



New Listings

Lazy TP Ranch - Whitehall, Montana

Live Water Properties is honored to present the Lazy TP Ranch located near Whitehall, Montana. The property boasts 10,000 acres, three miles of Jefferson River frontage and three miles of the Slaughter House Slough coupled with abundant wildlife and endless recreational opportunities. This vast and diverse property has an irrigated bench, riparian corridor, grass-covered hills, timbered areas and views of the Tobacco Root Mountains. Adjacent to the Deerlodge National Forest, this dynamic Montana cattle ranch is perfect for anglers, upland bird, waterfowl and big game hunters, horse enthusiasts and outdoor recreationalists. Improvements on the Lazy TP



Ranch include a historic ranch house, recently updated manager's home, additional house for ranch hands, modern barns, corrals, stock facilities and 13 center pivots. All three homes are spacious, well-landscaped and recently have been remodeled. The top of the line ranch equipment and machinery is part of the sale and is in excellent condition. Less than 30 minutes from Butte and an hour from both Bozeman and Helena, this expansive working ranch is a western trophy paradise.

Offering Price is \$16,900,000

C & B Reece Ranch - Teton, Idaho

Located in Teton Valley, Idaho, 15 minutes from the town of Driggs, the C & B Reece Ranch is comprised of 864 acres. Farmers covet the ranch's location for the rich soil. The setting and topography include rolling farm land, ridges, aspen groves, riparian corridors and pristine views of the Teton Range and Yellowstone National Park. Bull Elk Creek flows year round through the property, providing water for stock and wildlife including Rocky Mountain elk, Mule deer and Shiras moose. The owner has farmed the property for 50 years and recently included 380 acres in a USDA program that promotes wildlife habitat for Sharptail grouse. The owner in return receives an annual income for participating in the program. This preservation increases the ranch's excellent wildlife component including big game populations that use the ranch as a refuge. The remaining acreage is planted with a mix of Foxtail barley, Winter wheat as well as hay. This balanced operation provides excellent crop yields resulting in above-average farm income. For the hunter, onsite wingshooting opportunities are available for Sharptail grouse and Hungarian partridge. An incoming landowner will profit from the spectacular mountain views and sporting lifestyle of the C & B Reece Ranch.



Offering Price is 4,500,000

Old Glendevey Ranch - Jelm, Colorado

The historic Old Glendevey Ranch is located in the Laramie River Valley in north central

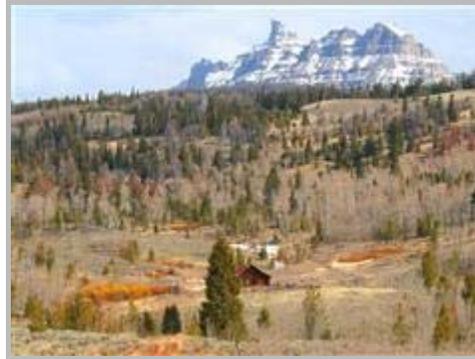


Colorado near the Wyoming border. Situated 50 miles south of Laramie, Wyoming, this Colorado ranch has 160 deeded acres and includes approximately 1 mile of combined private frontage on McIntyre and Jinks Creeks. The property is adjacent to the Roosevelt National Forest and contiguous to the Rawah Wilderness Area, home to many herds of deer, elk and moose. Old Glendevey Ranch is currently used as a private and corporate retreat and would make an incredible private hunting lodge. Ranch improvements include an extensively remodeled, seven-bedroom, 4,259 sqft main lodge. This historically significant building boasts an expansive covered porch and deck. Additional improvements on this Colorado ranch include a 1,188 sqft private home slightly offset from the main compound, four renovated guest cabins, a separate staff laundry and bath facility, a large barn, a full set of corrals and a riding pen. Old Glendevey Ranch offers pristine mountain views with access to exceptional wilderness hunting.

Offering Price is \$2,450,000

Henthorne Homestead - Dubois, Wyoming

Located 10 miles from Dubois, Wyoming, the Henthorne Homestead is tucked away in a private valley and enjoys views of the Wind River and Absoroka Mountain Ranges. This 639-acre alpine ranch is located at the base of the famous Ramshorn Peak, offering a scenic setting showcasing big mountain views in all directions. The Henthorne Homestead is a horse enthusiast's dream as it offers direct access to the Shoshone National Forest and Washakie Wilderness Area providing the opportunity to explore millions of acres and thousands of miles of public trails. Adventure awaits, just out the back door of this Wyoming ranch, as an incoming owner could head off to travel the trails once ridden by Teddy Roosevelt, Chief Joseph and John Colter.



Offering Price is \$1,800,000

Hardy Creek Ranch - Cascade, Montana

Hardy Creek Ranch is comprised of 842+/- acres including 642 deeded acres and 200 BLM leased acres. Located in Cascade, Montana, with close proximity to Helena and Great Falls, Hardy Creek Ranch encompasses lush creek bottoms on the north and south ends of the property, rich irrigated land to the east and timbered hills and mountains to the west. This varied topography and diverse habitat make the ranch ideal for a recreational property or a small cattle operation. The ranch boasts senior water rights on Hardy Creek and includes approved plans for a 40-acre, 21-lot planned unit development, making it a great candidate for future development or a conservation easement. The Missouri River is less than a mile from the property and is considered to be one of the finest trout fisheries in Montana.



