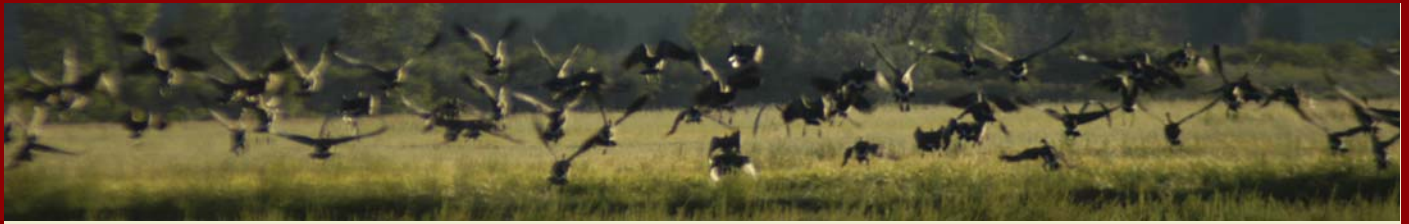


Live Water Properties Newsletter - Fall 2007



Waterfowl Habitat Enhancement

By: Jeffrey Klausmann of Intermountain Aquatics

Waterfowl are creatures of habit whose seasonal movements follow ancient linkages connecting breeding and wintering areas during the biannual spectacle of migration. In the intermountain western states, migration follows major river systems including the Snake, Green and Yellowstone where farming and water provide the alchemy for large fall flights. During fall migration birds move for food, water and to escape hunting pressure. In many places, public waters have become increasingly choked with sportsmen who deter birds and can erode hunting quality. Under these conditions wetland creation and enhancement on private land can provide the best opportunities for quality waterfowling and bird watching. The challenge is to provide the right habitat at the right time. For the sportsman that means September – January when most birds are winging south. Good planning, execution and a sustained commitment to management (e.g. planting, water level manipulation and weed control) are the keys to successful wetland projects.

Water drives wetlands and by manipulating it, you can provide the conditions that grow more food (bugs and plants) and attract more birds. Security is another major consideration. Constructing projects near residential development or too close to public recreation areas usually lowers ecological potential and increases possible conflicts between wildlife and domestic pets. We recommend a minimum 300 ft. buffer from houses and roads. Once a suitable site is chosen, it's vital to understand hydrology. Misunderstanding hydrology is the main reason wetland projects fail. Key initial considerations include water supply and your entitlement to it (i.e. water rights). Water rights are very complex and vary from state to state across the arid, irrigated west. A good attorney or water rights consultant can make the administrative process more tolerable. After assuring that administrative hurdles can be cleared, it is important to start looking at natural hydrology and site construction constraints.

Water supply is the first consideration. Will catching rainfall runoff, diverting surface water or intercepting a high water table sustain the wetland? Groundwater systems are the hardest to design and control but can also be very cost-effective under certain scenarios. Surface water systems provide the most management options but can get very costly if water supply is tight and soils are permeable. We like to have at least a full year of monitoring well data prior to starting in on a design, particularly if groundwater will be the primary water source. In surface systems, water can be lost up (as evaporation and transpiration) or down (as seepage), with the latter being typically the more significant. Seepage can be minimized with natural and artificial liners but this can get expensive. Geotechnical soil sampling generally happens concurrent with installation of monitoring wells. Soil information is used to determine what soils are suitable for lining. The best soils have sufficient clay that can be compacted to make a natural soil liner or are silty and can be modified by adding bentonite to make a clay amended earth liner. Plastic liners are a last resort because of cost and high maintenance. The best results are achieved when a competent contractor with wetland construction experience completes earthwork. Wetland plant communities respond to subtle changes in hydrology

so relatively flat (< 4:1 slopes) undulating grading will yield the best plant diversity and production. A general rule of thumb is to aim for an even mix of vegetated shallows to open water. Research has consistently shown this "hemi marsh" condition to be most productive for ducks. If left only to nature many wetlands will not revegetate successfully on their own. In fact you are more likely to get weedy and invasive species (e.g. cattails) that provide poor habitat for waterfowl. Because many wetland plants do poorly from seed, they need to be planted as plugs to ensure establishment and the desired habitat. A qualified wetland plant supplier can point you in the right direction. Finally, it is important to consider water level management. Wetlands naturally flood and periodically dry out. To simulate this process waterfowl projects need to be fitted with water control structures allowing periodic draw down of water. Draw down stimulates nutrient cycling that enhances plant and aquatic insect production in turn attracting more waterfowl and also allows for periodic maintenance activities like weed control.

Well designed and managed, constructed or enhanced wetlands provide a lifetime of quality recreation on private lands and can significantly add to the value of a property.

