



New Listings

Fall Creek Ranch - Wilson, Wyoming

Fall Creek Ranch is a unique legacy ranch located in the heart of Jackson Hole. The property consists of 164 deeded acres that are completely surrounded by national forest and boasts $\frac{3}{4}$ mile of Fall Creek. A rare offering due to its size and location, Fall Creek Ranch is rich in scenery, privacy and wildlife and is conveniently located just 15 minutes from downtown Wilson, Wyoming. The ranch is primarily comprised of rich meadows, creek bottom and rolling tree-covered ridges, offering exceptional views up and down the valley and across seemingly endless national forest lands. Used in the past as a dude ranch, Fall Creek Ranch has recently been enjoyed as a family retreat. A new, luxury log home built in 2005 offers high-end finishes while providing complete comfort. Additional improvements include a lodge, guest cabins, manager's home, swimming pool and equestrian facilities. Private fishing for native cutthroat trout is available onsite in Fall Creek that meanders through the property. The ranch has a platted subdivision in place allowing upwards of 30 buildable sites. This exclusive component allows an incoming owner the flexibility to share the ranch with others or enjoy tax benefits by placing a conservation easement on the property.



Offering Price is \$15,500,000

Rising Spirits Sporting Paradise - Bozeman, Montana

Rising Spirits Sporting Paradise represents the finest in trout fishing, shooting, bird and deer hunting available in Montana and the Northern Rocky Mountains. This 79-acre offering boasts private Gallatin River frontage with a great variety of trout and good hatches, a lush riparian corridor with excellent duck hunting, mature cottonwood forest and many types of birds and wildlife. Included in the purchase is an award-winning main residence, a spacious caretaker's home and a comfortable guest apartment over a large shop. Shooters will appreciate the 12 station sporting clays and five-stand shooting course. Rising Spirits is less than ten miles from Bozeman. It is easy to see that this property is not just rare, it is virtually irreplaceable.



Offering Price is \$5,950,000

Live Water News

Why We Like Land Trusts

Written by: Bob Kiesling

In the late 1970s and early 80s a wave of land trusts began to form and ripple across America. By 2008 there were more than 1,700 of these organizations, and collectively they had preserved nearly 37,000,000 acres of important habitat, open spaces, greenways, corridors and parks.

Much of the birth, growth and success of such non-profit organizations derives from public recognition that Government - be it Federal, State or Local - simply cannot be expected to conserve all the important landscapes our citizens have come to cherish.

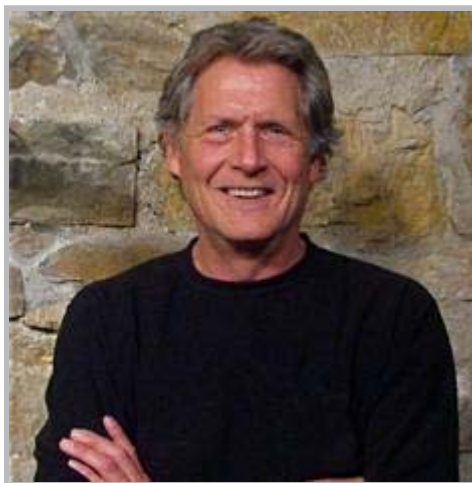
Because it remains the case, even in these times of widespread economic recession, that the pace of sprawl and development far outstrips the pace of land and water conservation, the role of land trusts is as compelling as ever.

Ironically, while broad and deep downturns in real estate values have presented some great opportunities for land trusts to acquire key lands or purchase development rights, or be granted conservation easements, sources of funding (public and private) have also sharply downturned.

In the western US where [Live Water Properties](#) does most of its work, we have developed a network of relationships with national, statewide and local land trusts; we respect their work and support their missions. We make a point of staying abreast of statutes and regulations, tax incentives and disincentives, and various initiatives and programs that encourage private land protection and stewardship.

