



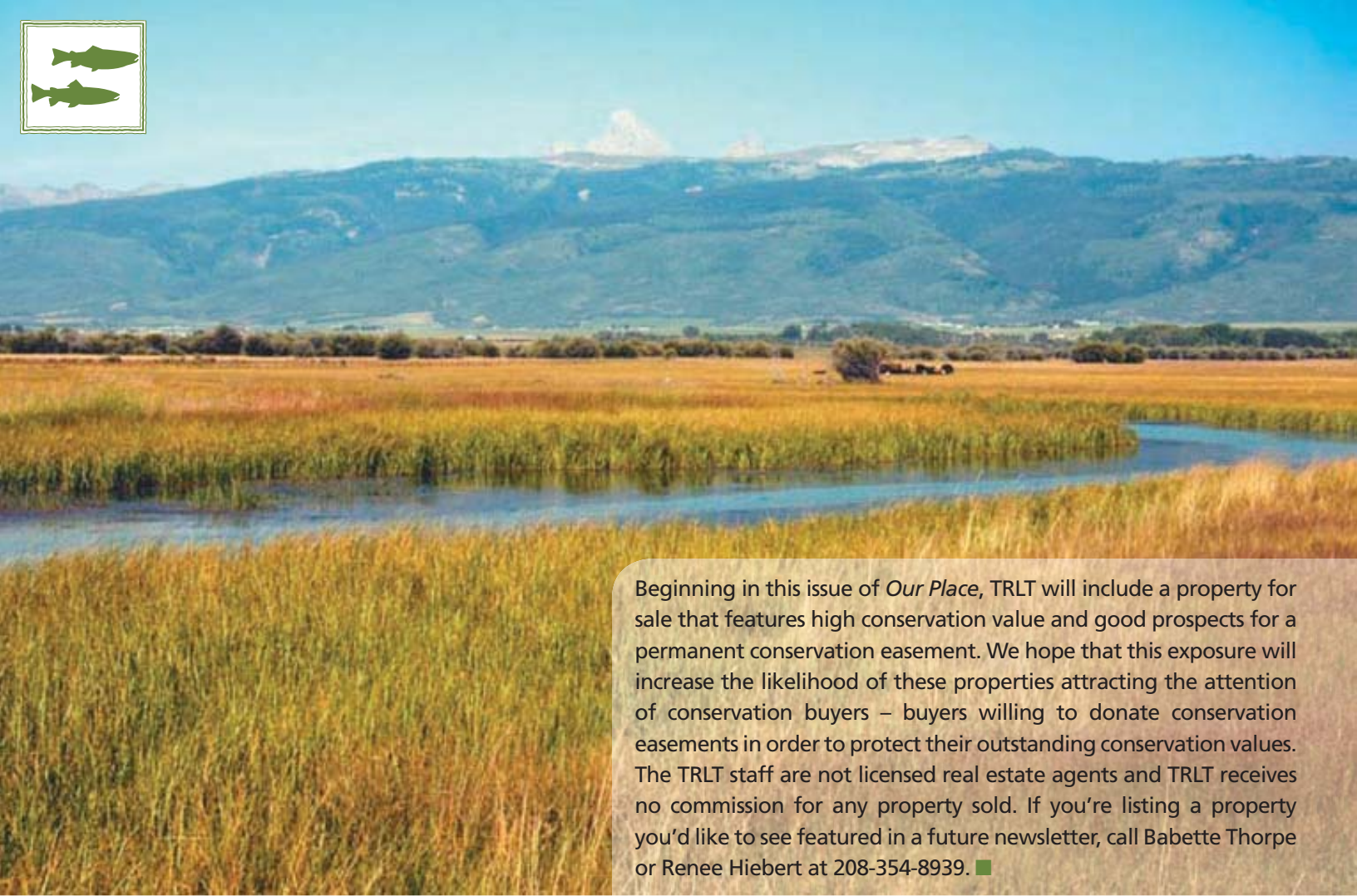
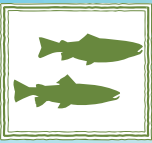
ourplace

A Legacy of Lands in the Upper Snake River Valley

Conservation Boom Benefits Teton Valley —pg 3



Ed Schauster and Melissa Pangraze protected their 160-acre property along the Teton River corridor for the benefit of at-risk wildlife species. *Photo by Tamara Sperber*



Beginning in this issue of *Our Place*, TRLT will include a property for sale that features high conservation value and good prospects for a permanent conservation easement. We hope that this exposure will increase the likelihood of these properties attracting the attention of conservation buyers – buyers willing to donate conservation easements in order to protect their outstanding conservation values. The TRLT staff are not licensed real estate agents and TRLT receives no commission for any property sold. If you're listing a property you'd like to see featured in a future newsletter, call Babette Thorpe or Renee Hiebert at 208-354-8939. ■

An Angler's Paradise... Conservation Buyer Wanted

The Broken Bar W Ranch is located in Teton County, Idaho, on the quiet western side of the famous Teton mountain range. Located near Driggs, the property is ideal for lovers of the outdoors and wildlife.

The Broken Bar W Ranch has 140 deeded acres comprised mainly of meadow with riparian areas along the river and Dick Creek, which meanders on and off the ranch on the northern boundary of the property.

The Teton River flows along the ranch's western border for approximately a quarter mile, providing high-quality fishing for native cutthroat trout, as well as exceptional waterfowl hunting and birdwatching. Trophy-size cutthroat and rainbow trout, as well as the occasional brook trout, inhabit this famous fishery. With rolling meadows meeting majestic mountain vistas in all directions, the Teton River is understandably referred to in the *Idaho Fly Fishing Guide* as "the most scenic trout stream in North America."

For more varied fishing opportunities, other world-class streams are within an hour drive of the property, including the Snake River, South Fork of the Snake, Henry's Fork, Fall River and countless small streams and tributaries. World-famous rivers such as the Madison, the Green & the New Fork are also located close enough to the ranch for day trips.

The long glides of the meandering meadow stream with still pools and overhanging banks create the perfect condition for stalking rising trout. The Teton is graced with abundant hatches of mayflies, stoneflies, caddis and midges while terrestrial patterns also work quite well in the late summer months.



In addition to abundant angling opportunities, wildlife on the Broken Bar W Ranch is one of the most appealing components of this incredible property. The Teton River corridor hosts a plethora of waterfowl and big game animals with the most frequent visitors being of the feathered variety. Ducks, geese, swans, herons, sandhill cranes and numerous species of songbirds call the Broken Bar W Ranch home. It is also not uncommon to see deer, moose and the occasional elk using the river corridor.

On the northern and western sides, the ranch is fortunate to be bordered by privately protected land under permanent easement held by the Teton Regional Land Trust.

This property is listed at \$3,500,000.

Landowners who donate conservation easements on properties with outstanding conservation value may receive substantial tax benefits for easements that qualify under the federal tax regulations. Conservation-minded individuals interested in purchasing the property and placing it under a conservation easement should contact Matt MacMillan at Live Water Properties, 208-354-6002.

For more info regarding conservation easements and this property's conservation values, call 208-354-8939 or babette@tetonlandtrust.org. ■