Jeff Klausmann is co-owner of Intermountain Aquatics and Native Sod Solutions with over 16 years experience in wetland habitat mitigation, restoration and enhancement, bio-engineered erosion control and the restoration of native plant communities. Most recently his experience has focused on restoration and creation of water bird habitats for sensitive species and the establishment and maintenance of native plant communities for upland nesting waterfowl, passerine songbirds and upland game. Jeff has designed over 30 wildlife habitat projects throughout the west and has been the IMA project manager on multiple complex environmental projects. For more information, call 208.354.3690 or log onto www.intermountainaquatics.com.

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Live Water News

Open for Business: Live Water Properties of Idaho

In order to accommodate the rapid growth of the real estate market in Teton Valley, Idaho, Live Water Properties of Idaho opened July 1. Located in Driggs, this location will give Live Water agents more opportunity to assist clients in this developing area. Agents staffing the office are Matt MacMillan and Carlos Ordenez. Also occupying the space is Grand Targhee Realty, a “sister company” which will represent the new communities created by Grand Targhee Resort. Stop by the new office, located at 74 N. Main Street or call 208.354.6002 and let one of the agents help you find your newest ranch investment or retreat on the “quieter side of the Tetons”.



Live Water Community Involvement

Live Water Properties believes in giving back to the communities in which we live and volunteering our time and dollars to organizations that are important to the owners, staff and agents.



Trout Unlimited
Center for the Arts
CM Russell Museum
National Wildlife Museum
Atlanta Charity Clays
St. John's Medical Center
Wyoming Stock Growers
Cal Trout

First Interstate Bank
Montana State University/Chamber Relations
Rainbows

Friends of the Teton River
Teton Science School
Wyoming K-9 Search and Rescue
Jackson Hole One Fly
Green River Valley Land Trust
Corporation for the Northern Rockies
Teton Valley Foundation

Partner Information



Avcenter

Professional Aviation Services

Avcenter, Inc. has been consistently providing excellence in air charter service to clients in the Mountain West since 1979. With almost 30 years of experience, door-to-door executive service, 24-hour availability and an outstanding fleet, Avcenter has become the prime choice for discriminating travelers in the United States and Canada. Call Toll Free 1.800.350.0737.

Air Charter Advantage

By: Melvin Wagoner, Director of Operations/President of Avcenter, Inc.

What will provide me the best value to travel on my schedule? This is a question asked by customers nearly every day. When time constraints, convenience, security and reliability are taken into account, some form of private air travel will usually rise to the top in terms of the personal value provided by your chosen method of travel. There are three major methods of private air travel that are commercially available to all – jet-card/charter brokers, fractional ownership and charter operators.

Jet card programs and charter brokers are charter re-sellers. They work with their clients to find out what their needs are for a specific trip and then find an aircraft to suit, taking a commission or markup on a trip they sell. The advantages of working with brokerage firms are that you generally are dealing with a familiar account representative and they will have your preferences on file and provide excellent concierge service. The disadvantage is that you generally are flying with different operators that are the low cost provider for that particular trip. Being the low cost provider doesn't necessarily have a bad connotation: an operator can usually be lower cost by being in the correct geographic position for a cost effective trip. While all certificated charter operators adhere to the standards outlined by the Federal Aviation Administration, they all have different cultures, business models and areas of expertise. It is also worth some due diligence because there is no regulation in the charter brokerage industry. It is a rapidly growing segment of the private air travel industry with very low barriers to enter. The reputable brokers do deliver good value and excellent service, but it is wise to be cautious when large upfront deposits are required.

Fractional ownership programs have proliferated in the past ten years since NetJets pioneered the concept. The major fractional providers have excellent concierge service available to their 'owners' as well as a large fleet of aircraft available to provide the service. The basic model is: you purchase 1/8-1/4 of an aircraft at

a premium price, pay a monthly management fee about equal to principal and interest on your share, and then pay for your occupied hourly time on the aircraft. These programs can provide some good value for longer trips on large cabin aircraft where you are only traveling one-way, i.e. a large family splitting their time between Jackson and the East coast or Europe.

Charter operators are the companies that hold the air carrier certificates to actually provide air charter service. These operators are usually regional in their scope of operation and provide excellent 'local' knowledge of terrain, weather and the nuances of particular airports in their geographic region as well as the capability to operate throughout the scope of their operations as approved by the FAA. Usually a local operator can provide the best value as they can price more competitively due to proximity for re-positioning aircraft. A charter operator typically has a strong cadre of pilots that will be familiar with your particular needs and work to accommodate those as well as an organization that provides great concierge service. The disadvantage to local operators is they cannot price competitively for trips between cities out of the local region. For example, an operator in Miami cannot cost effectively quote a trip from Jackson to San Jose.

At the end of the day it comes down to what personally provides you the most value; low price, great service, or another factor? The answer is that no one service provides the best value on every trip. Each one of the above models will provide the best value in their specific niche area and all will deliver excellent service. It is great that a customer can choose which option fits each individual trip and which option will provide the best value on a case-by-case basis. As in everything in life, there is no magic bullet that solves all problems. The closest thing to a magic bullet is education and information that allows you to make the best decision for your particular needs.