Offering Price is \$1,499,000

Live Water News

Trout Unlimited Spring Stream Clean-Up

The Jackson Hole Trout Unlimited chapter gathered members and volunteers for a spring clean-up on Flat Creek on Saturday, May 8th in Jackson Hole. Live Water Properties owner Alex Maher and son Beckett Maher were in attendance to assist in trash collection efforts in



addition to Live Water Agent Brian Hartley. The event was a success as a hefty amount of garbage was removed from Flat Creek preventing it from interfering with the inhabitants' environment.

"The Deal on Wyoming Landowner Tags"

Written By: John Turner

For buyers with a passion for hunting, obtaining landowner tags may be a top priority when searching for the ideal ranch. The Wyoming state statutes allow landowners to obtain two tags per year for elk, deer, antelope and wild turkey, totaling up to 8 tags for qualified properties.



To be eligible for landowner tags, a property must be at least 160 acres in size and used by the same kind of wildlife as the type of tags the owner is looking to obtain. A thorough due diligence period is needed to fully understand a property's potential and its wildlife use. The local game warden analyzes the property, determining the use of the land. For a property to be eligible there must be a minimum of 2,000 days used per animal over a 12-month period. As an example, 50 elk must use a property for food, cover or water for at least 40 days out of the year. Live Water Properties' Agents have learned the expertise in landowner wildlife hunting opportunities by consistently speaking with landowners in the field and developing longstanding relationships with local game wardens and the Wyoming Game and Fish Department. Being able to enjoy your outdoor pursuits just out your back door is an amazing opportunity, and **Live Water Properties** is equipped and experienced in accomplishing that dream for clients.

"A Non-Profit to Support: Hunter's Dream for a Cure"

Hunter's Dream for a Cure is a non-profit organization established in 2000 by Robb and Wendy Nelson in the name of their son, Hunter, who was diagnosed with Sturge-Weber Syndrome (SWS) when he was seven months old. On May 29th, 2005 the Nelsons unexpectedly lost Hunter to a massive seizure and needless to say it was a monumental and devastating loss. In Hunter's memory the foundation made a renewed commitment to fight the disease and to try to make sure that other families don't have to go through the ultimate tragedy of losing a child. SWS is a rare brain disease with no cure or definitive prognosis. Hunter's Dream raises money for children with SWS, other neurological diseases and programs for special needs children in Colorado. Through fundraising events such as the Dave Diaz-Infante Mark Schlereth Charity Golf Classic, the Celebrity Hunt for a Cure and the Craig Morgan Denim and Diamonds Gala, Hunter's Dream has raised more than \$900,000 since inception. To learn more, please visit www.huntersdream.org.



Price Reductions

Morningstar Ranch - Star Valley, Wyoming

The Morningstar Ranch is located 45 minutes south of Jackson Hole in western Wyoming's wild and scenic Lincoln County. Consisting of



approximately 562 acres with lush riverfront meadows and irrigated hay land, the entire property enjoys magnificent views of the Salt River Range to the east, the Snake River Range to the north, and the Caribou Mountains to the west. The estate also boasts approximately 1.25 miles of the Salt River that offers excellent fishing for wild cutthroat and brown trout. The Salt winds through the property, and there are numerous building sites capturing river and spectacular mountain views above Star Valley. In addition to the angling opportunities available on the Salt River, the ranch also features several miles of improved spring creeks that play host to fish year round and are teeming with waterfowl during fall months. The four-bedroom, three-bath ranch home is comprised of 3,800 square feet and was extensively remodeled in 2003. The main level includes the kitchen, breakfast room, master suite with en-suite bathroom, a second bedroom and bathroom, mudroom, and den that opens onto a deck. With unprecedented angling opportunities and spectacular views, the Morningstar Ranch is truly a western paradise.

Offering Price is \$5.8M, Reduced from \$5.9M

South Fork Madison 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 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 \$3.325M, Reduced from \$3.6M

Teton Narrows Ranch - Felt, Idaho

The Teton Narrows Ranch is comprised of 675 deeded acres situated in Teton Valley, Idaho. The property includes rolling topography, agricultural fields and spectacular views of the Teton Mountain Range. This eastern Idaho ranch is bordered on the west by the Teton River, which flows along the property boundary for one half mile. Located at the mouth of the Teton Canyon, the avid angler has access to some of the best cutthroat and rainbow trout fishing in the area. This stretch of river is defined by large boulders and long runs providing deep pools and ample cover for cautious trout. With predominantly highly productive agricultural ground (620 out of 675



acres), an annual lease would produce approximately \$60 per acre for a total annual income of \$37,200. The Teton Narrows Ranch possesses substantial water rights to irrigate the 620 acres. This Rocky Mountain ranch could continue to function as an agricultural property or could be converted to a recreational ranch. With jagged Teton views, rolling fields and onsite live water, this Idaho ranch is one-of-a-kind. Teton Narrows Ranch is available in its entirety or in parcel options.

