

Granite Ranch

Jackson Hole, Wyoming

A 33-acre parcel of private land surrounded by wilderness is one hour from Jackson, Wyoming and has the infrastructure to be a guest ranch, educational facility, or corporate retreat. Or you can keep it to yourself.

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Granite Ranch

Only 26 miles from downtown Jackson, Granite Ranch feels light years away. Or maybe it feels like a leap back to simpler times. On Granite Creek, in the Gros Ventre Mountains and downstream from a waterfall that parts of the 1992 fly-fishing movie *A River Runs Through It* were filmed, the Ranch is a rare in-holding—private property surrounded by public land—in the Bridger-Teton National Forest. Here

you can hike, read in front of a fire, fly-fish, see the Milky Way, hunt, sip a cocktail on the porch, and ride horses. A conditional use permit from Teton County allows the Ranch to be operated as a seasonal guest ranch—likely the most unique in Jackson Hole. It has 30,000+ square feet of space between 23 structures dating from the 1930s to 2018 and can sleep 100 people.

Wilderness to Call Your Own

Granite Ranch is one of only seven private properties—in-holdings—in Granite Creek in the southern Gros Ventre Mountains, which are part of the 3.4 million acre Bridger-Teton National Forest. These seven properties, with four owners, range in size from 2 to 86 acres that comprise the original 160-acre homestead.

While only 26 miles from downtown Jackson, between road-side wildlife sightings and eight miles of dirt road, plan on the drive from there to Granite Ranch being one hour. Between November 1 and early May, the eight miles of dirt—the final stretch to the Ranch—are unplowed and can only be traveled via over-snow vehicles. A snowmobile would be easiest; cross-country skis or a fat bike would make it a workout; dog-sled—there’s an outfitter, a former Iditarod

racer, who lives and has his kennels at the mouth of Granite Canyon, about where the road stops being plowed—would make for the best story to share with friends.

As an in-holding in the BTNF, Granite Ranch is in the middle of some of the wildest land in the Lower 48 States; the BTNF is home to Wyoming’s tallest mountain (13,804-foot-tall Gannett Peak), more than 1,000 miles of trails for hiking and horseback riding, seven of the ten largest glaciers in the Lower 48 states outside of Washington state, more than 400 species of mammals and birds, the headwaters of the Green River (the chief tributary to the mighty Colorado River), and three designated wilderness areas. It is one of these wilderness areas, the 285,619-acre Gros Ventre Wilderness, that surrounds Granite Ranch. A designated

wilderness area receives the government’s highest level of land protection. Camping, fishing, hunting, and hiking are allowed in wilderness areas; not allowed are mining, logging, the construction of roads or buildings, and motorized and mechanized vehicles (bicycles are mechanized and so not allowed). From the landmark 1964 Wilderness Act:

“A wilderness, in contrast with those areas where man and his own works dominate the landscape, is hereby recognized as an area where the earth and its community of life are untrammelled by man, where man himself is a visitor who does not remain.”

Granite Ranch is a rare opportunity to live with modern comforts in the middle of a landscape promised to forever be “untrammelled.”



The original tract was a 160-acre homestead. Today, there are four owners of the seven parcels that comprise the 160-acre tract that is an in-holding in the Bridger-Teton National Forest.



“Outclassed by the visually more impressive Tetons, some 287 million years their junior, the rounded peaks, immensely gently sloping canyons, steep draws and gullies, and thick forest of the Gros Ventres convey a sense of age, a primeval quality.”

—Jackson Hole Guide, August 7, 1980



A Human Paradise for More than 10,000 Years

Archaeological evidence reveals that people have hunted and seasonally lived in this area for at least 10,000 years, which isn’t surprising given that today it is one of the premiere hunting areas in the state. Wickiups and vision sites have been found in the Gros Ventre Wilderness surrounding Granite Ranch. In 1919, the ranch was homesteaded; while this was the hey-day of dude ranches in Jackson Hole, Dr. William H. McKahan took a different path here and raised cattle and pine martens.

In 1938, the ranch got its second steward, Slim Bassett, an avid angler who undoubtedly knew all of the best fishing holes in the many creeks on and around the ranch and who, with his wife Mabel, did run it as a dude ranch and hunting camp. Most of its staff and guests returned year after year. In 1960, Dr. Donald “Doc” MacLeod, Jackson Hole’s second physician and a good friend of Slim and Mabel’s, became the ranch’s third owner. Ambitious hikers can start at Granite Ranch and, about seven very scenic miles and 4,000 vertical feet later, reach MacLeod Lake, named for beloved Doc, who, during his years in the valley delivered more than 2,500 babies, drove a horse-drawn sleigh to rescue patients and, occasionally pinch-hit as the valley’s only veterinarian.

