



OCTOBER 2010

Market News

Improving Wildlife Habitat

Are you thinking of selling your ranch? Maybe you've recently purchased your dream ranch. You might be able to add value to your property by improving the wildlife habitat thus increasing the wildlife populations on your ranch. Even if you are a prospective Buyer in the process of searching for just the right property, becoming familiar with wildlife habitat can help you evaluate a ranch's potential.

Improvement projects can include the thinning of timber, regeneration of aspen, sagebrush control, and planting trees and willows. There are different ways to accomplish these tasks such as selective cutting, controlled burning, ripping and mowing. Other projects might also include enhancing streams, springs, water wells and pipelines as well as wildlife-friendly fencing.



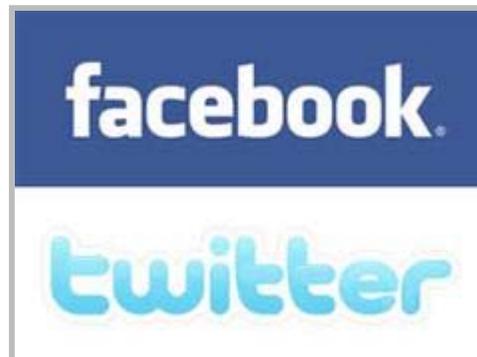
You can learn more by contacting a professional forestry consultant, wildlife biologist or aquatics expert in your area. They will be knowledgeable and able to provide advice on the best options for a ranch. Whether you're an avid hunter, fisherman, photographer or someone that enjoys watching our beautiful wildlife, improving habitat for the wildlife is a rewarding experience. It is also a phenomenal way to be a steward of the land. We enjoy working relationships with these professionals regionally and are happy to put you in touch with them.

If you are a prospective Buyer for a ranch with abundant big game, we can also educate you on the different state laws on big game tags for non-resident landowners.

Live Water Properties Joins Facebook and Twitter

In April 2010, Live Water Properties joined the social media movement by creating a Facebook fan page where our fans can find up-to-date listing information, property photos and details about the latest Live Water happenings. Whether you are a fly fishing enthusiast, love to hunt or are in the market to buy or sell a ranch, you can fulfill all of your curiosities at the Live Water Properties Facebook Fan Page located at www.facebook.com/livewaterproperties.

Live Water Properties also created a Twitter page this month where our clients can follow our tweets! The social media movement is not a fad. It's a fundamental shift in the way



we communicate. Come follow us on Twitter at www.twitter.com/livewaterjh.

New Listings

Anceney Ranch - Big Sky, Montana

The Anceney Ranch is where the wild places are. This sporting property does not know other land lacks $\frac{3}{4}$ mile of the trout-filled Gallatin River. It makes no apologies for the two crystal-clear spring creeks, nor for its exceptional positioning away from road noise and between the river and the forest. This place awakes with the young bald eagles in their nest every morning. They bid farewell to the bugling bull elk as he herds his cows out of the Anceney meadow, up the spring-fed ravine, and into the thick timber of the Gallatin National Forest to bed down for the day. This wild place is blessed with 3 residences, and large spring-fed pond with even larger rainbow and brown trout, and a location 15 minutes from the slopes of Big Sky and 45 minutes to Bozeman culture and its convenient airport. The coveted Anceney Ranch is now available for purchase.



Offering Price is \$9,900,000

Antero Mountain Ranch - Buena Vista, Colorado

Surrounded entirely by the grand splendor of the San Isabel National Forest, the Antero Mountain Ranch is a 160-deeded acre inholding offering panoramic views of towering mountain peaks, excellent year round access, underground utilities, convenience to nearby amenities, world-class recreational access and unmatched peaceful solitude! This gated, end-of-the-road oasis offers total privacy and endless recreational pursuits from the convenience of the 3,200 sqft lodge style home. The views can only be described as one of a kind, boasting clear site lines to the famed Chalk Cliffs, Mount Princeton (14,197 ft), as well as many other breathtaking vistas. Next to the home, a small mountain creek meanders down the hillside through a lush grove of old growth aspens. The ranch consists of aspen meadows, cedar covered ridges and open Ponderosa forests. The entire perimeter of the ranch is fenced allowing for plenty of roaming room for horses. This ranch is near Buena Vista and within a two hour drive to Aspen, Vail or Breckenridge. Alpine lakes, secluded waterfalls and endless trails can be accessed directly from the property making this an ideal retreat for equestrian enthusiasts, big game hunters, hikers or those who simply are looking for a quiet respite in Colorado seclusion.



Offering Price is \$2,995,000

Finger Rock Ranch - Yampa, Colorado

Finger Rock Ranch consists of 351 acres and lies in the heart of the beautiful and picturesque Yampa Valley. The area has a rich history of tremendous Old West cattle drives as well as agricultural production and tremendous recreational opportunities. The ranch is almost equidistant between Steamboat and Vail, with a short drive to everything necessary for



entertainment and recreation. Finger Rock Ranch is a real opportunity for a Buyer to discover privacy and the beauty that Yampa Valley is famous for. Finger Rock could be used as an equestrian property, hobby ranch, recreational headquarters or mountain getaway home. This Colorado ranch for sale is also easily accessible off a well-maintained state highway and could be a year-round residence.

