



MARKET NEWS

Save The Hoback



By: John Turner, Sales Associate

Live Water Properties would like to congratulate the Trust for Public Land, Plains Exploration and Production and the citizens of Wyoming for coming together and accomplishing a truly historic agreement on preserving the future in one of Wyoming's most spectacular areas. We agree with this movement; Live Water is donating to protect and save 15 acres.

When Congress passed the Wyoming Range Legacy Act in 2009 and it was signed into law, it was with the guarantee that most of the land would be preserved for future generations. While the law covered most of the Wyoming Range, it honored the right to drill for oil and gas by companies that already had existing leases. That included Plains Exploration and Production (PXP), a Houston-based company that had already purchased leases and has planned for the past six years to drill about 136 wells and install 19 pads in the basin.

Conservationists and sportsmen's groups have long hoped that a buy-out could be negotiated with PXP to purchase its 58,000 acres of oil and gas leases in the Wyoming Range and permanently protect the land. That arrangement took a huge step closer to reality on Friday, October 5th when officials of the Trust for Public Land announced that it had reached an agreement to buy the leases from PXP for \$8.75 million.

The Trust for Public Land still needs to raise nearly half of the total purchase price by December 31st for the deal to be completed. They have raised \$5.25 million in pledges, but need the support of everyone. Deborah Love, the Northern Rockies director of the Trust for Public Land, told supporters in Jackson that she is confident the rest of the funds can be raised from private donors by the end of the year. Love said a \$150 donation will save one acre of land.

This announcement is the result of a long campaign born in Wyoming's small communities like Bondurant, Pinedale, Jackson, Rock Springs and elsewhere. Live Water Properties wants to recognize the landowners, hunters, anglers and conservationists who made their voices heard and encourage all to support this visionary effort by visiting the Trust for Public Land at www.TPL.org/SaveTheHoback and helping to preserve this special place one acre at a time. *Wyoming Range photo, courtesy of Dave Showalter.*

LIVE WATER NEWS

Rocking Chair Springs Ranch - Laramie, Wyoming

Please note this update regarding the Rocking Chair Springs Ranch hunting tags from our previous big game hunting email. Situated in Elk Hunting Area 6, the ranch is in a general license unit. This greatly benefits an incoming owner plus his family and guests, since general licenses are considerably easier to draw than limited quota licenses. A general license is valid for any general game area in the state. Various hunting areas are specified for each animal; deer hunting is in Area 61 within Region J, allowing general licenses, and antelope hunting is in Area 37, which is a limited quota area. However, there are 275 licenses allocated for the draw, and the ranch qualifies for two landowner antelope licenses. For a non-resident landowner, the ranch also qualifies for elk and deer landowner licenses. This is a huge benefit for non-resident landowners without the effort of drawing a general license.

NEW LISTINGS

North Fork Ranch - Bailey, Colorado



Located in Bailey, Colorado, in Park County, the North Fork Ranch is an ideal secluded corporate retreat or private family getaway. This 505-acre ranch enjoys exceptional recreational opportunities all within a 1-hour drive of Denver. With over half a mile of the North Fork of the South Platte River flowing through the property, the ranch offers excellent fly fishing a stone's throw from the lodge. This Orvis-endorsed lodge and ranch operation enjoys guided trophy trout fishing for anglers of all skill levels. Built in the 1950s, the Wild Horse Lodge has five beautifully appointed guest suites. The

southwestern style Stonehenge residence boasts six guest rooms, three common areas with custom finishes. The ranch can accommodate up to 40 guests and is an exceptional equestrian property and fly fishing retreat. For non-anglers, the ranch provides direct access to the bordering Pike National Forest where there is unlimited hiking and horseback riding in both the Lost Creek and Mount Evans Wilderness areas. The numerous vantage points on the upper portions of the ranch offer near 360-degree views from the Continental Divide to Pike's Peak. Rarely is there an offering with such rich recreational activities in close proximity to the conveniences of a major metro area. The North Fork Ranch presents an opportunity to offer excellent service as a guest ranch facility or privately enjoy the exceptional lodging and recreational amenities with friends and family.