Doc, his daughter Janet, and her husband Larry Moore continued Slim’s outfitting operation until Larry’s death in 1976. In 1982, 33.6 acres of the original 160-acre homestead were sold to Safari Club International. It is this acreage that is today Granite Ranch. Janet Moore is still in the area, on another part of the homestead. While her horseback riding days are behind her, Janet still enjoys watching the wildlife that wanders through, and reminisces about rides of years past, including riding to Jackson for ice cream. “It is a great place to ride,” she says. “You can start at the ranch and go almost anywhere—Turquoise Lake, Crystal Creek, Shoal Falls, or even to Cache Creek and into Jackson!”



Slim & Mabel Bassett









Turnkey Guest Ranch

Although Granite Ranch hasn't operated as a guest ranch since 1977, all it needs to be one again is staff. Included in this sale is a grandfathered commercial use permit, a type of permit that is impossible to get today. The permit allows Granite Ranch to operate as

a seasonal commercial guest ranch hosting 100 guests at a time. But this permit would be useless without the infrastructure to support it. While Granite Ranch has not been a guest ranch for more four decades, since 1980 it has been home to the American Wilderness Leadership

School. Run by Safari Club International, this school brought students and educators—more than 3,000 high school students and more than 8,000 teachers—from across the country to live on, learn from, and experience the property.

Improvements

GRANITE RANCH INCLUDES 23 STRUCTURES:

Parts of the 14,080-sf Main Lodge date to the 1970s, but it was mostly constructed in the 1980s and expanded in the 1990s. A new roof cover was completed in 1995. This building includes a kitchen, dining room, classroom, library, two communal bathroom/shower areas, and 16 sleeping rooms. Together, as currently configured, these sleep up to 39 guests.

In 2018 two identical two-story duplex cabins were built; each has four individual suites, including one ADA compliant suite and sleeps up to 16 guests.

Six cabins were built between 1930 and 1995. Four of these six are identical. The fifth is the only guest cabin with a kitchen. The oldest of the six cabins is the laundry cabin.

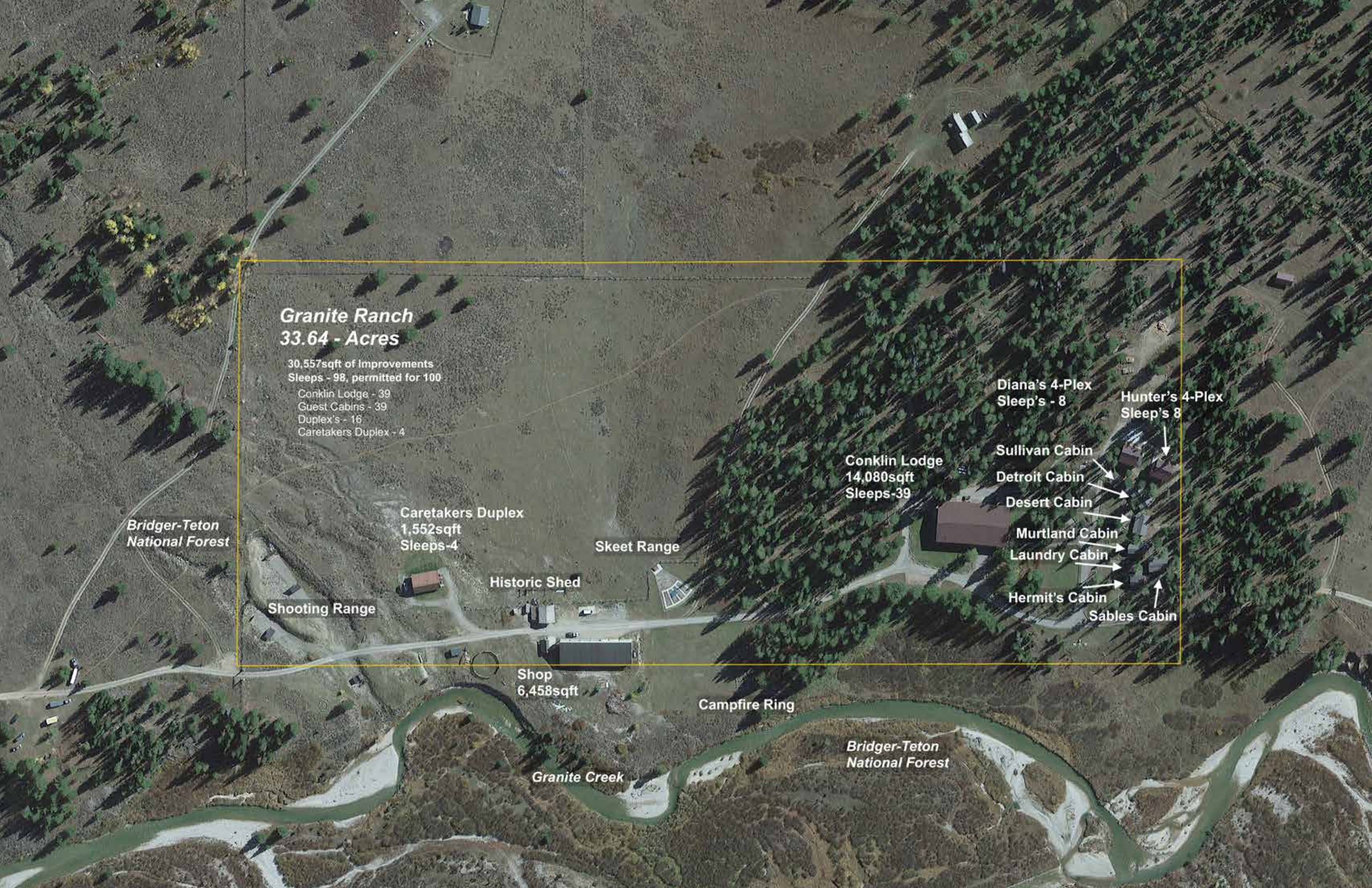
A 1,552-sf caretaker’s duplex was built in 2014. It includes two separate 776-sf apartments, each of which has

