



HUNTING | RANCHING | FLY FISHING | CONSERVATION

Ross Plateau

JACKSON, WYOMING

159 Acres | Listed at \$25.5M



Introduction

The Ross Plateau is an extremely rare and exceedingly beautiful property privately located 11 miles south of downtown Jackson Hole, WY. Unencumbered by restrictions, divided into four parcels and entirely surrounded by National Forest, this is a rare opportunity for the buyer looking for a blank canvas to create their dreams in Jackson Hole. The solitude from a property this removed, and yet so near to town is hard to find. Graced with elevated views of the Teton, Gros Ventre and Wyoming Range, a property with this exclusivity and these vantages cannot be found elsewhere. The peaceful sounds of nature combined with exquisite mountain views in every direction remove one from the hustle and activity of a lovely mountain town and transport one to a private oasis in paradise.



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Contacts

MATT MACMILLAN

associate broker

307.413.3582

matt@livewaterproperties.com

JOHN TURNER

associate broker

307.699.3415

john@livewaterproperties.com



Acreage

- ±159 acres
- Surrounded by Bridger-Teton National Forest
- Owned and protected by the same family for generations

Entirely surrounded by the Bridger-Teton National Forest one has direct access to its 3.4 million acres of public lands with direct backcountry access to Munger Mountain, endless adventures and exploration await. The adjacent wild lands bring an exceptional wildlife component. Plentiful numbers of elk, deer and moose are regular visitors to Ross Plateau. Owned and protected by the same family for four generations, this property has been treasured for its privacy, proximity, natural beauty and abundance of joy shared by family and friends.

The 159 acres is divided into four parcels providing flexibility for the forward-looking land investor. In order to maintain the uniqueness, exclusivity and privacy of the ranch, the family has decided that the parcels will not be sold separately but rather to one buyer who can then choose the best outcome.

Location

- 11-minute drive from downtown Jackson Hole
- 30 minutes from Jackson Hole Mountain Resort
- 45 minutes from Jackson Hole Airport
- 16 miles to Grand Teton National Park
- 57 miles to Yellowstone National Park

The Ross plateau is ideally set in a spectacular and private location while offering the convenience of being an 11-minute drive from downtown Jackson Hole, which provides first-class fine dining, art galleries, museums, cultural activities, shopping and medical facilities. Ross Plateau is a 30-minute drive from Teton Village and Jackson Hole Mountain Resort, famed for its 2,500 acres of in-bound skiable terrain and the greatest continuous rise of any ski resort in the United States.

The Jackson Hole airport is 45 minutes away and offers direct flights from 17 cities to the valley through Delta, United, Northwest, Allegiant, Alaska, Sun Country and American Airlines. Jackson Hole is the southern gateway community to two of the country's most iconic and scenic National Parks, Grand Teton and Yellowstone. Teton County, comprised of 97% public land, offers abundant opportunities in a world of incredible sporting activities including hiking, camping, fly fishing, kayaking, skiing, mountain biking, hunting, wildlife photography, horseback riding and whitewater rafting. With only 3% of land in the county available privately, the Ross Plateau's acreage is spectacularly rare.





Wyoming Tax Benefits

BLOOMBERG WEALTH MANAGEMENT
MAGAZINE CONSISTENTLY RATES WYOMING
AS THE #1 TAX FRIENDLY STATE IN AMERICA
FOR BOTH INDIVIDUALS AND CORPORATIONS

Land ownership in Wyoming can offer significant reductions in federal income taxes through the strategic use of conservation easements while protecting this valuable resource that we all cherish.