Offering Price is \$9,250,000

The Riverhouse on Lower Deschutes - Madras, Oregon

Located north of Madras, Oregon, the Riverhouse on the Lower Deschutes is positioned on a 0.63-acre lot with 200 feet of river frontage along the famed Lower Deschutes River and deeded access to an additional 200 feet upstream. Situated in scenic Central Oregon, Jefferson County is a blend of industry, agriculture and recreation. The county offers a slower pace, yet is close to the big city amenities of Bend and Portland. This property is rare in that it provides an incoming owner with private access to the Lower Deschutes as well as access to an additional 1.5 miles of private water downstream, only accessible to twelve property owners on this stretch of the Deschutes. The custom-designed home and detached garage is comprised of 3,137 liveable sqft with 5 bedrooms and 4 baths, featuring circle-sawn

fir floors, two screen porches and large deck overlooking the river, custom knotty alder cabinets, granite and slate countertops, an outdoor barbeque, a fly tying, game and trophy room, and an outdoor fire pit, all wrapped with professional landscaping. A large 1,500 sqft garage and shop with 14' and 10' doors provides plenty of room for recreational gear storage. The Lower Deschutes River is world famous for its native rainbow trout fishery. Because this section of the Deschutes is a tailwater fishery, the river supports enormous aquatic insect populations. The Lower Deschutes is world-renowned for its salmonfly, golden stone and caddis hatches, keeping anglers busy from April through December. In addition, the Deschutes River is host to a large run of summer steelhead and an increasing population of spring chinook salmon and sockeye salmon as well as smaller populations of bull trout and brown trout. Mule deer and elk hunting are popular pastimes in Central Oregon. For bird hunters, the county boasts respectable populations of pheasant, chukar, Hungarian partridge, doves, quail and waterfowl. With excellent fishing opportunities, this private retreat provides exclusive access to the sought-after Lower Deschutes River. This is a rare chance for ownership on this world-class river.



Offering Price is \$1,860,000

Smith River Angling Home - White Sulphur Springs, Montana



The Smith River Angling Home is an exceptional fishing property, located near White Sulphur Springs, Montana, in Meagher County. The property is a 90-minute drive to Bozeman or Helena, and a two-hour drive to Great Falls. Comprised of 42 acres, the expansive views on this recreational property are awe-inspiring for family and friends. The acreage is an idyllic mix of lush riparian corridor with willow-lined river bottom, rolling grass, cliffs and benches. Bisected by a ¼ mile of the Smith River, the 2,600 sqft riverfront home faces upstream to the southeast

on the western edge of the parcel. Situated at the end of a secluded county road and tremendous fishing opportunities, the Smith River Angling Home is in close proximity to nearby amenities.

Offering Price is \$695,000

Seven Mile River Ranch - Daniel, Wyoming

Truly one of the finest fishing ranches in the Rocky Mountain West, the Seven Mile River Ranch is located in the Green River Valley outside of Daniel, Wyoming. This 142-acre offering is one of eighteen tracts that makes up the 3,210-acre Seven Mile River Ranch in its entirety. The 142-acre parcel, which is under a conservation easement, boasts both Green River and Faler Creek frontage. As a landowner within the overall ranch, one has access to over twelve miles of private trophy live water flowing through the ranch on five separate

fisheries, as well as two stocked trout ponds. Ownership also includes use of the ranch's historic main lodge and guest cabins. Considered one of the most beautiful settings in the region, the Seven Mile River Ranch offers picturesque river and creek bottoms, lush irrigated pastures, abundant wildlife, historic barn, lodge and cabins with dramatic Wind River and Wyoming Range mountain views. This area is rich in mountain man history as Sublette County was one of the region's most popular rendezvous gathering centers during the 1800s for trappers and traders including the local Shoshone and Sheepeater Indian tribes. Many of these historic gatherings took place on the Seven Mile River Ranch. This offering presents a rare opportunity to be part of a one of a kind Wyoming fishing ranch, rich in recreational attributes and beauty and full of local history.



Offering Price is \$495,000

PRICE REDUCTION

On Top of Colorado, Own a View of the Castles - Gunnison, Colorado



Majestic is simply one of the ways to describe this 325-acre property. It presents the rare opportunity to own one of the best views in Colorado, build a luxurious getaway On Top of Colorado and experience some of the most dramatic vistas the state has to offer. Walk out your back door into the Gunnison National Forest and the West Elk Wilderness. Sportsman adventures abound for the most discriminating buyer. The property boasts tremendous big game hunting and fishing in the private trout pond. Additional angling is available on the many lakes, ponds and creeks in nearby national

forest, just a short horseback ride or hike, and fishing is also great in one of the many close trophy, trout-filled rivers. Skiing is plentiful in Crested Butte. Breathtaking is the only way to illustrate the 360° panoramas that include The Castles, the West Elk Mountains, Kebler Pass, Mount Baldy and the sprawling Gunnison National Forest. There are very few properties in the state offering this total package.

Offering Price is \$2.3M, Reduced from \$3.9M - 41% Off!

