

## New Listings

### The Historic Dell Fork Ranch - Bondurant, Wyoming

This jewel of a historic ranch has everything the legendary West has to offer, including two miles of private trout-filled streams packed into its 127 acres. The Historic Dell Fork Ranch is 30 miles from Jackson Hole, which offers four golf courses, luxury dining and world-class skiing. The pioneering traditions have been preserved on the Dell Fork, including the original homesteader's cabins, barns and bunkhouse. They are beautifully restored while incorporating all of the modern day conveniences. The Historic Dell Fork Ranch also boasts a newly-constructed, custom handcrafted log cabin for guests. The



ranch is located at the base of the 11,600-foot Gros Ventre Mountains and is directly adjacent to the Bridger-Teton National Forest and Wilderness areas. Hiking and equestrian trailheads lead directly from the ranch to spectacular waterfalls, hot springs and rarely fished timberline lakes. The adjacent public lands also offer approximately 4 additional miles of trophy trout fishing on the creeks, as well as a portion of the Hoback River, contiguous to Dell Fork's 2 miles of private water. And for the trophy big game hunter, moose, elk, Mule deer and Rocky Mountain sheep are in your front yard. The working cattle ranch portion of the Dell Fork is supportively managed by its cowboy-rancher neighbors who still harvest the hay with big draft horses. The current owners have improved the property's ranching components via new fencing, as well as new horse corrals at the ranch headquarters. The design of these corrals was a collaboration with the owner and an Amish carpenter, who constructed the new facilities using primarily old world carpentry tools. The master craftsman's attention to detail is quite evident. The Historic Dell Fork Ranch quietly balances life with the homesteader and outdoorsman tradition in a contemporary and undemanding place to relax and enjoy the West at its best.

**Offering Price is \$3,995,000**

### Snake River Farms - Shelley, Idaho

Snake River Farms is located on the banks of the Snake River in Shelley, Idaho, 10 miles south of Idaho Falls. The 251-acre property is comprised of productive irrigated farmland and prime Snake River frontage. Traditionally the farm has been rotated between wheat and potatoes depending on market conditions and best farming practices. In addition to the profitable agricultural operation, the farm has over 2 miles of Snake River frontage providing recreational opportunities for the fisherman and hunter alike. Waterfowl hunting on the river and in the grain fields is exceptional for both ducks and geese. The trout fishing can also be very good with riffles and pools on productive side channels.



This stretch of the "Main Stem" fishes particularly well in the fall months when large brown trout are migrating through the river system to spawn. The farm has been leased to outfitters for waterfowl hunting, also providing an income stream. The city of Shelley is just across the river and offers

amenities and a population-base, should the new owner consider developing. With a healthy annual income flow from agriculture and hunting plus recreational attributes and future development options, Snake River Farms presents a rare opportunity to own a diverse income-generating asset, which can also be enjoyed for lifestyle.

**Offering Price is \$1,757,000**

## Live Water News

### Jackson Hole One Fly Event a Success!

**By: Macey Maher, Owner/Manager**

The [Jackson Hole One Fly](#) is a much anticipated event every September that supports yearlong conservation and fly fishing education. Annually Live Water Properties sponsors a team and this year's members included: Team Captain Alex Maher of Live Water Properties, Jim Finley of Finley Resources, Jonathan Scott of First Interstate Bank, Mike Fitzgerald, Jr. of Frontiers International Travel, Carlos Ordonez of Live Water Properties, William P. Healey of Live Water Properties and Greg Kerley of Southwestern Energy. Matt MacMillan of Live Water Properties was a part of the [WorldCast Anglers'](#) team. All of these men actively fish the world over.



Live Water is proud to have this team of anglers. The river boats ranged from the top of the Snake River to the canyon of the South Fork of the Snake River. The key is to keep the one fly chosen and to "score" points based on fish sizes caught. The event had one of our team members swimming to retrieve his fly!

We also know that the most important part of the event is the commitment and gift back to the fish habitat. 2010-2011 stream improvement projects (with other conservation partners) span 12 projects from the Teton River Tributary Study of Yellowstone Cutthroat Trout to the Gros Ventre Fish Passage Improvement to the Greybull River Project to Spread Creek Fish Use analysis, with an average cost of \$130,000. We thank all of the individuals, including Sue Bashford, Ellen Dailey, Tom Smith, John Mortensen, Mike Gerding, and the people from all over the country who unite to participate in this event. It is a labor of love. Thank you. And for the marvelous banquet dinner that quietly captures the magnificent Tetons. Here's to another great year of fly fishing and stewardship...preserve and enhance.