Melvin Wagoner has been a professional pilot flying air charters in the Rocky Mountain West for over 20 years and has accumulated over 12,000 hours flight time. As a principal owner in Avcenter for 12 years, he is a qualified voice in the air charter service. To discuss the various aspects of traveling via private aircraft, Melvin can be reached by phone at 208.234.2141 or 800.350.0737 or via email at mavcenter@aol.com

www.avcenter.com

Trout Journal

The Yellowstone River - Beyond Paradise Valley by: Scott Smith

Descending out of the northern mountains and forests of the country's first National Park, the Yellowstone River leads a legacy of American history. Since the days of Lewis and Clark, this river has created legendary lore; some of which centers around the river's bountiful wild trout.

The modern world has touched many miles of this great river, however much of it remains as it was 200 years ago when the first explorers passed through. The more familiar sections fall within Paradise Valley, which lies between Yankee Jim Canyon and Livingston, Montana. Not too far beyond the hallowed Paradise Valley, the river begins to flow in an easterly direction and changes character ever slightly. The fantastic and largely unknown water of the Middle Yellowstone River downstream of Livingston is perhaps one of the finest large freestone fisheries in the west. Most importantly, it has remained a wild river, flowing undamed its entire length and earning the title of the longest undamed watershed in the lower 48 states. By the time the river reaches Springdale, the valley has widened greatly and the river's cottonwood bottoms are framed by picturesque vistas of the Absaroka and Crazy Mountain ranges. Welcome to Big Sky Country.

THE TROUT

The native trout of the river is the Yellowstone cutthroat, which thrives in the upper reaches in Yellowstone National Park. Beyond the Park, a healthy mixture of native cutthroats, whitefish, wild rainbows and browns flourish. As the mighty "Stone" pulls away from the town of Livingston, trout populations do slightly decrease yet average sizes increase. This occurrence is common on many rivers of the West and is due to available food, winter habitat and drought conditions that often can send water temperatures soaring in the summer. Down river through Big Timber, trout populations remain good but dramatically decrease as the river flows past Laurel and eventually turns over to a warm water environment in Billings. Anglers who become familiar with these lower stretches can have wonderful float or wade excursions that harbor the potential for trophy wild trout as well as a solitary experience only an hour or two from populous communities. In and around Big Timber, this section can nurture some of the larger specimens of brown trout throughout the entire river with some reaching 23"-27".



THE SEASONS

Unlike the great tailwater fisheries in the west, freestone rivers (especially those in the Northern Rockies) go through radical changes throughout the year. The Middle Yellowstone River begins a typical season in late winter with midges and baetis, setting the stage for the awakening. As early as March, the fishing season can begin to pop with the trout slowly beginning to feed more aggressively as river conditions improve. With weather permitting, April can bring some of the best angling of the year, offering excellent dry fly fishing with BWO's and stone flies as well as great streamer fishing. Generally by May the adjacent ranges begin to melt and the river can be difficult. As this happens, there is still fairly good fishing to be had and if the right scenario unfolds, the famous Mother's Day caddis emergence will overshadow the entire season.

Summer brings all the delightful hatches that are common in the region - stoneflies, mayflies, caddis. The Yellowstone River is a premier drift boat fishery and has remained an icon for the Western angler - imagine beautiful tight loops above a wooden boat in Big Sky Country. As the river flows begin to drop, the traffic increases. Much of the boat traffic is confined to Paradise Valley, making the middle sections near Big Timber a nice option. Below Springdale, the grass-lined banks can offer up fantastic terrestrial fishing with ants and grasshoppers as the summer insect hatches cease and waters warm. Take note that seasonal drought and heat waves can harm the fishery and requires us all to adapt and become aware of closures. If and when water temps rise into the upper 60's, extra care should be taken with the trout; if it exceeds 70, fishing should wait until cooler periods.

The autumn brings renewing coolness and sometimes moisture that can recharge small tributaries and springs. Arguably the finest season for trout in this region, the autumn gets the fish moving again and looking for food. Fall baetis, mahoganys and October caddis make up the surface menu with large streamers and shooting heads covering the bottom. The brown trout of the river flourish late in the fall but provide world class streamer fishing for resident trophy trout.

Enjoy the bounty this area of the Yellowstone River can provide, but most importantly experience the river for what it has to offer. All waters have a special charm and it is up to the angler to unlock the secrets.

The Yellowstone Bend Ranch is located on this trophy stretch of the Yellowstone River and offers properties for sale that deliver big views and top-notch fishing onsite on what local guides refer to as "the dry fly floats".



Scott Smith is the Live Water Properties Stream Team Captain.

For more Stream Team fishing reviews please visit www.livewaterproperties.com/streamteam.