Here are the “lucky” thirteen reasons to purchase and stay in Wyoming for state residents:

- No state income tax on personal or corporate income
- No state inheritance tax or estate tax
- No state excise taxes on gas or food
- No tax on the sale of real estate
- No state capital gains tax
- Dynasty trusts are permitted to shelter assets from generation to generation
- Wyoming Close LLC statute
- No tax on out-of-state retirement income
- No state gift tax
- No intangible taxes on financial assets
- No personal property tax on property held for personal use
- No tax on individual mineral interest
- Lower property taxes based on the assessed value



Conservation Easement

A conservation easement is a voluntary legal agreement between a landowner and a qualified organization, such as a land trust, that limits certain uses of the land—like large scale subdivision—in order to conserve the natural and traditional values of the property. Landowners grant conservation easements to protect the resources of their property while retaining the rights of private ownership. Ross Plateau is not encumbered by a conservation easement. Due to the eco-sensitive nature of this property and the location surrounded by National Forest, Ross Plateau is a prime candidate for an incoming owner to place a conservation easement and realize the associated tax advantages.



Nearby Live Water

- THE SNAKE RIVER
 - FLAT CREEK
 - TETON RIVER
- SOUTH FORK OF THE SNAKE RIVER
 - HENRY'S FORK

The Snake River, one of the most beautiful rivers in the entire world runs just below the Ross Plateau. Access is minutes away for fishing or white water rafting. A day on the Snake entirely in Grand Teton National Park begins a beautiful 30 mile drive north of home. The majestic Tetons tower over and reflect in the water as native fine spotted Snake River cutthroat, rise to dry flies in the shadow of the Teton Range.



Nearby Live Water (continued)

Flat Creek, located just north of town on the National Elk Refuge, offers a challenge to any angler and is often referred to as the finest trophy dry-fly cutthroat trout fishery in the West. Numerous blue-ribbon fishing opportunities are available in this region. Within a one-hour drive south of Jackson Hole, the Green River, Hoback River and Salt River offer some of the best fishing in Wyoming. The Henry's Fork, Warm River, Fall River, Teton River, and the South Fork of the Snake River are in eastern Idaho, and are less than one and half-hours from Jackson Hole. Yellowstone and Grand Teton National Parks also beckon the angler for day or weekend trips with miles of diverse backcountry streams, including the Firehole, Lamar and the Yellowstone.



Recreation

HIKING, CAMPING, FLY FISHING,
KAYAKING, MOUNTAIN BIKING,
HUNTING, HORSEBACK RIDING,
SNOWSHOEING AND SKIING

Many are drawn to this area for the sporting lifestyle and adventures that are plentiful in every direction. Recreational opportunities abound year long, such as hiking, camping, fly fishing, kayaking, mountain biking, hunting, wildlife photography, horseback riding, downhill skiing, snowshoeing and cross country skiing. With national forest on four sides of the property, the trails are literally out the back door. World-class downhill skiing is available at the Jackson Hole Mountain Resort in Teton Village and at Snow King in downtown Jackson Hole. Grand Targhee Ski and Summer Resort are located on the west side of the

Tetons, east of Driggs, Idaho, and is approximately an hour and 15 minutes away. The diversity of these mountains is optimal for active lifestyles, for those at the very beginning of a sport and the rest aiming to tackle the steep and deep



Hunting & Wildlife

Being surrounded by National Forest has many advantages. A nesting pair of eagles, in addition to ospreys and songbirds and ducks will entertain from the sky - while elk, moose and deer will captivate you from the land. The two-acre springfed pond is a fantastic attractant for both big game and waterfowl.



Summary

The Ross Plateau urges the buyer searching for a Jackson Hole legacy ranch to visit these 159 rare, elevated acres, which the Ross Family has held as a family legacy for four generations. Protected only 11 miles south of the town of Jackson, this peaceful oasis awaits. The combination of size, location, national forest access, privacy and proximity to the world-class amenities sets Ross Plateau in a category all its own.

