



## MARKET NEWS

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### The Great Hatchery vs. Wild Debate Continues

By Ryland Moore

For decades, fisheries agencies and tribes across the Northwest have been supplementing wild salmon and steelhead populations with hatchery fish in hopes of increasing the dwindling numbers of wild fish and to provide anglers with a means of fishing for these species that are now listed as “species of concern” to “threatened” under the Endangered Species Act (ESA). For about the same amount of time, people have been arguing over the positives and negatives, better known as, “The Salmon Wars” that hatchery fish have on wild salmon and steelhead populations. Since 2003, Judge James Redden of the US District Court in Portland, Oregon, has presided



over the Salmon Wars and has continually required National Oceanic and Atmospheric Administration (NOAA) Fisheries to resubmit their Biological Opinion for managing and restoring wild salmon and steelhead populations and forced the federal government to do more to save these species. As a part of this battle, it was determined that hatchery fish and wild fish could not be considered under the same genetic strain, and therefore hatchery fish could not be counted when determining ESA listings for wild salmon and steelhead.

There is no debate as to how the wild salmon and steelhead populations got to where they are today. Hydroelectric dams, channelization of streams, removal of wetlands, overfishing, pollution and changing ocean conditions are all at fault. Where the debate continues to rage is with how to bring back these wild fish from the verge of extinction. Many officials and scientists continue to debate the negative impacts that hatchery fish have on the recovery of wild salmon. However, two recent published studies seem to show that hatchery fish are detrimental to the recovery of wild salmon and steelhead. Research published by Dr. Michael Blouin in the Proceedings of the National Academy of Sciences found that wild fish raised in hatcheries then released back to the wild have a lower chance of survival and actually gain characteristics of hatchery fish within a single generation. He conducted this study using wild broodstock steelhead from the Hood River. The fish performed well in the hatchery environment but lacked the survival skills and stamina that a wild fish requires to complete its life cycle. “So there was a trade-off between performance in the wild and performance in captivity,” Dr. Blouin said. “You can’t be optimally adapted to such different environments at the same time.”

Additional research was released in February in the journal *PLoS ONE* by Dr. Rachel Johnson of the University of California, Santa Cruz that studied wild and hatchery Chinook salmon over the last several years. Dr. Johnson’s study documented that with the increased numbers of non-fin-clipped hatchery fish being introduced into a system, they saw a direct correlation to a reduced number of genetically wild fish returning to their natal waters to spawn. The study attributes this to wild fish spawning with hatchery fish and reducing the genetic diversity within the species that allowed these fish to thrive for the last 10,000 years. Both studies show small isolated examples of what many scientists had assumed but lacked the evidence to prove. Mixing hatchery fish with wild fish could be detrimental to the recovery of wild salmon and steelhead populations. How this recent research will affect policy at the state and federal level is premature and uncertain.

One thing is definite, that the Salmon Wars are far from over in the Northwest. Millions of dollars are spent each year both on restoring native fish runs and on supplementing those runs with hatchery fish. Whichever side of the argument you find yourself, I think we can all agree that the salmon and

steelhead are worth saving for generations to come.

Ryland Moore is our Oregon broker and avid salmon and steelhead fisherman. He recently listed **Drift Creek Ranch**, located on the Oregon Coast, which supports an all-wild fishery with sustaining runs of fall Chinook, coho, and winter, spring and summer steelhead.

## LIVE WATER NEWS

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### Drift Creek Ranch - Lincoln City, Oregon



#### New Drift Creek Ranch Listing Brochure is Available!

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. 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 investment. Offering price is \$1,500,000. [Click here](#)

or download from our website [here](#).

## PRICE REDUCTIONS

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### Fall Creek Ranch - Wilson Wyoming

Fall Creek Ranch is a unique legacy ranch located in the heart of Jackson Hole. The property consists of 164 deeded acres that are completely surrounded by national forest and boasts  $\frac{3}{4}$  mile of Fall Creek. A rare offering due to its size and location, Fall Creek Ranch is rich in scenery, privacy and wildlife and is conveniently located just 15 minutes from downtown Wilson, Wyoming. The ranch is primarily comprised of rich meadows, creek bottom and rolling tree-covered ridges, offering exceptional views up and down the valley and across seemingly endless national forest lands. A new, luxury log home built in 2005 offers high-end finishes while providing complete comfort. Additional improvements include a lodge, guest cabins, manager's home, swimming pool and equestrian facilities. Private fishing for native cutthroat trout is available onsite in Fall Creek that meanders through the property. The ranch has a platted subdivision in place allowing upwards of 27 buildable sites. This exclusive component allows an incoming owner the flexibility to share the ranch with others and the possibility to enjoy tax benefits by placing a conservation easement. Previously listed by another firm at \$28,500,000.



**Now 36% Off! \$9.9M, Reduced from \$15.5M**

### Riverbend on the North Platte - Saratoga, Wyoming



Never before offered for sale, Riverbend is a timeless



estate overlooking the North Platte River in Saratoga, Wyoming, rated one of the top ten sporting communities in the country by Outdoor Life magazine in May 2010. Set in a secluded and quiet valley surrounded by snow-capped peaks, this unique property offers outstanding amenities in an extraordinary setting. The Upper North Platte Valley is known for exceptional hunting and fishing. Mule deer, elk, antelope, moose and more, call this land home with 60 miles of blue-ribbon trout water, teeming with wild rainbow and brown trout. One of the best holes on the river is just steps from the sweeping back porch. This stunning recreational

ranch on 110 acres is the ideal retreat, whether you want to entertain or simply get away from it all. This premier property boasts over 17,500 sqft of living space, comprised of the 9,000 sqft main house, complete with a gourmet kitchen, billiard room and wine cellar, plus the 3,300 sqft guest home your family and friends will want to call their own. This elegant retreat also offers a shooting range, woodworking shop, separate executive office suite, greenhouse and expansive hobby or exercise room. Should one tire of fishing, take pleasure in eighteen holes on the nearby, exclusive Old Baldy Club. Enjoy the crisp mountain air, blue skies and sunshine in a stunning setting, which is all accessible by private aircraft that can land at the lighted 8,800' airstrip 15 minutes from Riverbend.

**Now \$3.775M, Reduced from \$4.675M**

## SOLD RANCHES

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### Teton Farm Parcel - Driggs, Idaho

This Idaho ranch for sale consists of 122 acres of irrigated farmland located just 3 miles east of Driggs, Idaho. The parcel is relatively flat and perimeter-fenced with year-round access via county road on both the eastern and southern borders. Rich soils and water rights with an 1891 priority date from Teton Creek have made this a productive farm parcel. Average yields have been 4-5 tons per acre of hay and 60-80 bushels per acre on barley. The underlying zoning is Agricultural Small Increment and Rural Residential, which allows for residential development with a minimum lot size of 2.5 acres. Historically used as a parcel of a larger operation by an area farmer, this land was sold to a land developer in the mid-2000s and is now the property of a local lender after foreclosure proceeding. The lender has recognized the market retreat and has priced it below recent appraisal for a quick sale.



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**Offering Price was \$449,900**

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