Property Update - Price Reductions



Bar Cross Ranch Sublette County, Wyoming

New Offering Price - \$31,900,000
Price reduced by \$6.9M, an 18% reduction



A rare offering due to its size, the Bar Cross Ranch consists of 11,118 deeded acres, 1,440 acres of State lease and extensive federal land grazing allotments, all in one contiguous block totaling 31,856 acres. The ranch is located 12 miles northwest of Pinedale and one hour southeast of Jackson Hole and boasts dramatic views of three mountain ranges. Bar Cross borders the Bridger-Teton National Forest, BLM and State lands providing thousands of additional acres for recreation. Bar Cross has been used for hay production and cattle grazing in the past and has the designation of certified organic beef. Private trophy trout fishing abounds on approximately 3 miles of the New Fork River and 7 miles of Willow Creek that flow through the ranch. A private 40-acre lake and several small ponds are stocked with large trout and are fed by natural springs. The Bar Cross Ranch also borders the scenic 1,600-acre Willow Lake, which is otherwise surrounded by National Forest lands. An incredible variety of wildlife frequents the ranch including antelope, deer, grouse and waterfowl. Improvements include a 4BR main home, additional 2BR home, barns, garages, outbuildings and sheds. An additional 903 acres can be purchased adding another mile of Forest boundary and Willow Creek with evergreens and aspens.

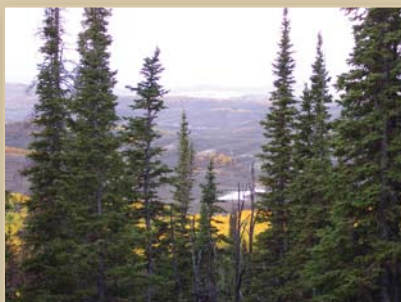
Twin Creek Ranch - Lander, Wyoming

Home to most of the game species found in Wyoming and extensive populations of upland birds, Twin Creek Ranch is a paradise for the sportsman. Comprised of 4,970.19 deeded acres and 11,703 acres of leased State and BLM lands, this ranch is defined by rolling sage hills, lush spring-fed valleys and contrasting red rock outcroppings commonly found among the foothills of the Wind River Mountain Range. Lander, Wyoming is a 30-minute drive and offers a 5,000-foot runway which can accommodate private jets. Commercial air service is an hour away in Riverton. Live water includes 8 miles of meandering Twin Creek and access to Carr Reservoir, home to sizeable brown trout. A conservation easement is in place, preserving Twin Creek Ranch's natural beauty and protecting the extensive wildlife habitat, while the owner will retain a 40-acre building envelope.

Offering price is now \$5,470,000



Featured Ranch



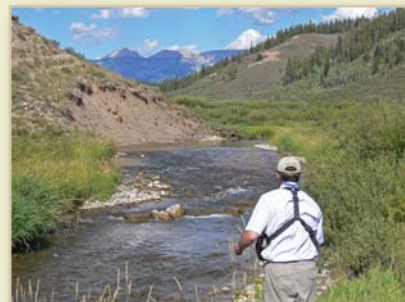
Rolling Thunder Ranch Bondurant, Wyoming

The Rolling Thunder Ranch is located approximately one hour south of Jackson Hole, Wyoming, near the small community of Bondurant. Consisting of 3,579 deeded acres, the ranch offers a varied terrain of rock outcroppings, grassy draws, and sagebrush ridges mixed with heavy stands of aspen and conifer trees. By bordering BLM land and 2 ½ miles of the Bridger-Teton National Forest, thousands of additional acres to enjoy are provided. Rolling Thunder is a wildlife paradise with elk, Mule deer, Pronghorn antelope, moose, Sage grouse, Ruffed grouse, Blue grouse, hawks, eagles, songbirds, and other small game animals found on the ranch. Several springs and ponds provide water for the wildlife or livestock and could be enlarged and enhanced to create premium water features and trout habitat. A modest 3BR, 2 ½ BA home is included. The Rolling Thunder Ranch is an end of the road property that offers breathtaking mountain views of the Wyoming Range and the Gros Ventre Range.