Listing Price: \$25,500,000

Taxes: \$126 in 2020

CONTACTS

For more information please contact
Matt MacMillan at 307.413.3582 or
John Turner at 307.699.3415



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Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



Ross Plateau - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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Ross Plateau - Public Lands Map

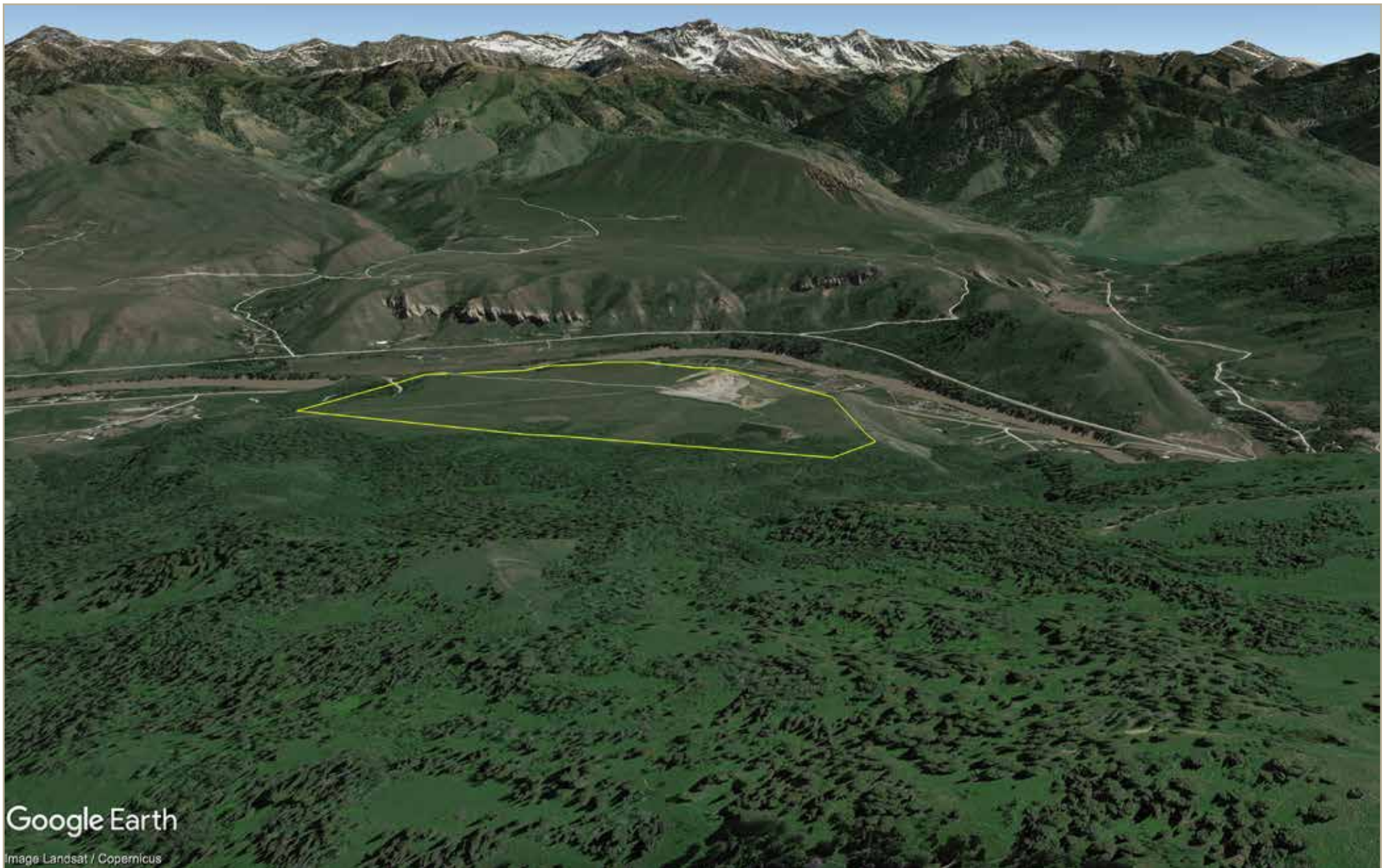
Public Lands Property Boundry

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Ross Plateau - Topography Map