Motivated Seller, Owner Financing Available

SOLD RANCHES

Two Rivers Ranch - Warm River, Idaho

With a myriad of area fishing opportunities, the Two Rivers Ranch is blessed with an onsite duo of Idaho's most celebrated trout waters – a half-mile of the Warm River and an incredibly



scenic three-quarters mile of the Henry's Fork below Mesa Falls. These 186 acres are located in the town of Warm River across from the Orvis-endorsed Three Rivers Ranch, a testament to the outstanding angling to be enjoyed in eastern Idaho. Ashton is a 10-minute drive from the ranch, the recreational delights of Driggs and Teton Valley are a 40-minute drive while the resort town of Jackson Hole, Wyoming is less than an hour and a half away. Partially bordered by National Forest, Two Rivers Ranch is placed in a rich alpine setting with amazing Teton Mountain horizons and spectacular views of the Warm River, Henry's Fork and Robinson

Creek drainages. While the Henry's Fork is a slightly steeper hike from the heart of the property, the Warm River is easily accessible. Other fisheries within an hour's drive are the South Fork of the Snake River, Bitch Creek, and the Teton and Madison Rivers. Only fifteen miles from the Yellowstone boundary, the ranch has its fair share of moose, deer and elk. The main house is a 3,890-sqft brick, ranch-style home with attached indoor pool and detached garage/shop that can hold up to six vehicles. A 1950s cabin sits on the Warm River and easily has the potential to become ideal fishing headquarters with improvements. With such desired onsite live water, improvements and gorgeous location, Two River Ranch is a recreational retreat to be acquired.

Offering Price was \$2,950,000

Heartland Sportsman's Paradise - Valentine, Nebraska

Discover the Nebraska you didn't know was here! The 1,021-acre Heartland Sportsman's Paradise is located a short drive east of Valentine, Nebraska, with many recreational amenities to fit the name. Comprised of four beautiful log cabins, the ranch provides good income-producing opportunities year-round; fill the cabins in the spring and summer with vacationers visiting the scenic Niobrara and use the ranch as a hunting outfit in the fall and winter. The property boasts a tremendous trophy Whitetail deer habitat with further hunting for waterfowl, turkey and elk. The



property is fully-equipped to raise elk or buffalo in the high-fence portion of the ranch. The wildlife habitat is abundant with live water onsite, including a live creek that feeds three fishable trout ponds. Angling opportunities are rich along the Niobrara National Scenic River and its many tributaries. Rainbow and brown trout are present in several spring-branch canyon tributaries and can provide a challenge for any avid fly fisherman. The current owners have upgraded and developed the grounds offering food plots and hunting-stand placements that are effective in attracting game animals. Recreational opportunities abound with fishing, canoeing, kayaking, horseback riding, hiking and tubing. In addition to the log cabins, other improvements include a 2,648 sqft custom log home with tremendous views. It borders nearly 1 mile of the Niobrara National Scenic River. Additionally, there is a lodge, ranch manager's house, horse barn with an office and several other outbuildings used for operating the ranch. With its spectacular beauty and hunting opportunities all in close proximity to Valentine, Heartland Sportsman's Paradise is truly a rare find.

Offering Price was \$2,200,000

Turpin Meadow Ranch - Jackson, Wyoming



Located in the Buffalo Valley of Jackson Hole, Wyoming, Turpin Meadow Ranch is situated 13 miles from Moran Junction and is within 8 miles of Grand Teton National Park. The 32-acre ranch sits on the Buffalo Fork of the Snake River and is within $\frac{3}{4}$ mile of the Teton Wilderness boundary. Current permits encompass several million acres with access to the Bridger-Teton National Forest, Teton Wilderness, Grand Teton National Park, Yellowstone National Park and Shoshone National Forest. Operation began in 1932, and today it is one of the longest

continuously operating dude ranches in Jackson Hole plus one of the few in the Greater Yellowstone Ecosystem to have all approvals from the US Forest Service to completely rebuild and replace existing improvements with new log construction. The approved development plan provides the footprint for an expansion of a five-star ranch and winter lodge. The plan grants the construction of eight 4-suite log cabins, a 5,000 sqft dining lodge, a 10,000 sqft main lodge, 2 homes for staff, a new tack building, an indoor/outdoor pool and recreation building, employee housing and a new barn/shop. The resort currently has 13 cabins, a main lodge, main shop, employee housing, general manager's house and tack building. Capacity is 40 people depending on the utilization. Turpin Meadow Ranch is a full-service guest ranch offering secluded rustic cabins and fantastic views of the Teton Mountains with a vacation experience families will cherish forever.

Offering Price was \$1,995,000

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