

# Letter from the Partners

We're taking this opportunity in our Summer Newsletter to announce the formation of "Live Water Jackson Hole Properties Division." Like our ranch properties we will be specializing in real estate with open space, live water, and fishing amenities. This niche was created in response to our clients' numerous requests for information and representation in the recreational resort property marketplace of Jackson Hole, Wyoming. Some of our past clients have purchased a ranch, and additionally requested that we locate a second property in the Jackson area so that all interests and needs of the family members can better be realized and enjoyed (i.e. hiking, skiing, shopping, and restaurants). Bill Healey will be spending the majority of his time on this endeavor while continuing to represent selected ranch properties in Wyoming, Idaho, and California. Alex Maher, of course, will continue to represent past and future clients in the recreational ranch marketplace throughout the Rocky Mountain West. Alex has become an extremely knowledgeable professional in this area, and looks forward to serving all your ranch needs in the future. In summary, when you are looking for the "perfect ranch," call Alex, or the "right Jackson Hole recreational property," call Bill.

Alex and Bill look forward to serving you with the help of our capable sales associates.

An additional benefit to purchasing real estate in Wyoming is its continued "tax friendly" status: once again, *Bloomberg Wealth Manager* magazine, and now *Kiplinger's Personal Finance* magazine have listed Wyoming as the most "tax friendly state" in which to reside for a myriad of financial, tax and estate planning reasons. Owning real estate is an excellent vehicle to begin complying with residency issues, and focus on making Wyoming your potential State of residence (See Attached).



**LIVE WATER**  
P R O P E R T I E S

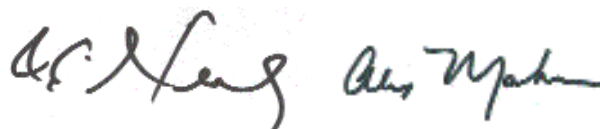


The local Teton County economy has bounced back this year in many areas especially real estate sales, prices, and values. Jackson Hole specifically, as well as other Rocky Mountain resort communities, continues to grow and become more desirable as the "Baby Boomer demographics" - all 80 million of them - are driving the recreational real estate market. As these "Boomers" continue to age - the first ones turn 60 on 1/1/2006 - and the desire for recreational/ranch/retirement property accelerates, that demand along with a fixed supply in areas like Jackson Hole, will result in an increasing price structure in years to come.

At Live Water Properties we know of a number of excellent available recreational properties in the Jackson Valley that are either beautifully improved or simply open property waiting for your dream home to be built.

Give Bill a call for a Jackson Hole recreational property tour.

Our best wishes for a wonderful summer season.



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*We're covering more of your needs.*

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*Explore the Finest Sporting Properties in Wyoming, Idaho, and Montana.*

# In Financial News...

Live Water Properties began following U.S. State rankings for tax-friendliness in the fall of 2003 and passed along the information in our company newsletter during the same time period. The tax advantages of investing in Wyoming are substantial and lend our Wyoming ranch listings a strategic incentive. Wyoming is still ranked number one for the seventh straight year as the most tax friendly State.



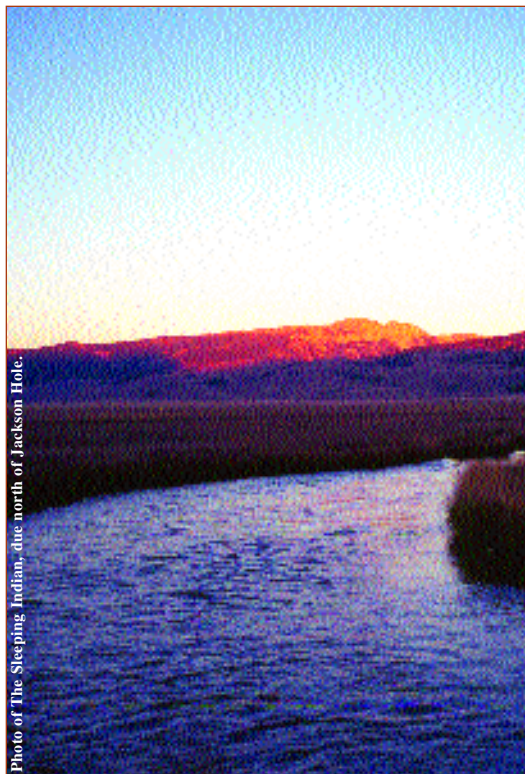
What *Bloomberg Wealth Manager* has to say about this year's State to State tax survey:

"How did individual States do? This year *Bloomberg Wealth Manager* looked at rankings in two ways - how States ranked as compared with last year, and also how they ranked compared to four years ago, in 2000, to identify longer-term trends.

Back in 2000, our top-ranked state was Wyoming. This year's top ranked state is ...Wyoming, which remains as tax-friendly as ever. It looks as if the Cowboy State's spot is secure for the future. Natural gas extraction in Wyoming is up, as are gas prices, and so the state politicians are in the enviable spot of having a projected budget surplus of more than \$1 billion over the next two years. Combine that with an ethic of governmental frugality and low taxes, and you get an environment that is wealth-friendly."

Quote from *Kiplinger's*, July 2004:

"When you add it all up - income taxes, property taxes, sales taxes and gasoline taxes - Wyoming, known as the Equality State, has a lot to brag about."



## Top 10 FOR RETIREMENT

- |              |                |
|--------------|----------------|
| 1. Hawaii    | 6. Alabama     |
| 2. Wyoming** | 7. Nevada      |
| 3. Delaware  | 8. Louisiana   |
| 4. Colorado  | 9. Alaska      |
| 5. Arizona   | 10. Washington |

## Bottom 10 FOR RETIREMENT

- |                  |                |
|------------------|----------------|
| 51. Wisconsin    | 46. New Jersey |
| 50. Nebraska     | 45. Illinois   |
| 49. Connecticut  | 44. New York   |
| 48. Kansas       | 43. Texas      |
| 47. Rhode Island | 42. Maine      |

\*\*In 2000, Wyoming was ranked # 1 for retirement and has been holding favorably since.

NOTE: the source for these retirement findings is *Bloomberg Wealth Manager*.



# Live Water Jackson Hole

## *Exclusive Client Representation in the Hole.*

A fine complement to Live Water Properties' ranch lifestyle investments is  
Jackson Hole's resort & recreational lifestyle investments.

Formally introducing our newest division:

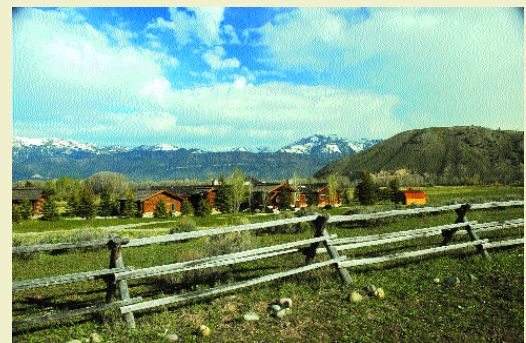
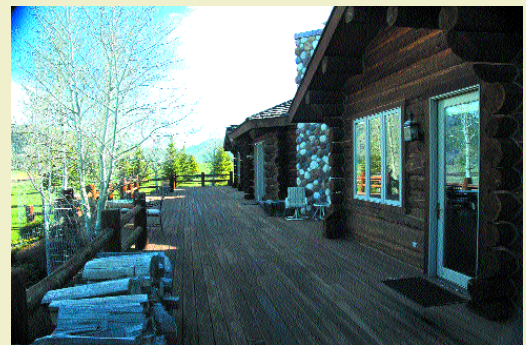
## *"Live Water Jackson Hole".*



We have been patiently waiting for a golden opportunity to jump in with an absolute dedication to the specific market of Jackson Hole recreational properties. As most of the land in Teton County is public (over 97%), the land that is developable is considered extremely valuable. Moreover, the size of these properties is not as large as our typical recreational ranch offerings. However, these are indeed properties that are desired by our clientele, frequently as a singular investment, other times as a dual investment, purchased in conjunction with a fly fishing property.