Moreover, because the lands we most often work with (ranch and recreation properties) have abundant habitat, open space, and water resources, we always keep an eye out for opportunities to make connections between landowners and land trusts.

No matter the market conditions, there are always methods and means available to advance sensible land conservation. Creative blends of private and public methods and resources for conservation are not just topics for lip service. Think about conserving the lands we love, and don't hesitate to tap the collective brains, experience and connections that our staff have developed in the western region.



Price Reductions

The Howell Farm on Robinson Creek - Warm River, Idaho

Located near Warm River, Idaho, and ten minutes from the farming town of Ashton, The Howell Farm on Robinson Creek is comprised of 317 rolling acres. Green pastures, aspen groves, timbered areas and stunning views of the Teton Mountains and Caribou Targhee National Forest create the landscape of this



incredible property. One mile of Robinson Creek flows through the ranch where angling opportunities abound as owners fish for rainbow, cutthroat and brown trout. These trout often reach trophy sizes due to the healthy populations of aquatic insect life and terrestrials, as well as lack of pressure on the creek. In addition to onsite fishing opportunities, angling waters are plentiful in the surrounding areas. The Warm River, a trout-rich stream, is near the property, the famed Henry's Fork is five minutes from the ranch and the South Fork of the Snake is an hour away. Yellowstone National Park is situated 15 miles from the retreat, presenting the Howell Farm on Robinson Creek with extensive hunting and wildlife viewing opportunities for elk, deer, moose, grizzly and black bears, mountain lions, eagles and grouse. This unimproved parcel presents endless possibilities for an incoming owner as the desired features are found in nature itself.

Offering Price is \$1.375M, Reduced from \$1.902M (28% Off)

Railroad Springs Ranch - Soda Springs, Idaho

Boasting approximately 1,300 sprawling acres, the Railroad Springs Ranch offers contiguous riverfront ground only eight miles south of Soda Springs in southeastern Idaho. Set in canyon-like scenery, this ranch presents excellent Wasatch and Aspen Range views, over two miles of onsite Bear River, numerous springs and convenient access to incredible big game hunting in the nearby Caribou National Forest. The land is comprised of roughly 750 tillable acres currently used in operation and over 80 acres of irrigated hay meadows located near the river bottom. With such proximity, excellent potential for a waterfowl or other game enhancement project is possible. Conveniently located near Highway 30, the Railroad Springs Ranch is ideal for the outdoorsman looking for a live water and gaming retreat.



Offering Price is \$1.3M, Reduced from \$3.8M (66% Off)

Motivated Seller is willing to owner finance.

Twin Waters Fishing Retreat - Henry, Idaho

Live Water Properties and the owners of the Twin Waters Fishing Retreat are proud to announce the completion of a recent conservation project on the ranch. The 700 acres of wetlands that provide critical habitats for the area's elk, deer, moose and waterfowl, have recently been placed under a Wetlands Reserve Program conservation easement. This same protected riparian corridor is also the setting for the 3.2 miles of Blackfoot River frontage found on the ranch. Both sides of this trophy fishery meander through the heart of the ranch providing excellent fishing opportunities for the area's prized native species, the Yellowstone cutthroat trout. The owners have



kept most of the ranch's buildable acreage completely out of the conservation easement, protecting the values of the ranch and offering an incoming owner complete flexibility for building and individual creativity. Please contact Live Water Properties for more details.

Offering Price is \$1.195M, Reduced from \$2.4M (50% Off)

Price reduction reflects the placement of the conservation easement.

Sold Ranches

Spotted Dog Ranch - Avon, Montana

Live Water Properties represented Rock Creek Cattle Company, Ltd. in their purchase of the property from Y.T. Timber, LLC, which transaction closed on September 2, 2010. Immediately following the closing and on the same date, Rock Creek then transferred the property to Montana Fish, Wildlife & Parks to create one of the largest wildlife conservation areas owned by the State of Montana.



