



LIVE WATER NEWS

A Special Interview on Cody Creek Ranch

Live Water Properties owner, Macye Maher, interviews co-founder Bill Healey about Cody Creek Ranch. The editorial content is featured in *Jetset Magazine* online.

Q: The stream was rehabilitated for the best possible trout fishing experience, the pond was reformed and new ponds created to enhance wildlife habitat. You have so many trout at Cody Creek. How extensive was the rehabilitation? Any trout you consider pets?

A: Cody Creek has had fish barriers in the past. As a tributary of the Snake River, the spring creek originates $\frac{3}{4}$ mile north of the property. I had a cool idea, for fish from the Snake to come back up to their origins. Fish ladders, little streams that go around culverts or dams, have effectively changed the scope of the fishery...for the better. After 10 years and with the fish blocks removed, everyone is cooperating. Four years ago, the fish count was half a dozen eggs, and 2 years ago, there were 40 eggs. Fish figured it out; they go home to spawn.

A: Walter is a legendary trout from Cody Creek. He lived a long life, and he is now cozy up in trout heaven.



Q: Your home is described as a museum. What distinguishes yours from other Jackson Hole residences?

A: A vast majority of the value is in the land.

A: There is a quaintness to my Jackson Hole luxury log home.

A: You can "catch fish, ride horses, sleep in a cabin."

A: Western art lives and breathes in its natural element here.

Q: The placement in the valley captures protected views and the stunning western evening lights. What other benefits of the location would inspire a new owner?

A: The sun sets at quarter to 10, in June. There are unobstructed and private views through the conservation easements and good stewardship by myself and other Creamery Lane neighbors. The proximity to Jackson Hole is a mere 5 minutes. With regards to the site, it is large by Jackson Hole standards – 65 acres with ponds and wildlife. Anyone would feel "connected" to nature.

For more information about the offering, [Cody Creek Ranch \(click here\)](#), please call us at 307.734.6100 or e-mail us at info@livewaterproperties.com.

A Trout Cause: The One Fly® Event

The 2012 Jackson Hole One Fly Event, during the first weekend of September, is a



celebration of fly fishing. The event is dedicated to the betterment of trout and trout habitat. The event organizers have formed a strategic partnership with the National Fish and Wildlife Foundation (NFWF) to manage the financial resources generated each year. The One Fly and NFWF meet these goals by awarding matching grants to projects benefiting conservation education, trout habitat protection and restoration, and natural resource management, specific to the native cutthroat trout fishery in the Snake River watershed.

In the 2012 tournament the Live Water Properties' team scored 12th out of the field of 40. At the Friday night fundraising event, one team member donated an Alaskan fishing trip to Rainbow King Lodge with a different team member purchasing the trip. Additionally, another team member bought the fishing trip to Argentina, and other team members purchased various silent auction items. Thank you to all of the 2012 team members. We look forward to watching these dollars improve local trout habitat! For more information on the Jackson Hole One Fly Event, please visit the website at www.jhonefly.org.

NEW LISTINGS

Maytag Mountain Retreat - Hillsdale, Colorado

This exceptional offering represents the finest in high-end construction and finishes set against the dramatic backdrop of the Sangre de Cristo Mountains in southern Colorado, on a 2,953-acre working cattle ranch. Located in Hillside, Colorado, the ranch is a few hours from Colorado's largest cities and close to the charming town of Salida. This Colorado mountain home is situated on the picturesque Maytag Mountain Ranch, a sustainable, certified organic cattle ranch featuring mountain-fed streams, direct access to the National Forest, equestrian amenities, furnished guest lodging cabins and a host of other rich recreational offerings. The home itself is positioned on a premier 100-acre parcel with sweeping mountain views from every window. Finished with only the finest, yet appropriately rustic appointments, the 4,900 sqft home offers rich hardwood floors, granite counter tops, numerous fireplaces, a home theater, Viking appliances and many other custom amenities. For the angling enthusiast, the ranch features numerous stocked ponds while the trout-filled waters of the remarkably scenic Arkansas River are a quick 10-minute drive, providing seemingly unlimited public access. Priced below a recent appraisal and a previous price of \$2,290,000, Live Water Properties now has this Colorado ranch for sale.