Offering price is \$9,950,000



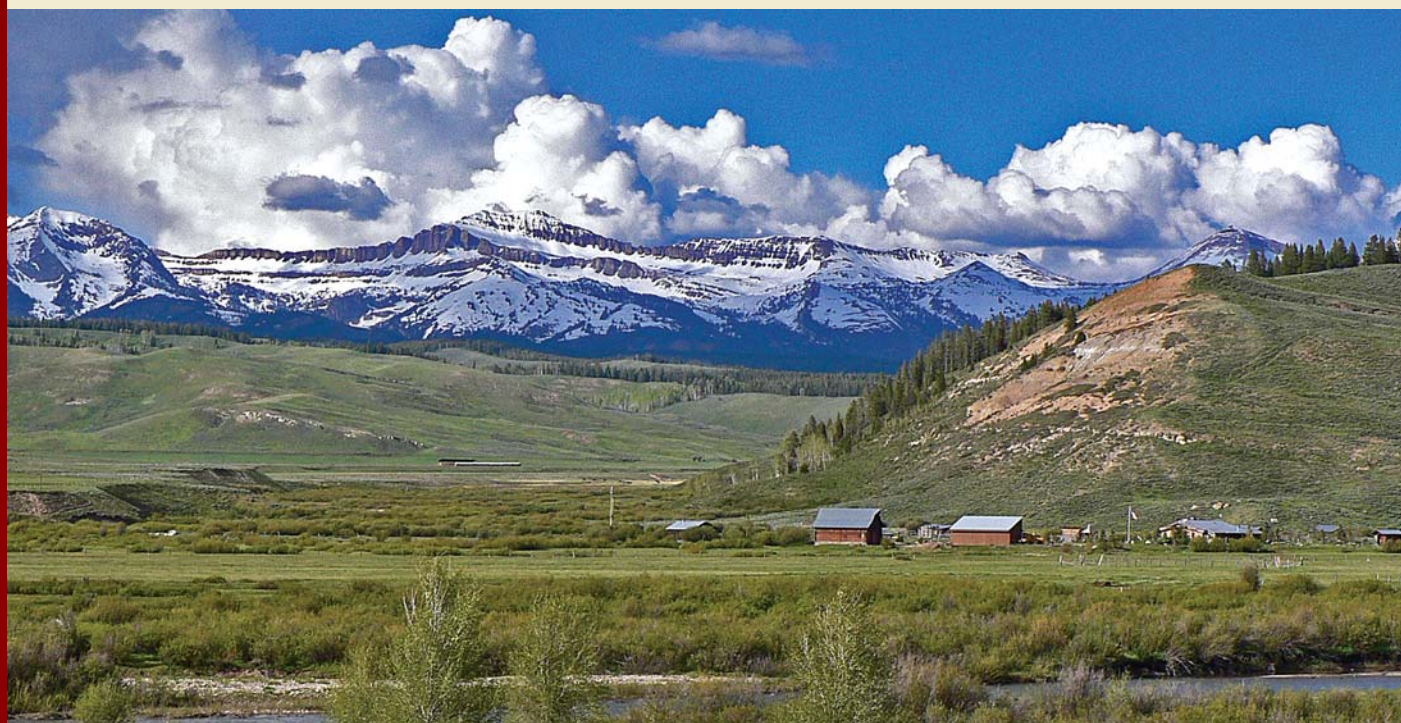
Featured Ranch



Dell Fork Ranch Hoback River Canyon, Wyoming

Ideally located 35 miles south of Jackson Hole via the scenic Hoback River Canyon, this +/- 130 acre ranch features miles of private spring creek fly fishing and stunning views of the Gros Ventre Mountain Range. The Dell Fork Ranch is a premier recreational retreat, sharing a boundary with the Bridger-Teton National Forest, which presents endless options for the hiking and equestrian enthusiast. Jack Creek, Spring Creek and Dell Creek meander peacefully throughout the ranch, providing excellent habitat for the wild cutthroat and brook trout. Additional opportunities exist for an incoming owner to enhance these fisheries, offering increased habitat for much larger trout. For owners and guests, several refurbished original homestead cabins have comfortable and well-appointed lodging overlooking the trout pond. Dell Creek Ranch is a rare package with premium lodging, views, angling, wildlife and proximity to Jackson Hole.

Offering price is \$5,500,000



Featured Properties - New in Wyoming



Rocking B Ranch - Bondurant

This is one of those rare properties that truly has it all – accessibility, incredible scenery, fantastic live water and impeccable amenities. These 84 acres are situated at the foot of the Gros Ventre Mountains in the Hoback River Valley, located in Bondurant and only 45 minutes from the luxuries and conveniences of Jackson Hole. A quarter-mile of enhanced Hoback River frontage, a traditional western, free-stone stream that feeds into the Snake, straddles the Rocking B Ranch and provides excellent fly fishing for cutthroat trout. Improvements include a golf practice area, extensive landscaping, 8-stall barn, guesthouse, caretaker's home and a stunning 2-bedroom main residence on the banks of the river. Rocking B is impeccably maintained and an onsite ranch manager adds to this turn-key investment. Offering price is \$3,950,000. Ranch also may be purchased as two separate parcels, call for pricing.