*One Fly photo, courtesy of Neal Henderson*

### Trout Headwaters Teams Up with Live Water on the Running Colter Ranch near Bozeman, MT

Trout Headwaters, Inc. is a company made up of outdoor enthusiasts: anglers, hunters, kayakers, hikers and backcountry warriors, who bring exceptional passion to their day jobs as engineers, biologists, ecologists, hydrologists and landscape specialists. Since 1995 [Trout Headwaters, Inc.](#), THI has been an industry leader in cost-effective, environmentally-sound biostabilization and restoration technologies for stream and wetland renewal and repair. THI began the project on Running Colter Ranch in Belgrade, Montana, in 2008. "Through our work, we hope to restore ecological conditions, enhance recreational opportunities, improve property values, and enable cost-effective long-term management of Running Colter Ranch," said company president Michael Sprague.



For more information on repair, renewal, or restoration of your increasingly precious water resources visit THI's Blog at [clubecoblu.wordpress.com](http://clubecoblu.wordpress.com).

## Update! Conservation Easement Tax Credit Capped for 2011-2013

**By: Robb Nelson, Attorney & Ranch Broker**

We have checked with the Colorado Division of Real Estate and the tax credit caps have changed per our July e-newsletter. Please find the the updated information below.

Colorado HB11-1300 passed in 2011 has made legislative changes to the tax credit caps in Colorado. The changes allow caps of twenty-two million dollars (\$22,000,000) for calendar year 2011, twenty-two million dollars (\$22,000,000) for calendar year 2012 and thirty-four million dollars (\$34,000,000) for calendar year 2013. The Colorado Division of Real Estate (DORA) will maintain its practice to issue tax credit certificates in the order that they are received and pursuant to the Colorado Revised Statutes section 12-61-722, section 39-22-522 (2.5) and Rule C-1 for the first available year in which there remains an available tax credit certificate balance.



## Price Reductions

### Wind River Ranch - Dubois, Wyoming

Comprised of 564 acres, the Wind River Ranch boasts 2 ½ miles of private trophy trout fishing on the Wind River. Located just inside the Wind River Indian Reservation, the ranch sits 8 miles from the community of Crowheart, Wyoming, and 26 miles from the town of Dubois. The lush riparian ground along the river provides an excellent habitat for both Mule and Whitetail deer along with other wildlife in this diverse ecosystem. With water rights for 380+ acres out of the Wind River, the property has plenty of water for agricultural purposes. Historically the Wind River Ranch has farmed more than 235 acres and new electric motors and pumps plus wheel lines and piping are included in the sale.



The riverfront 7,400 sqft lodge is completely furnished; it includes five bedroom and bath combination suites. The game room, home theater and open floor plan are great additions, making the Wind River Ranch a special retreat for entertaining guests after a day of fishing. Added improvements include a recently constructed riverfront guest cabin, a 3,500 sqft climate-controlled pool house, and 800 sqft pool, sauna, hot tub, bar/lounge area and tennis court. The 2,700 sqft 10-stall, Kirby steel horse barn includes a concrete alley and a small apartment used for employees. The nearby shop has an indoor riding arena and working area. With exceptional fly fishing, abundant wildlife and countless recreational amenities in proximity to the resort community of Jackson Hole, the Wind River Ranch offers the "true ranch" feel.

**Offering Price is \$2.5M, Reduced from \$2.8M**

### 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 for sale 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 \$1.99M, Reduced from \$2.45M**

## 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 below recent appraisal for a quick sale.



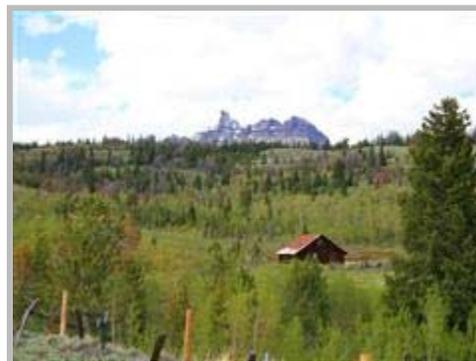
The property is now the property of a local lender after foreclosure proceeding. The lender has recognized the market retreat and has priced below recent appraisal for a quick sale.

**30% Off! \$475,000, Reduced from \$675,000**

## Sold Ranches

### The 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 Absaroka 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 for sale as an incoming owner could head off to travel the trails once ridden by Teddy Roosevelt, Chief Joseph and John Colter.



**Offering Price was \$1,800,000**

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