Puzzleface Ranch - Jackson Hole, Wyoming

This offering includes the original Puzzleface Ranch in addition to two Private Estate Parcels, totaling approximately 225 acres. The Private Estate Parcels are two separately deeded lots of 5.35 acres and 5.65 acres. These unique parcels, while subject to a conservation easement, are allowed full building allocations per county regulations. The Puzzleface Ranch is comprised of approximately 214 acres of variable terrain ranging from sweeping pasture lands to an elevated ridge with unparalleled sight lines of the Tetons. Puzzleface Ranch is home to a 6.5-acre wildlife pond that Ducks Unlimited has called "one of the most significant waterfowl habitats in the state of Wyoming". Puzzleface is designated by the Nature Conservancy as a "working ranch", one of the few remaining in Jackson Hole. A trophy equestrian property, the ranch has a boarding operation in place which features multiple corrals, barn with stalls, tack rooms, large arena and round pens. There are presently two residences plus two additional office/residences on the property. The conservation easement allows for the development of an indoor arena, enlargement of most of the existing ranch buildings and construction of at least three additional homes.



Offering Price was \$7,800,000

Trails End Ranch - Jackson Hole, Wyoming

Situated 15 miles from Jackson Hole, Wyoming, Trails End Ranch is a 160-acre property enclosed in the Targhee National Forest and Snake River mountain range. The property has been operating as a dude ranch and is subdivided into 20 parcels and is totally surrounded national forest lands. The property has a 3,000 sqft log home plus three cabins and other outbuildings that all have direct big Teton Mountain views. The north and south Fall Creeks come together on this property for great trout fishing. Live Water Properties, LLC represented the Buyer on the sale.



Offering Price was \$6,500,000

Double L Ranch - Lot 41 - Star Valley, Wyoming

Nestled between meandering bends of the Salt River and the rustling aspens, the Double L Ranch affords the most discerning buyers an opportunity to enjoy a true Western paradise that has been carefully planned from the big picture sporting amenities down to the custom details. This picturesque setting gives a limited number of individuals the chance to design an inimitable home meticulously created by one the country's most well-known custom builders - Lance Mortensen - while enjoying the incredible amenities provided by the western landscape and private sporting club. The 400-acre Double L Ranch Club is located a short 45-minute drive south of Jackson Hole in western Wyoming's wild and scenic Lincoln County. The Double L Ranch is offering 23 homes sharing in over 300 acres of common ranch amenities. The average building site for the riverside lots are 5 acres with most homes 4,000 to 8,000 sqft. Lot prices average \$1M, and completed homes start around \$2.9M. Currently there are only three riverfront lots remaining. New are the "Hideouts" - 10 scenic lots adjacent to a series of lakes and streams alongside the golf course. Lots are approximately 1 acre each with homes that will be in the 2,000 to 4,000 sqft range. Lot prices average \$500k, with completed homes featuring Albany square-cut logs, wrap-around porches and exquisite attention to detail from \$1.595M.



Baker Springs Fishing Estate - Manhattan, Montana

This 20-acre lot is located in Baker Springs, a one-of-a-kind exclusive fly fishing community created by and for the passionate angler. Located in Manhattan, Montana, twenty minutes west of Bozeman, Baker Springs sits at the heart of Montana's fly fishing activity. The unique 11-residence fishing neighborhood encompasses spectacular scenery, close proximity to town and unsurpassed fly fishing. It includes more than 200 acres of common area and offers full fishing access to Baker Springs property owners, including the Gallatin River, Baker Creek, Trout Creek, Baker Spring Creek and four stocked trout ponds. It is a short drive to some of the finest trout rivers in the country, including the Madison, Jefferson, Yellowstone and Missouri Rivers. With Big Sky and Bridger Bowl Ski Areas and Yellowstone National Park down the road, Baker Springs is the ideal home base for all of your wild and peaceful Montana sporting adventures.



Offering Price was \$545,000

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