South Meadows Ranch - Sublette County

Located 25 minutes from Pinedale and 90 minutes from Jackson Hole, these 155 acres are comprised of hay and sagebrush pastures that meet rolling hills, bordering BLM land. Onsite is approximately 1.25 miles of Green River, an incredibly private home to wild brown trout. The river corridor also hosts a variety of wildlife including moose, Mule deer, antelope, fox, bald eagles and osprey. With powerful Wind River Mountain views, exciting onsite wild trout angling, proximity to western charm and access to resort amenities, this is an unrivaled Wyoming retreat. Amenities include a 2BR guesthouse, barns, corrals, full-time ranch manager/concierge and a 1/9 ownership in a luxury slope side 3BR condo at Jackson Hole Mountain Resort. An outfitting service will be in place to provide guided fly fishing, hunting and snowmobile tours for owners and their guests. Offering price is \$1,950,000.



Salt River Ranch, Parcel #4 - Star Valley

This 21.5-acre homesite is located in the Salt River Ranch subdivision, only two miles from the delightful town of Thayne, Wyoming and 15 minutes from the Palisades Reservoir. This area is easy to navigate due to the paved interior road system, and access is convenient for the adjacent Salt River, a blue ribbon fishery brimming with wild trout. Cottonwoods, aspens, willow and sage create the diverse landscape while views of the Wyoming Range are a dramatic scene for this private parcel. With a large open pasture offering prime building opportunities, this is a magnificent place to create a home amongst snow-capped mountains, a countryside teeming with wildlife and extensive recreational options. Commercial air service is one hour away in Jackson Hole while a private airstrip is available 15 minutes south in Afton. Offering price is \$1,100,000.



Salt River Ranch, Parcel #16 - Star Valley

Set in highly sought-after Star Valley splendor, this sporting property highlights snow-capped mountain views and Caribou-Targhee National Forest landscape. A parcel of the Salt River Ranch, this 14-acre offering is comprised of numerous aspen trees, cottonwoods, conifers and willows. A spring-fed pond onsite and bordering canal complement the adjacent Salt River, a well-kept local secret for fly fisherman looking to land wild trout. With the community of Thayne two miles away and resort town of Jackson Hole an hour's drive, the incoming landowner will enjoy peace and quiet as well as the finest the West has to offer. Surrounded by gorgeous scenery and an abundance of recreational choices, this is a prime opportunity to enjoy the Wyoming lifestyle. Offering price is \$675,000.

Featured Properties - New in Idaho



Blackfoot River Ranch - Soda Springs

The Blackfoot River Ranch encompasses approximately 2,220 acres of rich river bottom and rolling aspen-lined hillsides, 20 minutes from Soda Springs. The ranch is currently utilized in the summer for leased cattle ranching, but the diverse topography lends itself to a myriad of further capabilities. The Blackfoot River meanders through the ranch for approximately 8 miles, offering wild cutthroat trout angling. Complete with elk and Mule deer populations, Blackfoot River Ranch is primed for the outdoorsman of any forte. A custom cabin and guesthouse are in place as well as perimeter fencing. Air travel is convenient by a private 3,500 ft. strip in Soda Springs and commercial service an hour away in Pocatello. Offering price is \$5,500,000.



Moody Creek Canyon Ranch - Teton

Located 10 miles outside of Rexburg, these 700 deeded acres are comprised mostly of level topography, customized for the current farming of potato, hay and grain and elk farm. Set in a canyon, Moody Creek flows through the ranch for approximately two miles. Primarily recognized as a wild cutthroat fishery, these waters also offer a number of rainbow trout. Wildlife is abundant with populations of moose, elk, whitetail, Mule deer, wild Hungarian partridges, turkey, Chukar and pheasant. Improvements include a fairly new caretaker's residence and storage buildings with new irrigation equipment also included in the sale. With a prosperous turnkey agricultural and wildlife operation and tremendous live water, this ranch is primed for work and play. Offering price is \$4,550,000.



Toponce Creek Ranch - Bancroft

Hunting, fishing and equestrian opportunities abound on this 632-acre ranch one hour from the Pocatello airport and 40 minutes from Soda Springs. The ranch 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 \$2,200,000.



Teton River Retreat - Victor

The stunning Teton River Retreat presents luxurious comfort and privacy on the quiet side of the Teton. Just outside of Victor, private air service is available in the neighboring town of Driggs and commercial service can be found 40-minutes away in Jackson Hole. Located on 3 acres bordering the Teton River, this 3,400 sqft home features 3 BD, 3.5 BA and attached garage. Impressive cathedral ceilings provide a spacious interior while the marvelous stone and wood work on the exterior compliment the natural scenery and mountain views. Recreational opportunities abound with live water in the backyard and Grand Targhee Ski and Summer Resort and Jackson Hole Mountain Resort less than an hour's drive. Offering price is \$1,795,000.