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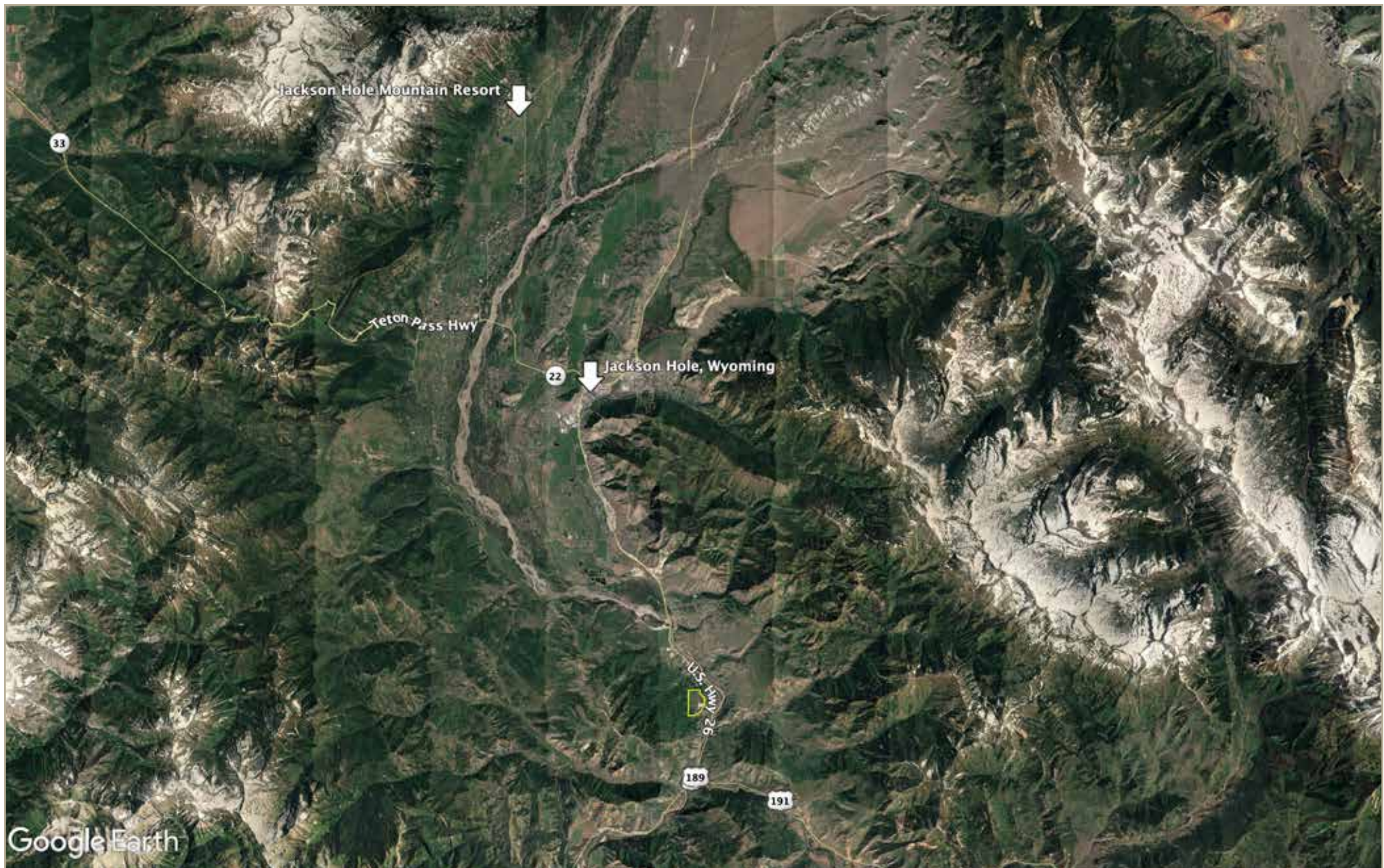
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Ross Plateau - Location Map

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