Offering Price is \$985,000

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 407 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 \$1,835,000

Divide Reservoir - Longmont, Colorado

The Divide Reservoir is located northeast of Longmont, Colorado, and consists of 76 acres. The property surrounds the whole reservoir and offers a great 2-acre building site. An incoming owner has many recreational opportunities including boating, duck hunting and fly fishing. Additional water uses include agricultural irrigation, storage, agricultural and municipal water augmentation, municipal irrigation and domestic treatment and a private lake estate. All recreational surface rights are tied to the reservoir. There is a hunting lease associated with property extending to the adjoining properties, and a 2.3-acre parcel located on the southeast corner of the Divide Reservoir is owned in conjunction with the facility. This unique water-rich sporting property offers endless possibilities for use and enjoyment. A 140-acre farm situated northeast of the Divide Reservoir is currently irrigated by the reservoir and is for sale to interested buyers. In addition, a 35-acre parcel adjacent to the reservoir boasting a 3BR upscale home, private pool, three-stall horse barn and storage buildings is also for sale. Previously listed by another firm at \$3,975,000, Live Water Properties'



Offering Price is \$2,500,000

Price Reductions

Rist Canyon Ranch - Bellvue, Colorado

Rist Canyon Ranch, located near Fort Collins,



Colorado, is a spectacular equestrian and recreational offering and is comprised of 442 acres. The property was originally created as an impressive gentleman's equestrian ranch for Arabian horses. The horse facilities have been expertly designed and constructed for a small horse breeding or private equestrian operation, complete with vet facilities, mare barn, two separate stallion runs and additional outbuildings. The setting has a perfect mix of aspen and pine trees with lush open meadows, rock outcroppings and a natural spring-fed pond. The 3-acre pond is a focal point of the ranch and is historically stocked with trout. Rist Canyon Ranch provides the feeling of seclusion from hectic city life, while being conveniently located just 15 miles, or ½ hour west of downtown Fort Collins. Open meadows framed by West Virginia hardwood split-rail fences create a serene place, perfect for recreation or relaxation.

Offering Price is \$2.75M, Reduced from \$3M (9% Off)

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 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 - \$2.4M, Reduced from \$3.599M (33% Off)

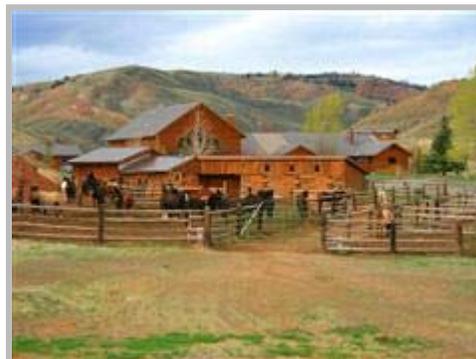
River Parcel - \$1.295M, Reduced from \$1.8M (28% Off)

Southern Parcel - \$995K, Reduced from \$1.3M (23% Off)

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

Little Horse Creek Retreat - Dubois, Wyoming

Located five miles from the charming mountain town of Dubois, Wyoming, this unique offering is comprised of 220 acres. Situated along Little Horse Creek, the ranch has a full set of improvements and is perfect for a corporate or family retreat, guest ranch or high-end RV park. Improvements on the ranch include a guest lodge complete with dining room, commercial kitchen, saloon and library and one and two bedroom cabins that accommodate a total of 24 guests. In addition, the property boasts two houses perfect for employees, an office, barn, two heated shops and several outbuildings. Little Horse Creek Retreat enjoys stunning views as it sits in the shadows of the Absaroka and Wind River Mountain Ranges. This Wyoming ranch for sale is nestled in a valley and borders



BLM lands on two sides, increasing exposure to thousands of acres for an incoming owner to explore while hiking, biking and riding on horseback. Deer, elk, and antelope can be found year round, and trailheads into the Shoshone National Forest and Washakie Wilderness Area are just minutes up the road. Hunters come from all over to hunt the public lands surrounding the property. Little Horse Creek Retreat is ready to accommodate ranch guests, hunters, equestrian and outdoor enthusiasts; anyone who enjoys the wild West will be enamored by Little Horse Creek Retreat.

Offering Price is \$1.8M, Reduced from \$1.97M (9% Off)

Flyway Ranch - Craig, Montana

Just 25 miles as the crow flies from the Rocky Mountain Front, Flyway Ranch lies equidistant between Great Falls and Helena, Montana, along the fabled Missouri River. The 160-acre ranch was purchased in 1993 and has been meticulously updated and improved to become not just a prime wildlife refuge, but a place where residents and their guests can enjoy privacy and seclusion while having access to two cities with endless outdoor and cultural opportunities. The ranch sits at 3200' in elevation, enjoying mild winters and easy access all months of the year. For the avid outdoorsmen, the Flyway Ranch boasts over a mile of prime fishing on the blue-ribbon, tail-water Missouri River, where there are thousands of fish per mile. The Flyway Ranch also has prime habitat for ducks, geese, Hungarian partridge, pheasants and deer. Most remarkably, the ranch boasts views of pristine mountains and ranchland. There are no houses visible from the ranch, which is highly unusual on such a popular trout river. The property is protected with a conservation easement and is an integral part of the conservation corridor that stretches approximately 10 miles along the Missouri River. Elk and antelope herds are often visible and occasionally bear come down from the mountains to eat chokecherries in August. The property boasts an apple orchard, a freshwater pond, an original farmhouse that was updated in 1995, a four bedroom, high-end guest lodge and several outbuildings.



Offering Price is \$2.29M, Reduced from \$2.595M (24% Off)

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