Live Water Inventory

Ranches for Sale



Bar Cross Ranch - WY

- ♦ Sublette County - Cora
- ♦ 11,118 deeded acres
- ♦ 3 miles New Fork River, 7 miles Willow Creek, ponds
- ♦ Borders Willow Lake, BLM, State lands, National Forest
- ♦ \$31,900,000



Broken Bar W - ID

- ♦ Teton County - Driggs
- ♦ 140 acres bordered by lands under conservation easement
- ♦ 1/4 mile of Teton River & 3/4 mile of Dick Creek
- ♦ Homesites with Teton views
- ♦ \$3,500,000



Puzzleface Ranch - WY

- ♦ Teton County - Jackson Hole
- ♦ 225 acres with Teton views
- ♦ Currently a working horse ranch with facilities in place
- ♦ 6.5-acre wildlife pond
- ♦ Prime homesite locations
- ♦ \$25,000,000



Wet Rock Ranch - WY

- ♦ Sublette County - Big Piney
- ♦ 332 deeded acres
- ♦ Over 1.5 miles New Fork River for wild brown trout fishing
- ♦ Wide open spaces
- ♦ Two sides bordered by BLM
- ♦ \$2,335,000



Moulton Homestead - WY

- ♦ Teton County - Jackson Hole
- ♦ 57 acres, 7.4-acre homesite building envelope
- ♦ 1/4 mile of Snake River & recently enhanced spring creek
- ♦ Healthy big game populations
- ♦ Price Upon Request



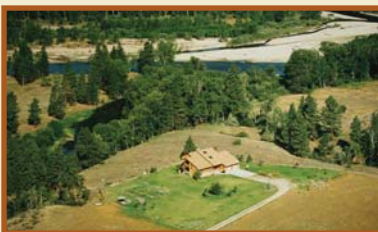
Henry's Fork Retreat - ID

- ♦ Fremont County - Ashton
- ♦ 112 acres with Teton views
- ♦ 1/3 mile of Henry's Fork
- ♦ 84 acres of irrigated ground
- ♦ Bordering properties under conservation easement
- ♦ \$1,790,000



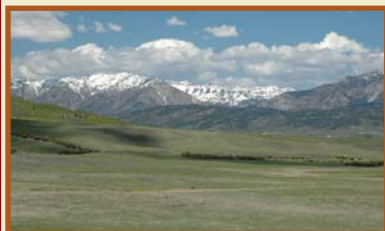
Twin Creek Ranch- WY

- ♦ Fremont County - Lander
- ♦ 4,970.19 acres plus 11,700 acres of State & BLM lands
- ♦ 8 miles Twin Creek and Carr Reservoir access
- ♦ Incredible hunting paradise
- ♦ \$5,470,000



Bitterroot Overlook - MT

- ♦ Bitterroot Valley - Florence
- ♦ 52 secluded acres
- ♦ 900' of Bitterroot River side channel & main stem access
- ♦ 4,619 sqft cedar-sided home
- ♦ Views of two mountain ranges
- ♦ \$1,500,000



Carlisle Ranch - ID

- ♦ Bonneville Co. - Alpine, WY
- ♦ 369 rolling acres
- ♦ Close proximity to National Forest & Palisades Reservoir
- ♦ Small onsite creek
- ♦ Fantastic mountain views
- ♦ \$3,850,000



Ross Butte Ranch - WY

- ♦ Sublette County - Big Piney
- ♦ 230 private acres
- ♦ 1.5 miles New Fork River
- ♦ Excellent equestrian retreat
- ♦ Diverse wildlife populations
- ♦ 40 acres of hay meadow
- ♦ \$1,490,000



Rocky Ford Ranch - OR

- ♦ Klamath County - Chiloquin
- ♦ 1,700 deeded acres
- ♦ 2 miles of Upper Williamson
- ♦ Borders National Forest
- ♦ Waterfowl and angling haven
- ♦ 3 allowed homesites
- ♦ \$3,625,000



Tongue River Retreat - WY

- ♦ Sheridan County - Ranchester
- ♦ 140 acres, 5BR home
- ♦ 1/4 mile Tongue River
- ♦ Bighorn Mountain views
- ♦ Sportsman's paradise
- ♦ \$985,000; co-listed with John Chase of Century 21

Live Water Inventory

Homesites



3 Creek Ranch - WY

- Teton County - Jackson Hole
- .91 acres, closest lot to clubhouse
- Western panoramic views
- Steps away from putting green
- Enjoy all the amenities of 3 Creek - spa, golf, trophy trout fishing
- \$1,695,000; Agent is part owner



3 Creek Ranch - WY

- Teton County - Jackson Hole
- .55 acre sunny, northern facing lot
- Overlooks pond
- Short walk to 3 Creek amenities
- 5 minutes from downtown Jackson Hole
- Phenomenal Teton views
- \$1,395,000; Agent is part owner



Baker Springs - MT

- Gallatin Valley - Manhattan
- 19.95 acres with building envelope for residence and guesthouse
- Access to 2.42 miles of private trout streams and 4 ponds, onsite Baker Creek
- Only 15 minutes from Bozeman
- \$750,000