a full kitchen and a loft area, and a full basement and can sleep four guests. The basement is only partially finished and Granite Ranch’s current owners use it for storage.

A 6,160-sf steel frame shop was built on the ranch in 2003.Approximately 2,640-sf of it is insulated; the remaining area is configured as open storage.

All structures have been well maintained.

Description	Year Built	Size (SF)	Construction	Allocation
Lodge / Education Center	1970's & 1980's / 1995	14,080	Wood Frame with log siding and heavy structural steel and metal roof built over as a separate structure to protect from heavy snow and ice.	Lodge, Kitchen, Dining, Education Room (7,680 SF) / Dormitory (3,840 SF) / 2nd Floor Office/Storage/Staff Area (2,560) / Deck&Porch (860 SF)
Sullivan Cabin	1990 - 1995	510	Wood Frame (Log)	Log Guest Cabin with 204 SF Deck/Porch
Detroit Cabin	1990 - 1995	612	Wood Frame (Log)	Log Guest Cabin with 204 SF Deck/Porch
Desert Cabin	1990 - 1995	612	Wood Frame (Log)	Log Guest Cabin with 204 SF Deck/Porch
Murtland Cabin	1990 - 1995	576	Wood Frame (Log)	Log Guest Cabin with 96 SF Deck/Porch
Sables Cabin	1990 - 1995	612	Wood Frame (Log)	Log Guest Cabin with 204 SF Deck/Porch
Diana’s Staff Cabin	2018	1,495	Wood Frame (Log)	Two story Log Staff Cabin with Covered Deck/Porch. Cabin comprised of 4 units each 373.63 SF with 1 unit ADA compliant unit.
Hunter Legacy Fund Staff Cabin	2018	1,495	Wood Frame (Log)	Two story Log Staff Cabin with Covered Deck/Porch. Cabin comprised of 4 units each 373.63 SF with 1 unit ADA compliant unit.
Hermit Hut	Unknown (newer)	221	Wood Frame	Log cabin with loft, no bath.
Laundry House	Unknown (older)	432	Wood Frame	Log cabin.
Old Shop	Unknown (older)	1,152	Wood Frame	Two story shop/storage building
New Shop	2003	6,160	Metal Frame	Insulated Steel Shop (2640 SF) and Open Steel Storage Building (3520 SF)
Caretaker's Duplex	2014	2,600	Wood Frame	One story duplex with full basement (partially finished) and 350 SF Covered Deck. Both units have a loft area.
TOTAL		30,557		



Granite Ranch 33.64 - Acres

30,557sqft of Improvements
Sleeps - 98, permitted for 100
Conklin Lodge - 39
Guest Cabins - 39
Duplex's - 16
Caretakers Duplex - 4

