

DVD Release

Live Water Properties Announces the Arrival...

For the first time ever, in May 2004, you may request a complimentary DVD (or VHS tape), which reveals the utmost in Rocky Mountain living. We've packed into one short film the essence of the pristine mountain regions of Wyoming, Montana and Idaho. This unequalled area is known as the Golden Circle of Fly Fishing and encompasses the entire Greater Yellowstone Ecosystem.

You will see scenic wildlife, rugged peaks glittering with snow, and experience peace of mind that radiates from this wonderland of unparalleled wildlife and 360 degree views. Get ready for an endless adventure of cyclical seasons...Spring fishing on the Snake River, Summer hikes through alpine wildflower meadows, Fall colors with elk bugling outside your cabin at dawn, and Winter downhill skiing at Sun Valley, Jackson Hole or Big Sky. Now Spring again!

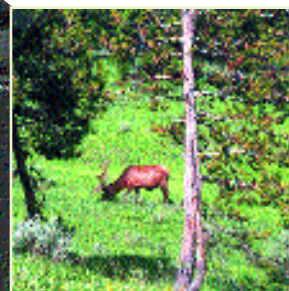
In the film you will view boundless outdoor activities and cultural opportunities, as well as the effervescent charm of western towns. Couple this with the full amenities of resort living and you have the renderings of the perfect lifestyle for you and your family. You've earned it. We're here to welcome you, to reward you and to assist you in realizing your dream.

Our special section on buyer's services enables you to explore the idea of ranch ownership. Then after viewing your options, our ranch specialists are available to make it all happen-now.

Imagine not surfing the net, not watching the stock market, not waiting in line. Instead see your investment before your very eyes. Walk it. Fish it. Hunt it. Ride it. Enjoy it. We will bring all of this to you, and help you make the journey to an exciting sporting lifestyle.



Ranch Brokers



To request your complimentary DVD (or VHS tape) simply call (307.734.6100 or tollfree 866.734.6100) for yourself, or for a friend who has always talked of owning his or her dream ranch.

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Here's how to switch to online newsletters.

Meet Steve Robertson

Ranch Broker Jumps Fence



After ten years Steve Robertson has decided to leave his good friends at Sotheby's International Realty and join Live Water Properties. A Wyoming native, raised on a small cattle ranch in Jackson Hole, Steve attended college at Montana State University. There he studied Pre Veterinary Medicine and Agricultural Business. In 1977, Steve and his wife, Dallas, moved to the Hoback Basin and started a guide and outfitter service. In time this business expanded and now includes ranching and livestock. In 1989, Steve became involved in real estate. With his background and experience, he excels in ranch and recreation property brokerage.

Steve admires the character and humor spawned by lifestyles of the stock grower and rancher. He enjoys working cattle on his saddle horse. His therapy, which we at Live Water admire, is the quiet enjoyment of the back country and keeping our wild lands and wilderness away from the intrusion of motors and crowds.



Horse Creek Retreat

- 40 acres located 12 miles south of Jackson Hole, bordered on 3 sides by forest service.
- Horse Creek runs through the property and offers exciting native cutthroat trout fishing.
- Sweeping mountain views are of the Gros Ventre Range.
- Property is fenced, horses are allowed and no covenants and restrictions.

The 2 Rivers Ranch

- Offerings Include:
 - Eight 35-acre tracts.
 - One 150-ac. & one 250-ac. parcel.
 - 3 Bar Ranch (see right).
- Big brown and rainbow trout inhabit these blue ribbon Rocky Mountain trout streams. Each of the offerings comes with a fishing easement for 4.5 miles of the Green and New Fork Rivers. 'Commons' are a clubhouse & storage facilities.

3 Bar Ranch

- 3,000 acres contiguous to The 2 Rivers Ranch, that is offered as a working cattle ranch.
- Views cover the Wyoming and Wind River Ranges.
- Fishing easement that includes 4.5 miles of live water, including both the Green and the New Fork Rivers.
- 2 BR ranch home and a complete set of livestock facilities.