The excellent historical appreciation of Jackson Hole real estate has shown to perform so well that it drives up the value of properties in the five surrounding counties. Low interest rates, optimistic attitudes with regards to the economy, and new resort development in the area, are great reasons to look more closely at this valley. In fact, many customers come to us in search of the traditional ranch, yet find that in actuality their cultural tastes, family dynamics, and affection for this aesthetic haven, have them right back here looking at residential Jackson Hole properties. The community has a knack for stealing one's affection.

We at Live Water Jackson Hole endeavor to provide the utmost in professional service, diligence and dedication for the acquisition of an in-valley residence that exemplifies the finest in Rocky Mountain Living. We look forward to showing you and your family the mystique of Jackson Hole.



# State to State Rankings

## OVERALL WEALTH FRIENDLINESS

		Average Rank	Grade
1	Wyoming	1.25	A+
2	Nevada	6.25	A+
3	Tennessee	6.75	A+
4	Alabama	7.00	A+
5	Alaska *	8.25	A
5	Colorado *	8.25	A
7	Washington	8.75	A
8	Louisiana	9.00	A
9	Delaware	10.00	A-
10	Arizona	10.25	A-
11	Florida	12.75	A-
12	New Hampshire	15.75	A-
13	South Dakota	16.75	B+
14	Hawaii	17.00	B+
15	Mississippi	17.50	B+
16	Georgia	19.00	B+
17	Maryland	19.25	B
18	Virginia	20.00	B
19	Utah	21.75	B
20	Indiana	22.00	B
21	Arkansas	24.25	B-
22	Kentucky *	24.50	B-
22	Pennsylvania *	24.50	B-
24	New Mexico	24.75	B-
25	Massachusetts	25.50	C+
26	South Carolina	26.50	C+
27	Missouri	27.25	C+
28	Oklahoma*	27.50	C+
28	Texas*	27.50	C
30	Michigan	29.50	C
31	West Virginia	30.25	C
32	District of Columbia	31.50	C
33	Illinois	32.25	C-
34	North Dakota	33.00	C-
35	North Carolina	33.25	C-
36	Minnesota	33.50	C-
37	Iowa	33.75	D+
38	California*	36.00	D+
38	Montana*	36.00	D+
40	Connecticut	36.25	D+
41	Kansas	37.00	D
42	Oregon	38.75	D
43	Ohio	39.00	D
44	Idaho	39.75	D
45	Maine*	42.50	D-
45	New Jersey*	42.50	D-
47	Nebraska	43.75	D-
48	Vermont	45.50	D-
49	New York	46.00	F
50	Wisconsin	47.25	F
51	Rhode Island	49.00	F

\* denotes tie rankings.

## Methodology

To gauge the wealth friendliness of the 50 states and the District of Columbia, *Bloomberg Wealth Manager* created four hypothetical families with incomes, assets, and spending patterns designed to measure the varied impact of state taxes on consumption, salary, real estate, personal property, and retirement assets. Each family is assumed to be married and filing jointly, except in rare cases where a lower tax results from a different filing.

### Family No. 1

Derives most of its wealth from salary: \$500,000 in adjusted gross income, \$10,000 in long-term capital gains, \$2,000 in ordinary income, \$5,000 in municipal bond income from another state. Home value of \$500,000. Spending of \$80,000, including a \$16,000 on food, \$4,000 on prescription drugs, \$2,000 on over-the-counter medications, and 600 gallons of gas. Two dependents, ages 10 and 12. One-year-old car with original value of \$50,000.

### Family No. 2

Has most of its wealth in real assets: \$100,000 in adjusted gross income, \$10,000 in long-term capital gains, \$2,000 in ordinary income, \$5,000 in municipal bond income from another state. Primary home value of \$1 million; secondary home value of \$250,000 in same state. Spending of \$40,000, including \$10,000 on food, \$3,000 on prescription drugs, \$2,000 on over-the-counter medications, and 600 gallons of gas. Two dependents, ages 10 and 12. One-year-old car with original value of \$50,000.