Bridger-Teton
National Forest

Shooting Range

Caretakers Duplex
1,552sqft
Sleeps-4

Historic Shed

Skeet Range

Shop
6,458sqft

Campfire Ring

Granite Creek

Conklin Lodge
14,080sqft
Sleeps-39

Diana's 4-Plex
Sleep's - 8

Hunter's 4-Plex
Sleep's 8

Sullivan Cabin

Detroit Cabin

Desert Cabin

Murtland Cabin

Laundry Cabin

Hermit's Cabin

Sables Cabin

Bridger-Teton
National Forest



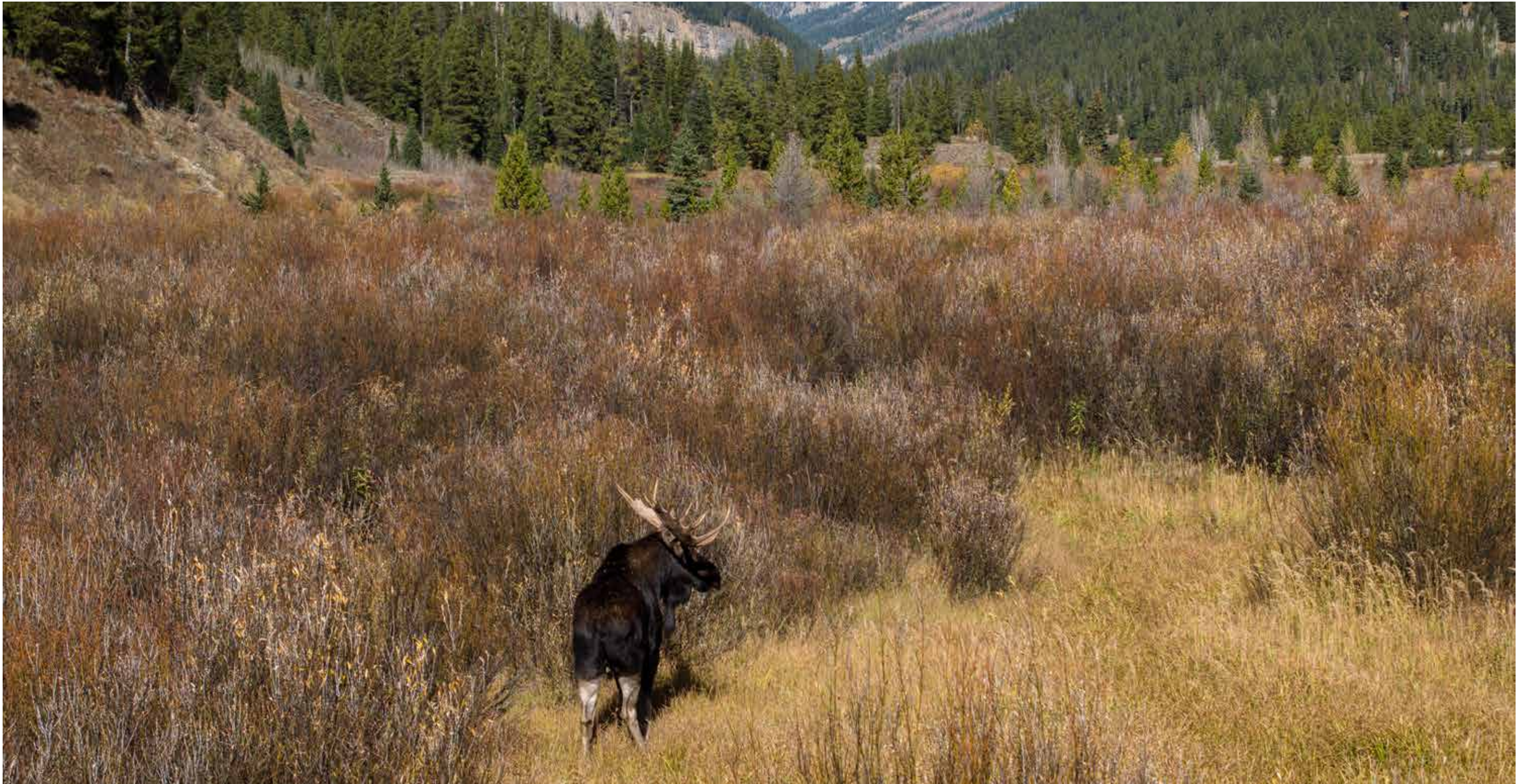
Granite Falls

A stunning wide-block waterfall that was featured in the 1992 movie, A River Runs Through It. The falls were the backdrop of the scene where the boys steal the rowboat and take it downriver and over the falls. Below the falls, there a few natural hot spring pots you can soak in.









Meet the Neighbors

The BTNF is 3.4 million acres and connects to Grand Teton National Park, the National Elk Refuge, and Yellowstone National Park. Granite Ranch sits in the heart of the 22-million-acre

Greater Yellowstone Ecosystem, one of the last intact temperate ecosystems in the world. "Intact" means that all of the wildlife that lived in the area prior to the arrival of Europeans still live

here. While moose are frequently spotted, there are also osprey, sandhill cranes, elk, beavers, and black and grizzly bears.