Offering Price is \$1,999,000

Platte River Cabins - Pine, Colorado

The Platte River Cabins' 8-acre offering represents exceptional trout fishing perched on 1/2



mile of the North Fork of the South Platte River. Ideally located in Pine, Colorado, within 1 hour of the Denver-Metro area, the Platte River Cabins offer a quick escape from city life to enjoy the rich recreational offerings available outside the cabin doors. This riverfront retreat offers ten historical cabins with five that are newly-remodeled. Additional renovations of the five historical cabins would allow for an increased bed count as a commercial operation or the opportunity to host more family and friends. Each private riverfront cabin is unique and provides excellent amenities including modern appliances, tastefully decorated furnishings and

spacious decks, several with hot tubs overlooking the river. Enjoy fly fishing, hiking, mountain biking, kayaking and other recreational opportunities all within close proximity to Denver.

Offering Price is \$795,000

SOLD RANCHES

RiverSong Farm and Forest Sanctuary - Hood River, Oregon

RiverSong Farm is a 91-acre property located in the Hood River Valley, 15 minutes from downtown Hood River and 30 minutes from four ski resorts, Mount Hood Meadows, Timberline, Ski Bowl and Cooper Spur. In the heart of steelhead country, the property consists of 19 acres of irrigated organic farmland, old growth oak, bigleaf maple, fir trees and fenced pasture for horses. Improvements include a restored 4BR, 2BA farmhouse, several yurts and a barn, all fronting a 1/2 mile of the Hood River. Recreational amenities include summer and winter steelhead fishing, with the best steelhead



run on the entire Hood River rumored to be onsite. In addition, steelhead anglers can access the Klickitat and White Salmon Rivers in Washington, both well-respected steelhead fisheries within 30 minutes of the property, and the mouth of the Deschutes River is only 45 minutes east. Resident populations of California quail, Ruffed grouse and pheasant are all available for the avid wingshooter. Hood River is a resort town located 1 hour from Portland and 45 minutes from the Portland International Airport. The town is known for its mild climate, excellent restaurants, local wineries and award-winning fruit orchards. During the summer, Hood River is a kite-boarding and windsurfing mecca, and in the winter it is a skier's dream. With a 1/2 mile of Hood River frontage and access to an additional 1 mile and 400 acres of landlocked public land adjacent to and upstream of the property, RiverSong Farm offers an extremely desirable lifestyle with endless recreational amenities.

Offering Price was \$1,295,000

Sawmill Lodge - Dubois, Wyoming



Situated on 7 acres in the Warm Springs Mountain Subdivision in Fremont County, Wyoming, the Sawmill Lodge provides stunning views of the Absaroka Mountain Range and Ramshorn Peak. Located 10 miles from the western community of Dubois and 4 miles off Highway 26, year-round access is provided by the county maintained Union Pass Road. With direct access to the famed Continental Divide Snowmobile Trail, the Sawmill Lodge has been a favorite of snowmobilers for years. "A touch of class on Union Pass" is the slogan used by the

Sawmill Lodge to denote its operating demeanor. This elegantly remodeled lodge consists of three levels and includes a very welcoming and spacious entry, lounge area and large dining room. The wrap-around deck exposes expansive mountain views and joins an outdoor barbeque solarium. The lodge was redesigned with attention to detail and workmanship. The electrical and plumbing have been upgraded or completely replaced and the appliances are top of the line. The accommodations are housed in a separate 2,468 sqft structure with 6 units and an excellent view of Ramshorn Peak. Lodging consists of 4 single-level rooms and 2 two-story suites. Each unit has its own private deck and tremendous views. Totally remodeled with new log siding and metal roofing, the units have new carpet, gas log stoves and ceramic bathrooms with jetted tubs. The four-season Sawmill Lodge is a true turnkey operation for the right family or corporate retreat.

Offering Price was \$1,100,000

Woods Creek 160 - Driggs, Idaho

Woods Creek 160 is a sportsman's paradise located in the heart of Teton Valley, Idaho, less than 3 miles from downtown Driggs and 40 minutes from the resort community of Jackson Hole, Wyoming. This recreational retreat boasts some of the best waterfowl hunting in the area in addition to excellent fly fishing on the 1+ mile of Woods Spring Creek. The impressive waterfowl component is largely due to the two developed and enhanced wetlands on the ranch, which are set amidst a myriad of natural springs and wetlands and close proximity to the Teton River. As Woods Spring Creek flows through the ranch, it ranges anywhere from 10-25 feet wide with good numbers of brook and native Yellowstone cutthroat trout. Given its confluence with the Teton River 1/2 mile to the west, there is great opportunity to further develop this fishery. Woods Creek 160 provides the ideal setting for a small cabin retreat in one of the West's most scenic and desirable valleys.



Offering Price was \$1,100,000

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