### Family No. 3

Has wealth in mixed assets: \$500,000 in adjusted gross income, \$10,000 in long-term capital gains, \$2,000 in ordinary income, \$5,000 in municipal bond income from another state. Home value of \$1 million. Spending of \$80,000, including \$16,000 on food, \$4,000 on prescription drugs, \$2,000 on over-the-counter medications, and 600 gallons of gas. Two dependents, ages 10 and 12. One-year-old car with original value of \$50,000.

### Family No. 4

Receives most of its wealth in retirement: No earned income, \$20,000 in long-term capital gains, \$5,000 in ordinary income, \$20,000 in municipal bond income from another state. Disbursement of \$10,000 from an individual retirement account, \$50,000 in a non-lump-sum distribution from a private defined-benefit pension plan, \$34,312 in Social Security income. Home value of \$500,000. Spending of \$50,000, including \$16,000 on food, \$10,000 on prescription drugs, \$4,000 on over-the-counter medications, and 600 gallons of gas. No dependents. One-year-old car with original value of \$50,000.

Given the financial characteristics of these four families, *Bloomberg* crunched the income tax numbers for each state using Quicken's TurboTax computer programs from Intuit. Real Estate taxes were calculated based on the average tax rate from an index of 300 cities compiled by Runzheimer International, a Wisconsin-based management-consulting firm. Sales taxes (including fuel) were figured using data from the Federation of Tax Administrators. Car licensing and registration fees, as well as personal property taxes on autos, were based on information provided by individual states and the National Conference of State Legislatures.

Next *Bloomberg* ranked each state according to the tax due for each of the four families. Grades were assigned in 12-point increments: states ranked 1 through 12 earned an A, 13 through 24 garnered a B, and so on. Finally, *Bloomberg* averaged the rankings from the four categories to determine overall wealth friendliness and graded those results using the same system. The complete findings appear at the left and right.