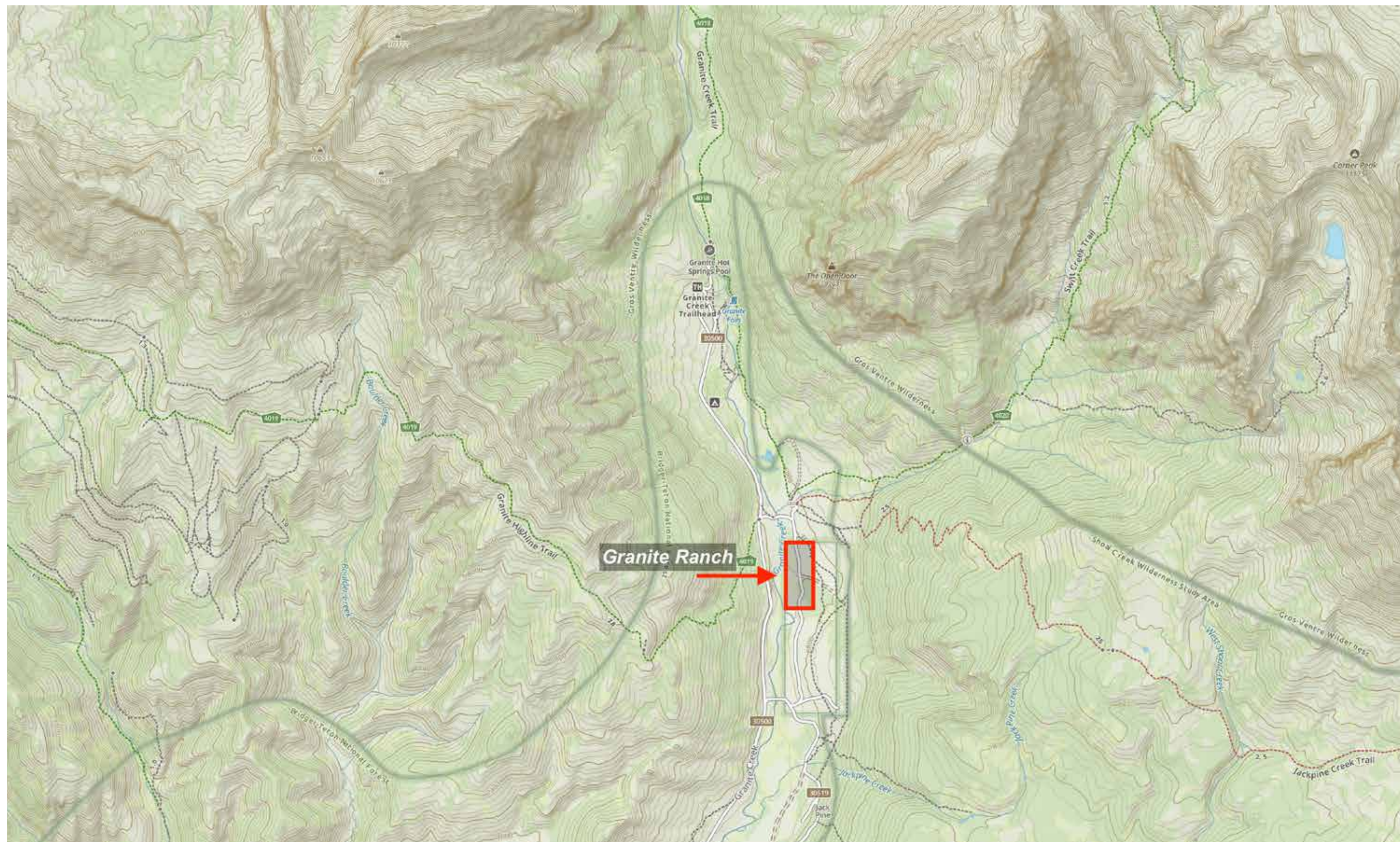




Granite Hot Springs

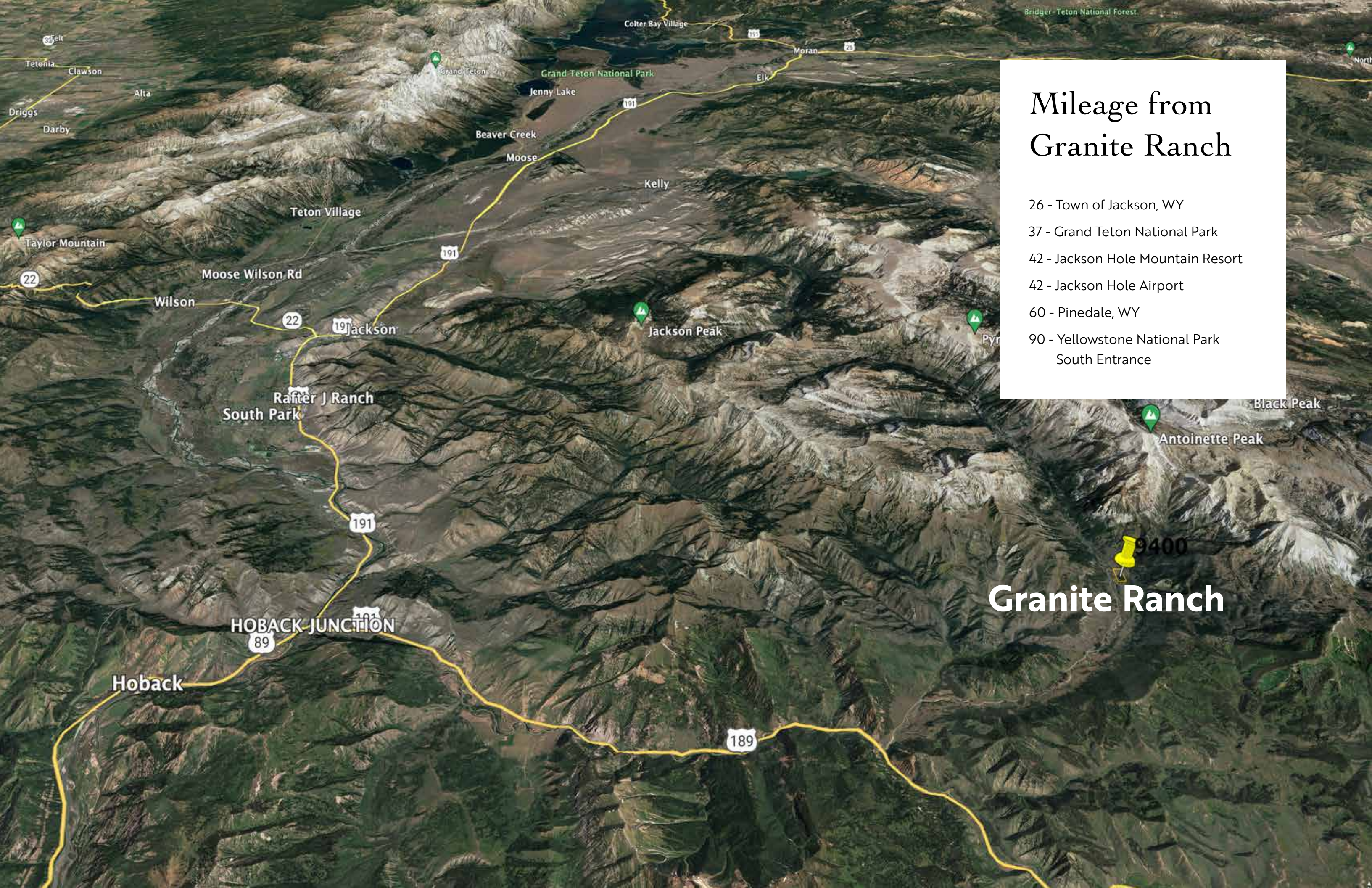
Two miles up the road from the ranch is a developed, concrete hot spring pool situated alongside Granite Creek amongst huge spruce, fir and pine forest. Built in 1933 by the Civilian Conservation Corps (CCC). Water temperatures range from 93° in the summer to 112° in the winter.











Mileage from Granite Ranch

- 26 - Town of Jackson, WY
- 37 - Grand Teton National Park
- 42 - Jackson Hole Mountain Resort
- 42 - Jackson Hole Airport
- 60 - Pinedale, WY
- 90 - Yellowstone National Park South Entrance

Granite Ranch

Chain of Ownership and History

1919

Dr. William H. McKahan homesteaded this 160-acre ranch. Doc McKahan was a US Army retired veterinarian who was interested in starting a cattle ranch and raising pine martens. In 1925, after improving the land and surviving 5 years, Doc received the title for the 160 acres.

At some point, Doc McKahan took out a loan from a Mr. Johnson who had a cabin up on Jackson Lake. When Mr. Johnson dies, the administrators of his will put the ranch up for sale.

