- ♦ \$1,100,000



## **Tongue River Retreat - Wyoming**

- ♦ Sheridan County - Ranchester
- ♦ 140 acres, 5BR home
- ♦ 1/4 mile Tongue River
- ♦ Bighorn Mountain views
- ♦ Irrigated crop and pasture lands
- ♦ Sportsman's paradise
- ♦ \$985,000; co-listed with John Chase of Century 21



## **Palisades Home on the Madison - Montana**

- ♦ Madison County - Cameron
- ♦ 9.77 acres on the Madison River
- ♦ Victorian-style, 1,038-sqft home
- ♦ Unimproved boat ramp onsite
- ♦ Wrap-around porch offers excellent wildlife viewing
- ♦ \$790,000



## **Baker Springs Parcel - Montana**

- ♦ Gallatin Valley - Manhattan
- ♦ 19.95 acres in exclusive community
- ♦ Building envelope for main residence and guesthouse
- ♦ 1/4 mile of West Gallatin River onsite
- ♦ Access to 2.42 miles of private trout streams and 4 ponds
- ♦ \$750,000



## **Salt River Ranch - Wyoming**

- ♦ Star Valley - Thayne
- ♦ 14-acre homesite
- ♦ Onsite spring-fed pond & canal
- ♦ Caribou-Targhee Forest views
- ♦ Adjacent to Salt River
- ♦ Numerous aspens & willows
- ♦ Extremely quiet and private
- ♦ \$675,000



## **Yellowstone Bend Ranch - Montana**

- ♦ Sweet Grass County - Big Timber
- ♦ Total of 3,600 acres
- ♦ 19 homesites, 20 - 38 acres
- ♦ 1.5 miles of Yellowstone River
- ♦ Restored historic house and barn
- ♦ Sporting clays and bird hunting, guest accommodations
- ♦ \$525,000 - \$775,000

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# LIVE WATER

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Utah



**Henry's Fork, Idaho**  
**20-inch brown trout**  
**June 2007**