-Thomas D. Saler  
Bloomberg writer

# State to State Rankings

	WEALTH IN SALARY			WEALTH IN REAL ASSETS			WEALTH IN MIXED ASSETS			WEALTH IN RETIREMENT		
		Rank	Grade		Rank	Grade		Rank	Grade		Rank	Grade
Wyoming	\$7,259	1	A+	\$10,949	1	A+	\$10,759	1	A+	\$5,795	2	A+
Nevada	10,182	4	A+	16,167	10	A-	15,602	4	A+	7,828	7	A
Tennessee	10,482	5	A	14,942	7	A	15,235	2	A+	8,992	13	B+
Alabama	23,152	10	A-	11,702	3	A+	25,494	9	A-	7,649	6	A
Alaska *	8,003	2	A+	19,163	19	B	15,443	3	A+	8,035	9	A-
Colorado *	28,943	13	B+	12,601	4	A+	31,773	12	A-	7,333	4	A+
Washington	10,588	6	A	18,028	14	B+	16,978	5	A	8,210	10	A-
Louisiana	25,803	11	A-	13,140	6	A	28,618	11	A-	7,844	8	A
Delaware	32,780	18	B	12,789	5	A	36,024	14	B+	5,871	3	A+
Arizona	31,125	15	B+	15,352	8	A	35,055	13	B+	7,471	5	A
Florida	11,051	7	A	20,103	26	C+	18,406	7	A	8,892	11	A-
New Hampshire	9,483	3	A+	22,528	32	C	18,253	6	A	10,341	22	B-
South Dakota	11,333	8	A	21,841	31	C	19,378	8	A	9,905	20	B
Hawaii	44,988	36	C-	11,218	2	A+	46,433	29	C	3,445	1	A+
Mississippi	35,313	20	B	19,313	20	B	40,153	18	B+	8,989	12	A-
Georgia	37,497	24	B-	18,650	15	B+	42,252	23	B-	9,098	14	B+
Maryland	32,410	16	B+	19,554	21	B-	37,928	16	B+	10,428	24	B-
Virginia	37,437	23	B-	18,921	16	B+	42,102	22	B-	9,745	19	B
Utah	37,902	25	C+	17,414	13	B+	42,052	21	B-	11,804	28	C+
Indiana	32,682	17	B	20,796	28	C+	38,703	17	B	11,442	26	C+
Arkansas	43,487	34	C-	16,951	12	A-	46,946	30	C	9,915	21	B-
Kentucky *	39,969	28	C+	20,913	29	C	45,070	26	C+	9,200	15	B+
Pennsylvania *	27,366	12	A-	28,014	42	D	36,585	15	B+	11,974	29	C
New Mexico	45,169	38	D+	15,845	9	A-	48,904	36	C-	9,330	16	B+
Massachusetts	36,121	21	B-	21,431	30	C	41,561	19	B	12,486	32	C
South Carolina	45,109	37	D+	16,685	11	A-	48,707	35	C-	10,377	23	B-
Missouri	37,999	26	C+	20,080	25	C+	43,235	25	C+	12,867	33	C-
Oklahoma*	43,334	32	C	20,399	27	C+	48,493	33	C-	9,543	18	B
Texas*	15,983	9	A-	31,090	48	D-	27,429	10	A-	13,688	43	D
Michigan	33,252	19	B	28,971	44	D	42,385	24	B-	12,312	31	C
West Virginia	41,554	30	C	19,704	23	C-	45,880	27	C+	13,563	41	D
District of Columbia	53,220	48	D-	18,963	17	B	57,127	44	D	9,504	17	B
Illinois	30,591	14	B+	34,265	50	F	41,950	20	B	14,158	45	D-
North Dakota	37,040	22	B-	29,738	45	D-	47,336	31	C	12,904	34	C-
North Carolina	48,378	43	D	20,042	24	B-	53,161	39	D+	11,724	27	C+
Minnesota	47,517	41	D	19,084	18	B	51,944	38	D+	13,225	37	D+
Iowa	40,679	29	C	25,827	38	D+	47,613	32	C	13,116	36	C-
California*	53,263	49	F	19,579	22	B-	57,941	48	D-	10,816	25	C+
Montana*	44,370	35	C-	24,738	37	D+	51,706	37	D+	13,032	35	C-
Connecticut	38,004	27	C+	27,728	41	D	45,993	28	C+	15,259	49	F
Kansas	42,638	31	C	23,057	35	C-	48,583	34	C-	15,176	48	D-
Oregon	51,180	46	D-	22,846	33	C-	57,527	46	D-	12,158	30	C
Ohio	45,635	39	D+	25,844	39	D+	53,189	40	D+	13,231	38	D+
Idaho	49,219	44	D	22,910	34	C-	54,920	41	D	13,451	40	D+
Maine*	51,438	47	D-	24,006	36	C-	57,458	45	D-	13,584	42	D
New Jersey*	43,449	33	C-	34,168	49	F	55,396	42	D	14,408	46	D-
Nebraska	47,552	42	D	27,365	40	D+	56,166	43	D	16,095	50	F
Vermont	54,211	50	F	28,125	43	D	63,197	50	F	13,276	39	D+
New York	51,170	45	D-	30,749	46	D-	61,289	49	F	13,911	44	D
Wisconsin	46,867	40	D+	34,579	51	F	57,841	47	D-	17,756	51	F
Rhode Island	* 56,419	51	F	31,076	47	D-	66,236	51	F	14,773	47	D-

\* denotes tie rankings.



# Ranches For Sale



**Aubrey Spring Ranch**

- Near Sun Valley in Blaine County, Idaho.
- 285 acres including 2 ponds.
- 1.5 miles of private spring creek fishing.
- Prolific waterfowl habitat.
- Dramatic fishery enhancement.
- 3 creeks flow through ranch.
- 3 BR home & 2 BR caretaker's home.
- \$4,250,000.
- Associate Broker is part owner.