1938

Grover Cleveland "Slim" Bassett, who was familiar with the area, purchased the 160-acre ranch for \$3,500 from money he borrowed from Mr. LB Maytag. Maytag was a regular fishing partner of Slim's.

1937

Dr. Donald MacLeod came to Jackson, Wyoming to serve the community hospital as its second full-time physician with the passing of Dr. Huff. Mabel Bassett was one of Dr. MacLeod's first patients. The Bassetts became good friends and offered Dr. MacLeod two acres of land in exchange for medical services, as he loved the area and enjoyed riding. He built a cabin so he could stay there and take care of his horses and mules. Dr. MacLeod's daughter, Janet, spent many summers with the Bassetts.

1960

The property was purchased by Dr. MacLeod along with his daughter Janet and her husband, Larry Moore. They continued the outfitting operation of the ranch until 1976, when Larry passed away from a heart attack at the age of 44.

1980

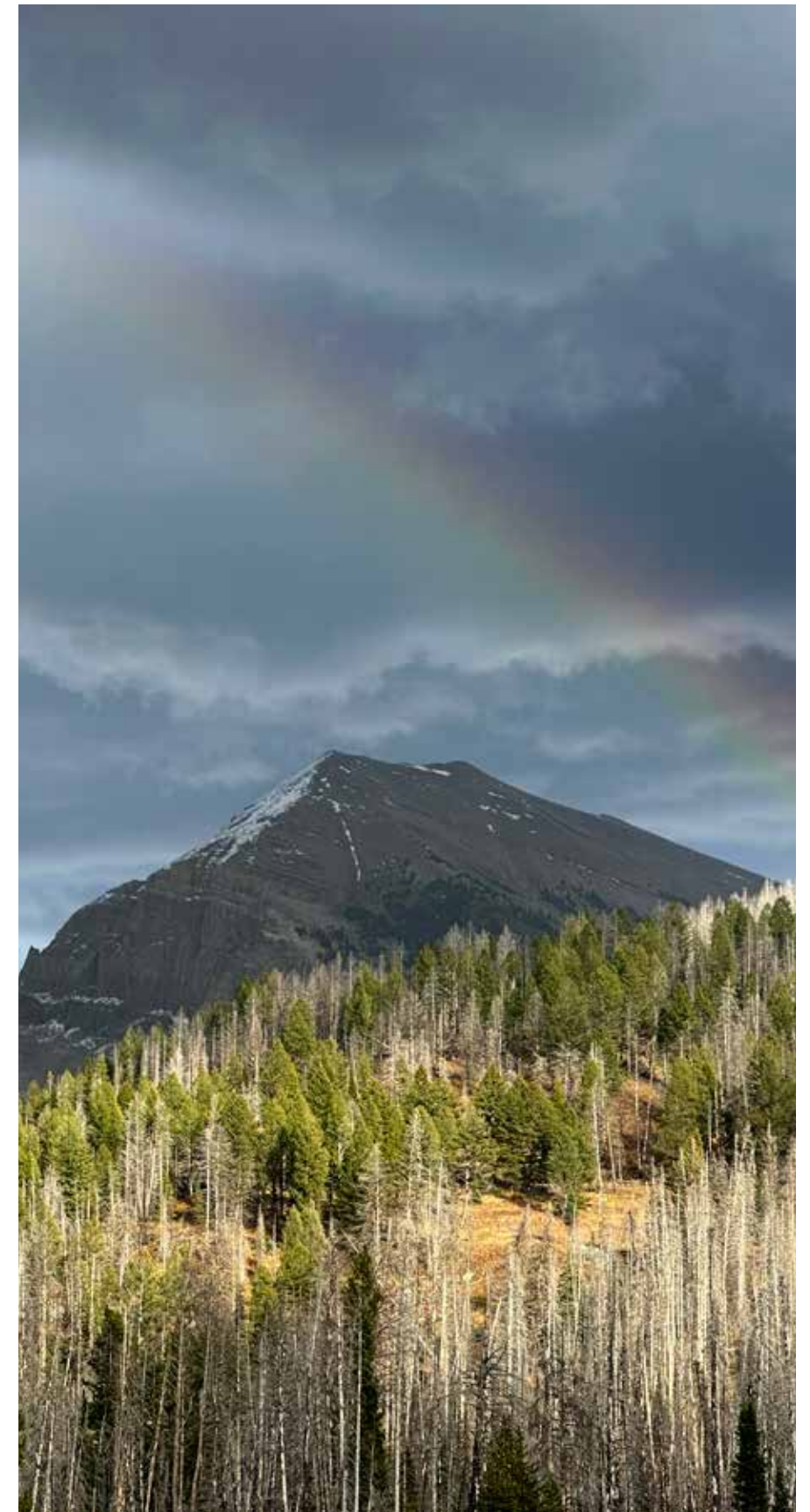
Safari Club International Conservation Fund became aware of the location from Mary and Marion Scott, SCI hunting/ranching members from Gillette, Wyoming, as a possible site for its American Wilderness Leadership School Activities. The SCI Conservation Fund leased the property from Janet Moore and Dr. MacLeod for three consecutive years.