Ranch Community

Yellowstone Bend Ranch - Montana

- Sweet Grass County, just outside of Big Timber
- Total of 3,600 acres of rolling grassland and mountain views
- Over 1.5 miles of trout fishing on the Yellowstone River
- 19 allotted homesites ranging from 20 to 38 acres
- Amenities include cold water trout pond, equestrian facilities, waterfowl hunting, mountain biking, fitness center and more
- Views of the Absaroka, Crazy and Beartooth Mountains
- Homesites range from \$525,000 to \$675,000



Custom Home

3 Creek Ranch - Wyoming

- Teton County, 5 minutes from downtown Jackson Hole
- 3,700 sqft, 4 BR home on .54 acres in 3 Creek Ranch
- Large master suites with plenty of extra storage
- Landscaped for maximum privacy
- Rees Jones golf course, spa, nature center
- Three private trophy trout streams run through the ranch
- Features Subzero and Wolf appliances
- \$3,395,000; Agent is part owner



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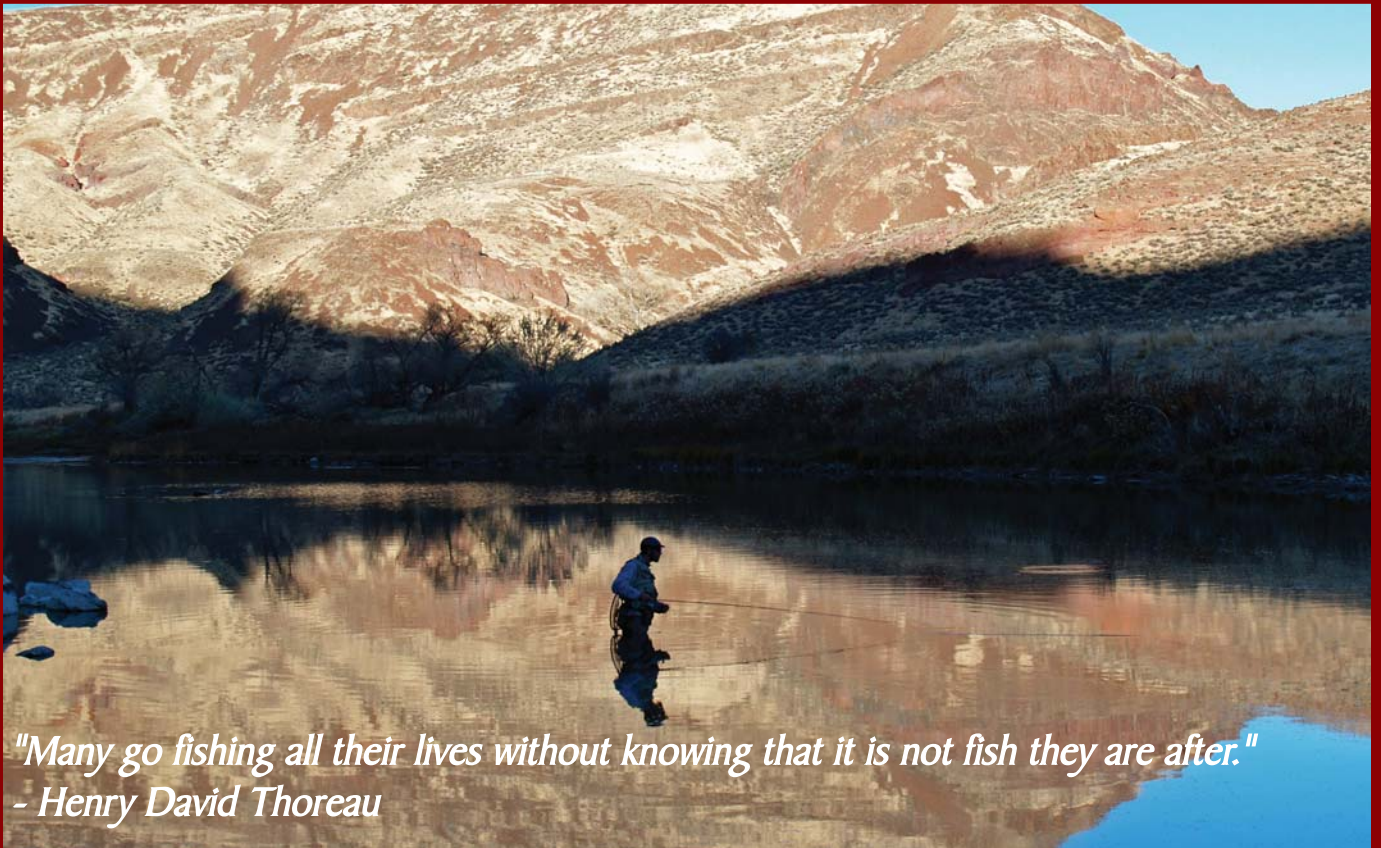
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"Many go fishing all their lives without knowing that it is not fish they are after."
- Henry David Thoreau