Here's how to contact Steve regarding ranch ownership opportunities.

steve@livewaterproperties.com

307.734.6100 or cell 307.413.1553

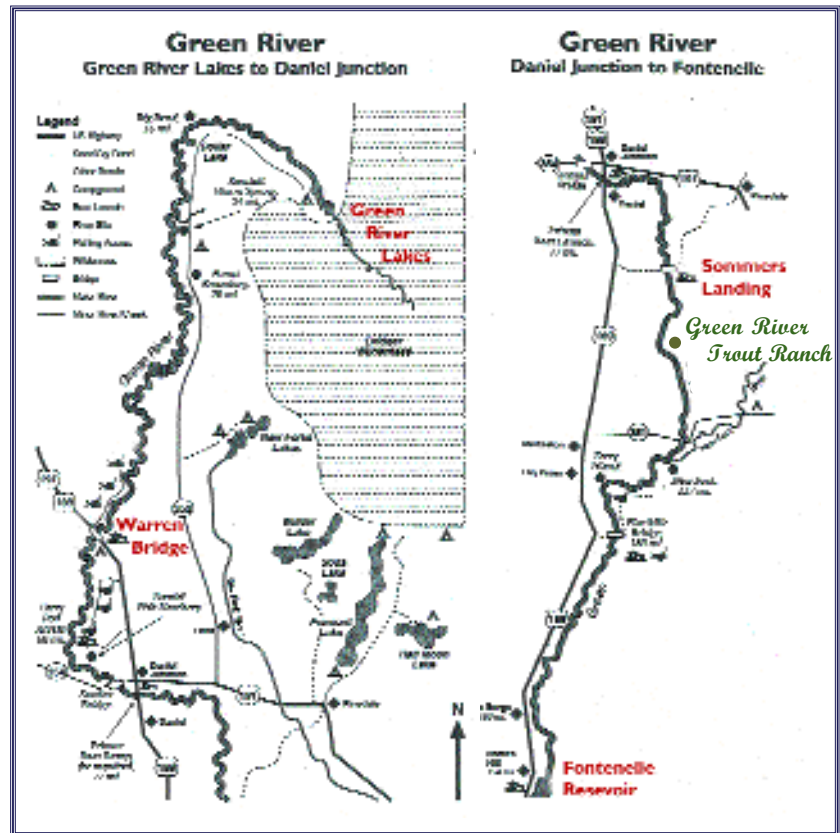
River Drainage Report

Discover the Magic of Wyoming's Green River

Wyoming's majestic Wind River Mountain Range gives birth to the Green River under the scenic backdrop of Square Top Mountain, fifty miles northwest of the resort town of Pinedale. Wyoming's Green River flows for 307 miles and through two trophy trout reservoirs before passing the torch at the Utah state line. This blue ribbon fishery is the second largest river in the state and serves as the lifeblood for the proud ranching and agricultural communities drawn to its banks since the homesteading years of the late 1800's.

The Green is a freestone river and flows without obstruction for 154 miles from its inception at the Green River Lakes down to Fontenelle Reservoir. Locals refer to this un-dammed stretch as the Upper Green, and anglers from around the world are pleasantly surprised with the high quality of the fishery and remarkably un-crowded waters. The prolific hatches of mayflies, caddis flies, and large stoneflies along with grasshoppers provide dynamic dry fly fishing on the entire Upper Green throughout the summer and fall. The diversity of species offered in the Green is the finest in the state as anglers routinely catch browns, rainbows, cut-throat, and brook trout as well as mountain whitefish. The size of the larger browns and rainbows is impressive, as each year several fish over 10 lbs. are landed.