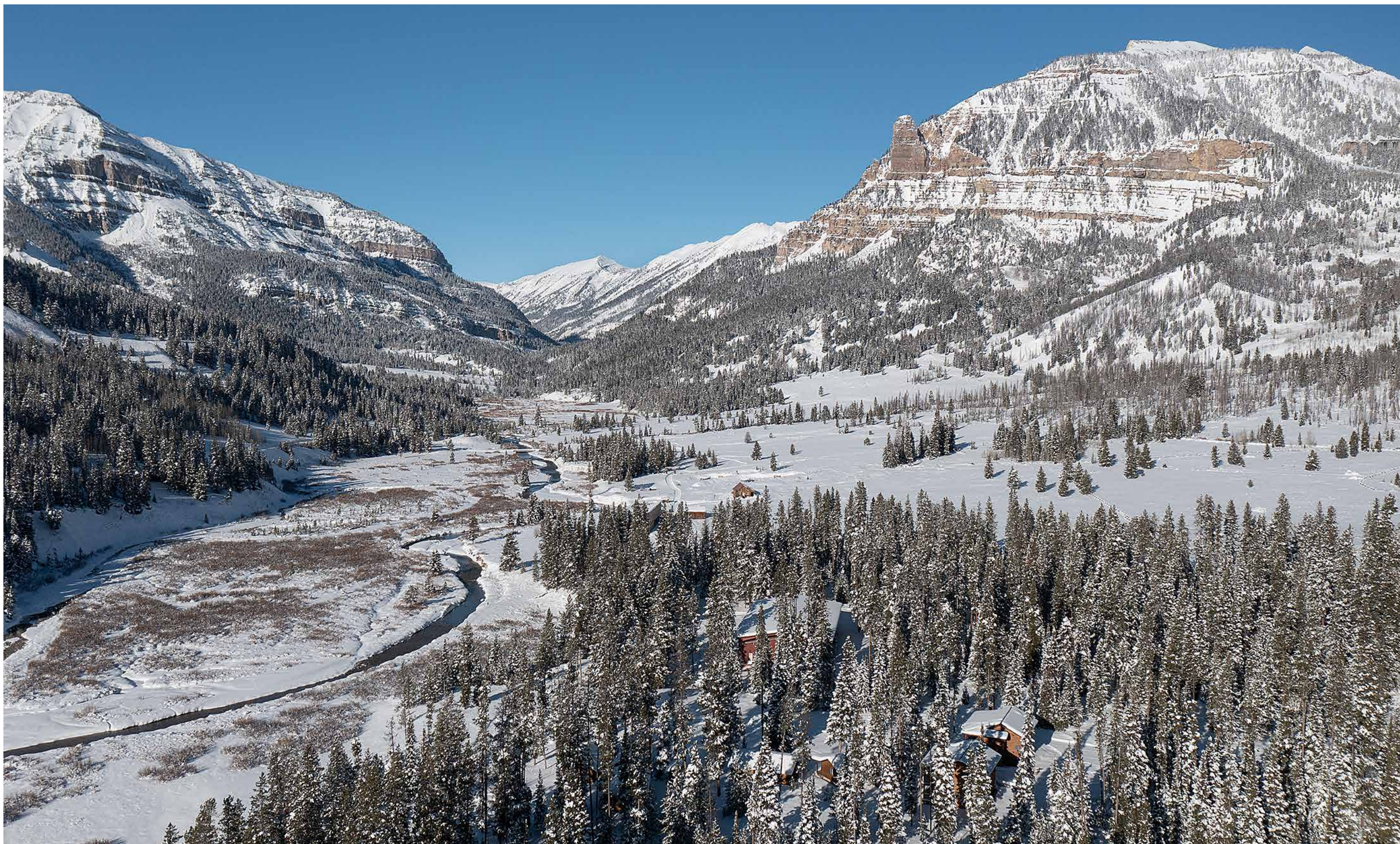
1982

The SCI Conservation Fund purchased 33.6 acres of the original 160-acre homestead that included most of the original cabins and support buildings at a cost of \$375,000.

2008

From the beginning of AWLS, over 2000 High school students and 7000 teachers have participated in AWLS conservation Education opportunities.







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