



LIVE WATER

P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

GRANITE RANCH

JACKSON, WYOMING

36.64 ACRES | \$8,995,000

Located 26 miles from downtown Jackson, Granite Ranch feels light years away. Or maybe it feels like a leap back to simpler times. On Granite Creek, in the Gros Ventre Mountains, and downstream from a waterfall that parts of the 1992 fly-fishing movie *A River Runs Through It* were filmed, the ranch is a rare in-holding in the Bridger-Teton National Forest. Here you can hike, read in front of a fire, fly-fish, see the Milky Way, hunt, sip a cocktail on the porch, and ride horses. A conditional use permit from Teton County allows the ranch to be operated as a seasonal guest ranch—likely the most unique in Jackson Hole. It has 30,000+ square feet of space between 23 structures dating from the 1930s to 2018 and can sleep 100 people. Granite Ranch is a rare opportunity to live with modern comforts in the middle of a landscape promised to forever be “untrammeled.”

Contact:

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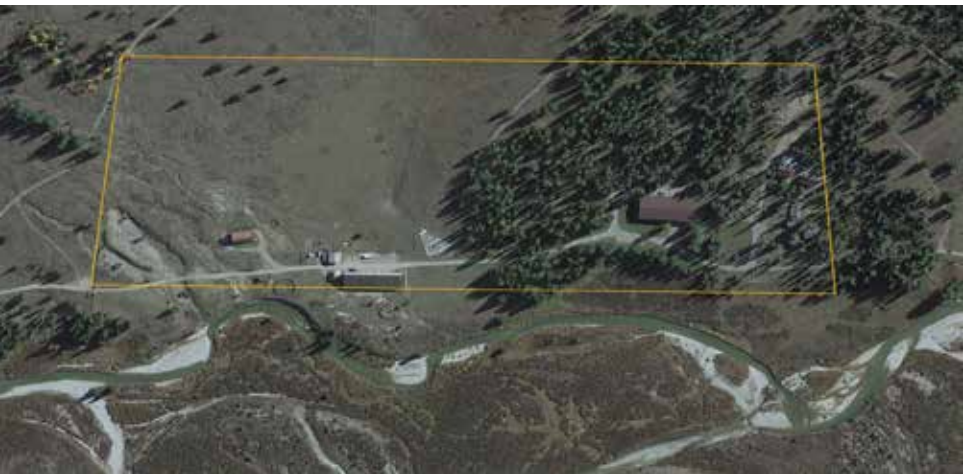
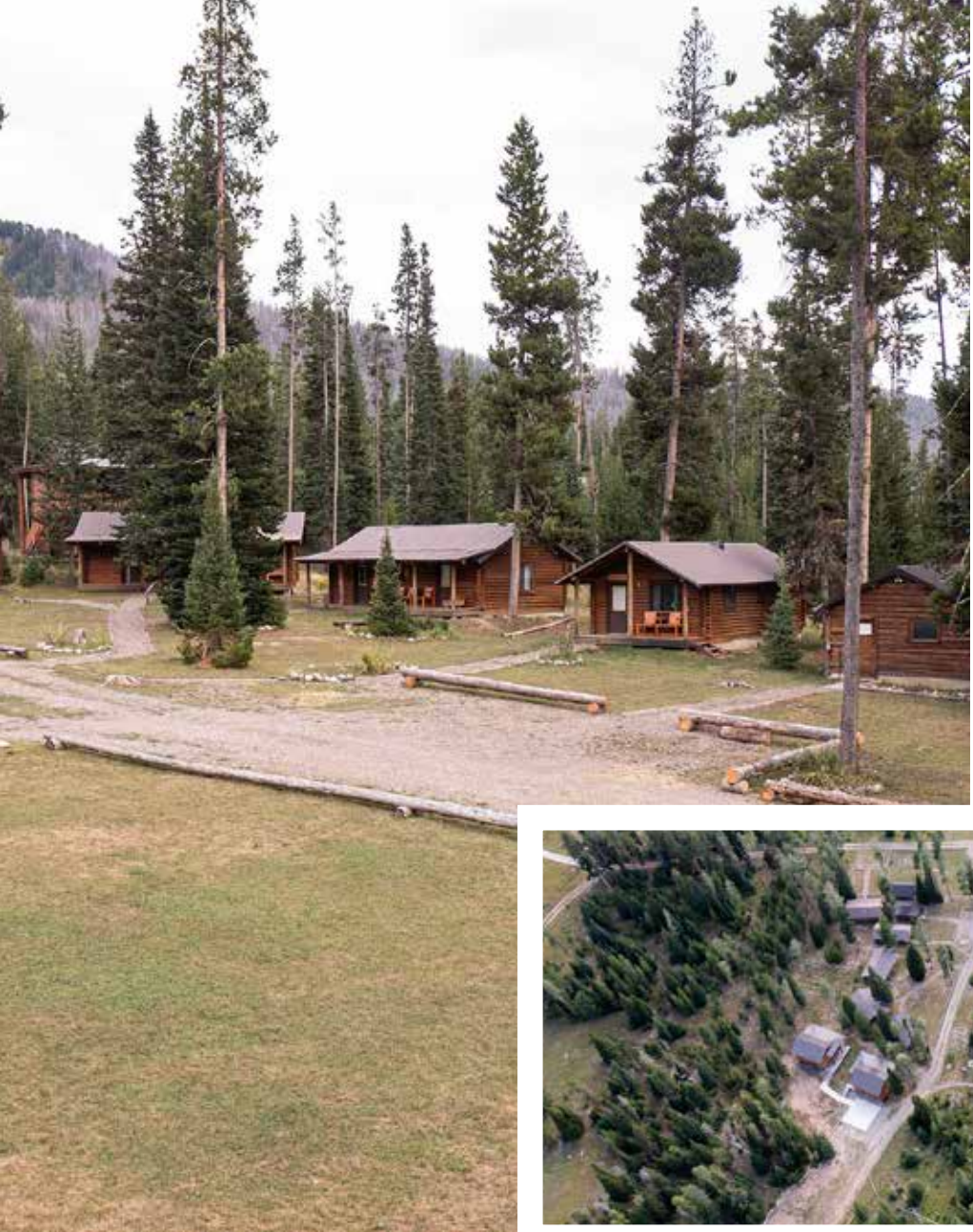
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At a Glance

- One of only seven private in-holdings in Granite Creek in the Southern Gros Ventre Mountains
- Private 33.64-acre in-holding in the 3.4 million-acre Bridger-Teton National Forest
- Included in this sale is a grandfathered commercial use permit, a type of permit that is impossible to get today. The permit allows Granite Ranch to operate as a seasonal commercial guest ranch hosting 100 guests at a time

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