**Ash Creek Ranch**

- Northern California, 2 hours from Redding.
- 1,100 acres in the Cascade Mountains.
- 4 miles of private spring creek fishing.
- Wild trout, game, waterfowl, upland birds.
- Bordered by Modoc National Forest.
- Conservation Easement Potential.
- 3 BR home, caretaker's home, barn, shop.
- \$4,000,000.



**Finlandia Ranch**

- Teton Valley, Idaho.
- 720 scenic acres of wildlife habitat.
- 75 minutes from Jackson Hole, WY.
- 1.4 miles of Conant Creek fishery.
- Dramatic Teton views across valley.
- 2,400 sq ft, 6 BR, 3- story home.
- Large game, upland birds, cutthroat trout.
- \$3,600,000



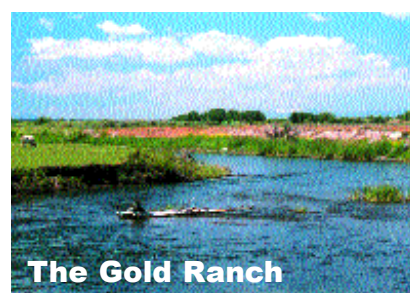
**Timber Draw Ranch**

- Lincoln County, Western Wyoming.
- 22 miles from Afton.
- 2,573 acres of timber & meadows.
- Hunting for elk, mule deer, moose, grouse.
- Giraffe Creek, a native trout fishery.
- Predominately surrounded by public lands.
- Conservation Easement Potential.
- \$3,200,000.



**Morningstar Ranch**

- Star Valley, Wyoming.
- 460 acres of prime sporting property.
- 1.25 miles of Salt River frontage.
- 2.5 miles of 4 spring creeks.
- Prolific fishery for browns and cutthroats.
- Home remodeled in 2003.
- 45 minutes south of Jackson Hole.
- \$2,980,000.



**The Gold Ranch**

- Madison County, Southeastern Idaho.
- 540 acres, near 3 waterfowl hunting clubs.
- Finest waterfowl hunting in the Rockies.
- 1 mile of Henry's Fork frontage.
- 1 mile of large spring creek, Texas Slough.
- Great views of the Big Hole Mountains.
- Conservation Easement Potential.
- \$2,700,000.



**Fishhook Ranch**

- Silverbow County, Southwestern Montana.
- 487 acres in the Pioneer Mountains.
- Over 2 miles of Big Hole River frontage.
- Borders BLM property on 2 sides, which leads directly to national forest.
- Diverse wild trout habitat.
- Well-positioned for the sporting enthusiast.
- \$2,500,000.



**Leeper Ranch**

- Sublette County, Wyoming.
- 96.52 acres bordering national forest.
- 30 miles south of Jackson Hole, WY.
- First-class western, equestrian facility w/ indoor arena, viewing stands, stalls etc.
- 3/4 mile of Hoback River bisects property.
- Cutthroat and brook trout fishing.
- 10-acre zoning.
- \$2,400,000.



**Three Bar Ranch**

- Sublette County, Wyoming.
- 2,600 deeded acres consisting of hay meadow, river bottom and pastureland.
- 2 world renowned trout rivers, the Green and the New Fork, flow through the ranch.
- Fishery miles total 4 1/2, with wild brown, cutthroat, rainbow and brook trout.
- Turnkey opportunity w/ livestock operation.
- \$6,500,000.



# Ranches For Sale



**Conant Creek Ranch**

- Fremont County, Idaho.
- 280 acres of pasture and tree cover.
- One mile of live water on Conant Creek.
- Breathtaking views of the Teton Range.
- 20 miles from Yellowstone National Park.
- Prime ranchland with cutthroat trout fishing.
- Adjacent to the 720-acre Finlandia Ranch.
- \$2,100,000.



**Green River Trout Ranch**

- Sublette County, Western Wyoming.
- 4 parcels of approx. 430 acres each.
- Exclusive access to 3.5 miles of both sides of the Green River.
- Brown trout heaven.
- Conservation Easement Potential.
- \$1,950,000 per parcel.
- Associate Broker is part owner.