The public access on the Green is good from the Green River Lakes downstream through the government lands of the Bridger Teton National Forest and Bureau of Land Management to Warren Bridge. Boat launches at Warren Bridge, the Daniel Hatchery, Daniel Bridge, and Sommers Landing enable floating anglers to cover exceptional 8-12 mile floats each day. Below Sommers Landing lies a 25-mile stretch of rarely fished private water on the Green; the large distance between boat launches makes this float too long for an average day on the water. Because of Wyoming's stream access laws, floating anglers are permitted to float through and fish over private land, but one cannot drop anchor or step foot on the river bottom when passing through private lands. For this reason, the ranches located in this private stretch of the Green River have been tightly held treasures and rarely trade through the years.



Want to Share in the Glory of the Green?

Live Water Properties is proud to offer for sale such a unique portion of this world-class fishery. The Green River Trout Ranch is located precisely halfway down this 25-mile stretch of private water and offers 3.5 miles of both sides of the Green River. In addition, owners at Green River Trout Ranch will have access to private float fishing from Sommers Landing into the ranch and from the ranch down to the boat launch at Highway 351.

This is an exclusive ranch in the Rocky Mountain West. Please call to speak to a ranch specialist...

...We encourage your visit, to test the waters. ~ call tollfree 866.734.6100.



Ranches For Sale



Aubrey Spring Ranch

- Near Sun Valley in Blaine County, Idaho.
- 285 acres including 2 ponds.
- 1.5 miles of private spring creek fishing.
- Prolific waterfowl habitat.
- Dramatic fishery enhancement.
- 3 creeks flow through ranch.
- 3 BR home & 2 BR caretaker's home.
- \$4,250,000.
- Associate Broker is part owner.



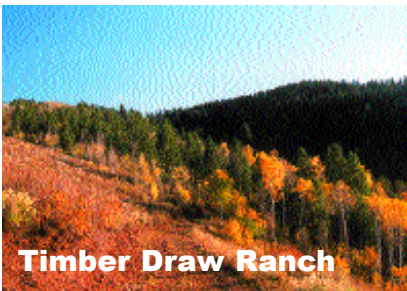
Ash Creek Ranch

- Northern California, 2 hours from Redding.
- 1,100 acres in the Cascade Mountains.
- 4 miles of private spring creek fishing.
- Wild trout, game, waterfowl, upland birds.
- Bordered by Modoc National Forest.
- Conservation Easement Potential.
- 3 BR home, caretaker's home, barn, shop.
- \$4,000,000.



Finlandia Ranch

- Teton Valley, Idaho.
- 720 scenic acres of wildlife habitat.
- 75 minutes from Jackson Hole, WY.
- 1.4 miles of Conant Creek fishery.
- Dramatic Teton views across valley.
- 2,400 sq ft, 6 BR, 3- story home.
- Large game, upland birds, cutthroat trout.
- \$3,600,000



Timber Draw Ranch

- Lincoln County, Western Wyoming.
- 22 miles from Afton.
- 2,573 acres of timber & meadows.
- Hunting for elk, mule deer, moose, grouse.
- Giraffe Creek, a native trout fishery.
- Predominately surrounded by public lands.
- Conservation Easement Potential.
- \$3,200,000.



Morningstar Ranch

- Star Valley, Wyoming.
- 460 acres of prime sporting property.
- 1.25 miles of Salt River frontage.
- 2.5 miles of 4 spring creeks.
- Prolific fishery for browns and cutthroats.
- Home remodeled in 2003.
- 45 minutes south of Jackson Hole.
- \$2,980,000.



The Gold Ranch

- Madison County, Southeastern Idaho.
- 540 acres, near 3 waterfowl hunting clubs.
- Finest waterfowl hunting in the Rockies.
- 1 mile of Henry's Fork frontage.
- 1 mile of large spring creek, Texas Slough.
- Great views of the Big Hole Mountains.
- Conservation Easement Potential.
- \$2,700,000.



Fishhook Ranch

- Silverbow County, Southwestern Montana.
- 487 acres in the Pioneer Mountains.
- Over 2 miles of Big Hole River frontage.
- Borders BLM property on 2 sides, which leads directly to national forest.
- Diverse wild trout habitat.
- Well-positioned for the sporting enthusiast.
- \$2,500,000.