Teton Narrows Ranch - \$2.8M, Reduced from \$3.599M (22% Off)

River Parcel - \$1.36M, Reduced from \$1.8M (25% Off)

Southern Parcel - \$1.1M, Reduced from \$1.3M (16% Off)

Northeastern Parcel - \$350,000, Reduced from \$499,000 (30%)

Off)

Toponce Creek Ranch - Bancroft, Idaho

Back on the Market - Hunting, fishing and equestrian opportunities abound on this 632-acre ranch in eastern Idaho. Located one hour from the Pocatello airport and 40 minutes from the conveniences of Soda Springs, Toponce Creek Ranch's greatest amenities are privacy and access to public lands. The property is bordered on three sides by BLM and national forest lands where excellent hunting opportunities for big game can be found. Angling for wild trout is onsite in Toponce Creek and the fishing can be complimented by enhancing the existing natural springs into trophy trout ponds. Further adding to the sporting lifestyle are the thoroughbred horse facilities, including barn, tack room, loafing sheds, corrals and electric-fenced pastures. The residential improvements are a main house, caretaker's house and three guest cabins.



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

Sold Ranches

Tucker Ranch Home - Jackson Hole, Wyoming

This spectacular home in Tucker Ranch is ideally situated on Jackson Hole's West Bank of the Snake River. Located on a private lake with stunning Teton views from every room, the entire 6.6 acres is beautifully landscaped with indigenous wildflowers, bluegrass and beautiful mature trees. The immaculate 4,890 sqft home features 4 bedrooms and 4.5 bathrooms, granite counters, cathedral ceilings, an eat-in kitchen, an exercise room and a four-stall detached garage. The charming 808 sqft guest house is steps away from the main home and neighborhood amenities include private trails and trout fishing on Tucker Lake and on the nearby Snake River. Live Water Properties LLC represented the Buyer in this transaction.



Offering Price was \$4,750,000

Jackson Hole's John Dodge Estate - Jackson Hole, Wyoming

Located in the exclusive John Dodge subdivision on the West Bank of the Snake River in Jackson Hole, this 3 plus-acre compound has breathtaking views of the Teton Mountain Range and deeded private access to the Snake River. The newly updated main house is comprised of almost 3,800 square feet and includes 4 bedrooms plus a large bonus room. Encompassing an open floor plan, the gourmet kitchen has stone countertops, new stainless steel appliances and a large island for entertaining. The great room is anchored with a towering river stone fireplace, large windows with views of the Teton Mountain Range and a 3-story cathedral ceiling with wooden beams.

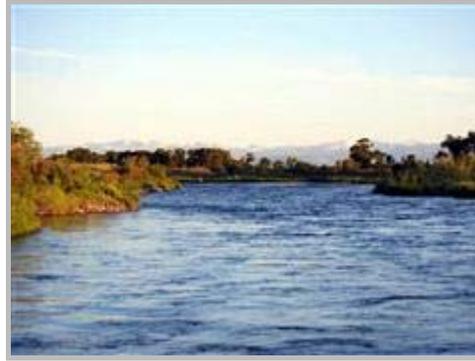


The charming 2 bedroom, 2 bath guest house features a living room, study and sun porch. Both houses are tucked in the trees and are surrounded by professionally landscaped perennial gardens, luscious lawn and substantial trees, offering plenty of privacy. The 2-story, 3-bay garage/barn has plenty of room for the many Jackson Hole toys including bikes, drift boats, fishing gear and skis plus a complete workshop. A rare offering of this caliber on the desirable West Bank, these homes come partially furnished with traditional lodge-style appointments. Owner is licensed real estate agent.

Offering Price was \$1,899,000

Madison Spring Creek Ranch - Three Forks, Montana

Located in Three Forks Montana, 35 minutes from Bozeman, the Madison Spring Creek Ranch boasts 113 acres, .55 miles of Madison River frontage, .47 miles of Darlington Ditch and .45 miles of Rey Spring Creek providing excellent onsite fly fishing for trophy brown trout. In addition, the ranch has four ponds that provide additional wetlands for waterfowl. With views of the Spanish Peaks and Tobacco Root Mountains, abundant water features and year-round access, the Madison Spring Creek Ranch is the ideal sporting property for the angler, sportsman or outdoor lover. Live Water Properties LLC represented the Buyer in this transaction.



Offering Price was \$1,475,000

Front Range Home - Windsor, Colorado

This 4 bedroom, 3 bathroom home is located in Windsor, Colorado, and boasts mountain and lake views. The 5,938 sqft home has expansive windows and high-end features including slab granite counters, hardwood floors, knotty alder cabinets and trim and heavy wood beams throughout. A two-story great room and gourmet kitchen make this home perfect for entertaining. Live Water Properties LLC represented the Buyer in this transaction.



Offering Price was \$600,000

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