**South Fork River Estate**

- Bonneville County, Eastern Idaho.
- Custom 4,200 sq ft log home.
- 3 BR, 3B, office, gourmet kitchen, shop.
- Home sits on 16.6 acres on a bluff above the South Fork of The Snake River.
- Dramatic views and access to 1 mile of wade fishing.
- Cutthroat, rainbow and brown trout fishing.
- \$1,600,000.



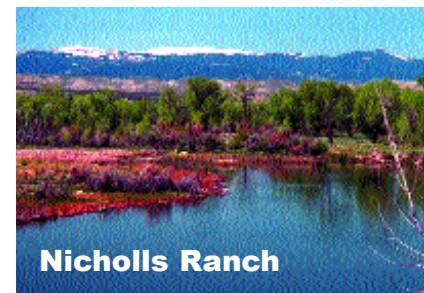
**Bull Mtns Hunting Ranch**

- Musselshell County, Montana.
- 1,650 acres, 15 miles E. of Roundup MT.
- Prime pine-covered habitat for big game.
- 2.5 miles of Musselshell River.
- Thriving pheasant, elk & deer populations.
- Two ranch homes.
- Ideal hunting or wilderness retreat.
- \$1,500,000.



**Tailwaters Ranch**

- Thermopolis, Wyoming.
- 229 acres with 1 mi. of the Big Horn River.
- In the Wind River Canyon Scenic Area.
- Wild cutthroat, rainbow and brown trout.
- Remodeled farmhouse & outbuildings.
- Minimum of \$400,000 down with remainder paid over 7 to 10 years.
- Reduced to \$975,000.



**Nicholls Ranch**

- Fremont County, Wyoming.
- 426 acres near Dubois and Riverton.
- 3/4 mile of Wind River frontage.
- Hunting and fishing habitat with wild trout, deer, waterfowl and pheasant.
- Near Bull Lake & Bull Lake Creek.
- Exciting & dynamic wildlife ranch.
- \$975,000.



**Big Hole Meadows**

- Silverbow County, SW Montana.
- 95.7 acres with 1/2 mile Big Hole frontage.
- Located in the Pioneer Mountains.
- Building site with power, well, septic.
- Island in front of building site provides wonderful, varied onsite fishing.
- Can be purchased with Fishhook Ranch.
- Possible owner financing.
- \$780,000.



**PENDING**  
**Fall River Retreat**

- Eastern Idaho, 75 min. from Jackson Hole.
- 65.5 acres on two levels.
- Over 1/2 mile of rare Fall River frontage.
- Dramatic Teton views.
- Cozy home, garage, barn, horse facilities.
- Wild rainbows and native cutthroat trout.
- 10 minutes from the Tailwater Section on the Henry's Fork.
- \$695,000.



**Cutthroat Meadows**

- Star Valley in Western Wyoming.
- Three 35 acre parcels.
- Each parcel has Salt River frontage.
- Homesites offer mountain and river views.
- Wild cutthroat and brown trout fishery.
- Exceptional recreational amenities.
- Parcel 3 offered for \$379,000.
- Parcel 2 offered for \$389,000.
- Parcel 1 offered for \$399,000.



PRSRT STD  
US Postage  
Paid  
Bozeman, MT  
59715  
Permit #106

Live Water Properties, LLC

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307.734.6100 or tollfree 866.734.6100

**ALEX MAHER, Broker/Owner**

**WILLIAM P. HEALEY, Associate Broker/Owner**

**STEVE ROBERTSON, Associate Broker**

**MACYE LAVINDER MAHER, Manager**

**ERIN LINKLATER, Executive Administrator**

**TERRY FIESELER, Sales Associate**

**TATE M. JARRY, Sales Associate**

**JOHN C. TOZZI, Sales Associate**

**DAN VERMILLION, Sales Associate**

## 6 Ways to Travel the Ranch



**[www.livewaterproperties.com](http://www.livewaterproperties.com)**