Leeper Ranch

- Sublette County, Wyoming.
- 96.52 acres bordering national forest.
- 30 miles south of Jackson Hole, WY.
- First-class western, equestrian facility w/ indoor arena, viewing stands, stalls etc.
- 3/4 mile of Hoback River bisects property.
- Cutthroat and brook trout fishing.
- 10-acre zoning.
- \$2,400,000.



Complete Fly Fisher

- Beaverhead County, SW Montana.
- Elite destination fly-fishing resort.
- 10 buildings with an 18 guest capacity.
- On the banks of the Big Hole River.
- In the heart of wild trout country.
- Turnkey operation with loyal clientele.
- Lifestyle investment with financial return.
- \$2,300,000.

Ranches For Sale



Conant Creek Ranch

- Fremont County, Idaho.
- 280 acres of pasture and tree cover.
- One mile of live water on Conant Creek.
- Breathtaking views of the Teton Range.
- 20 miles from Yellowstone National Park.
- Prime ranchland with cutthroat trout fishing.
- Adjacent to the 720-acre Finlandia Ranch.
- \$2,100,000.



Green River Trout Ranch

- Sublette County, Western Wyoming.
- 4 parcels of approx. 430 acres each.
- Exclusive access to 3.5 miles of both sides of the Green River.
- Brown trout heaven.
- Conservation Easement Potential.
- \$1,950,000 per parcel.
- Associate Broker is part owner.



South Fork River Estate

- Bonneville County, Eastern Idaho.
- Custom 4,200 sq ft log home.
- 3 BR, 3B, office, gourmet kitchen, shop.
- Home sits on 16.6 acres on a bluff above the South Fork of The Snake River.
- Dramatic views and access to 1 mile of wade fishing.
- Cutthroat, rainbow and brown trout fishing.
- \$1,600,000.



Bull Mtns Hunting Ranch

- Musselshell County, Montana.
- 1,650 acres, 15 miles E. of Roundup MT.
- Prime pine-covered habitat for big game.
- 2.5 miles of Musselshell River.
- Thriving pheasant, elk & deer populations.
- Two ranch homes.
- Ideal hunting or wilderness retreat.
- \$1,500,000.



Tailwaters Ranch

- Thermopolis, Wyoming.
- 229 acres with 1 mi. of the Big Horn River.
- In the Wind River Canyon Scenic Area.
- Wild cutthroat, rainbow and brown trout.
- Remodeled farmhouse & outbuildings.
- Minimum of \$400,000 down with remainder paid over 7 to 10 years.
- Reduced to \$975,000.



Nicholls Ranch

- Fremont County, Wyoming.
- 426 acres near Dubois and Riverton.
- 3/4 mile of Wind River frontage.
- Hunting and fishing habitat with wild trout, deer, waterfowl and pheasant.
- Near Bull Lake & Bull Lake Creek.
- Exciting & dynamic wildlife ranch.
- \$975,000.



Big Hole Meadows

- Silverbow County, SW Montana.
- 95.7 acres with 1/2 mile Big Hole frontage.
- Located in the Pioneer Mountains.
- Building site with power, well, septic.
- Island in front of building site provides wonderful, varied onsite fishing.
- Can be purchased with Fishhook Ranch.
- Possible owner financing.
- \$780,000.



Fall River Retreat

- Eastern Idaho, 75 min. from Jackson Hole.
- 65.5 acres on two levels.
- Over 1/2 mile of rare Fall River frontage.
- Dramatic Teton views.
- Cozy home, garage, barn, horse facilities.
- Wild rainbows and native cutthroat trout.
- 10 minutes from the Tailwater Section on the Henry's Fork.
- \$695,000.



Cutthroat Meadows

- Star Valley in Western Wyoming.
- Three 35 acre parcels.
- Each parcel has Salt River frontage.
- Homesites offer mountain and river views.
- Trophy wild cutthroat and brown trout fishery.
- Exceptional recreational amenities.
- Call for current prices.

Spring on the Snake



Photos Courtesy of Dana & Scott Smith

An incredible spring surprise this year is the freedom to fish the Snake River earlier; opening day in past years has been on April Fools. Because of changes in the Fish and Game regulations, the Snake River has been open since New Years to catch and release fishing, opening further to fish-limit regulations since the onset of April. The South Fork, which is not usually open until Memorial Day Weekend is being floated regularly, both guided and unguided trips. The sections of the Henry's Fork that are open (including Riverside campground to Ashton Reservoir and from Vernon Bridge downstream) have yielded rave reviews with both brown and rainbow action.

The warm sunlight of March and April excites the trout. They are rising to the surface to take dries, such as small Parachute Adams. With the water low and clear, one can spend an afternoon wade-fishing the riffles for wily natives. Streamer and nymph fishing on the South Fork and Henry's Fork are generating takes and landings from healthy rainbows and browns, with lengths in the 14-24 inch range. "Imitating midges works great as the hatcheries are coming off," says Bart Larmouth of the Orvis Fly Shop in Jackson. He says the fish are in great shape from the plentiful water supply of this winter. There's no better time to be out on the water, than now.

Networking with You

Yahoo, Google, MSN. These top search engines, those intangible business boosters, are our means of bringing in client leads. If your business is in our similar niche--that of servicing angling, hunting and sporting enthusiasts--we'd like to offer you clicks from our clientele in exchange for traffic from your site. So, who are we seeking?

WANTED:

Guest Ranches of Jackson Hole and Western WY
Fly Fishing destinations worldwide
Fly Fishing Guides & Outfitters
Hunting Guides & Outfitters
Fly shops in the U.S.

Other creative connections

We can all utilize targeted leads. We look forward to the opportunity of working with your business. There is no better resource than networking.

Thank you in advance.

To request a link exchange, please contact:

Macye Lavinder Maher

tollfree 866.734.6100 or email
macye@livewaterproperties.com
(IN SUBJECT LINE, WRITE: linkswap)

Thank you for joining the team at Live Water!



LWP Upgrades Presence

New Office Location

Beginning the fourth week of April, the team at LWP will be vacating the office at 460 S. Cache Street and relocating to our new office on Broadway at Virginia Street, which will more than double our present square footage.

This will benefit you, our clients and friends, with a more accessible location, more privacy when discussing personal goals and investment decisions, ample parking and an upgrade in professional atmosphere.

We will have a grand opening to celebrate the transition, the date of which will be announced in late April. Please stay tuned to our homepage for notice - www.livewaterproperties.com.

We look forward to the chance to see you again or get to know you for the first time. Cheers.

Please note that our mailing address (PO Box 9240, Jackson, WY 83002) will remain the same.

**First Interstate Bank Building
802 West Broadway, 2nd Floor
Jackson, WY 83001**



Prefer E News?

LWP sends quarterly newsletters, which you may choose to receive in your inbox.

You will receive property listing updates, market news, and other happenings, instantly.

To obtain online news, please log onto the following address and fill out the form.

<http://www.livewaterproperties.com/e-news.html>

Please note that for those of you who already receive our printed newsletter, filling out this form will indicate to us that you would prefer to receive our newsletter via email.

Thanks for your time in switching over to E News.

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WILLIAM P. HEALEY, Associate Broker/Owner

STEVE ROBERTSON, Associate Broker

MACYE LAVINDER MAHER, Manager

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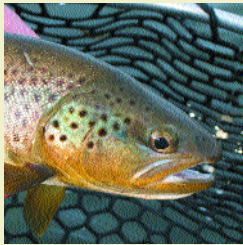
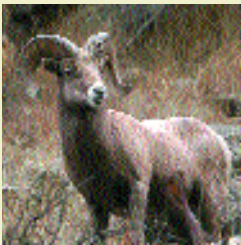
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Is The Company You Keep.**



www.livewaterproperties.com