

An aerial photograph of a ranch in winter. The landscape is covered in snow, with a winding creek cutting through it. In the foreground, a fenced-in area contains several wooden buildings, including a large barn and a smaller structure. The background features a range of mountains with patches of snow under a clear blue sky.

Papa's Creek Ranch

GROVER, WYOMING

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Papa's Creek Ranch

Star Valley - Grover, Wyoming
±178 Acres | Listing Price: \$4,950,000



Contacts

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Papa's Creek Ranch presents a rare opportunity for those seeking private fishing and waterfowl hunting in one of Wyoming's most scenic valleys. We seldom encounter a property that controls such a disproportionately large amount of live water for its acreage. In Wyoming's Star Valley, 65 miles from Jackson Hole, Papa's Creek has two trout streams meandering on the 178 acres. The Salt River courses through the ranch for approximately 1.35 miles while "Papa's Creek" provides another ±1.5 miles of private spring creek frontage. It is worth stating that Wyoming Stream access laws protect both Papa's Creek and the Salt River with no public access easements that often encumber other Salt River properties. This unique scenario allows the landowner complete control to enjoy and invest with the utmost confidence in these private, dynamic resources.



Acreage

Papa's Creek Ranch is a classic river bottom setting with the rich riparian zones of the Salt River and Papa's Creek dominating the landscape. The valley floor here is flat with limited tree cover, aside from the willows that line the banks of the Salt River providing cover for the brown and cutthroat trout. The ranch has been carefully managed over the years with a keen eye towards recreation while preserving and enhancing these magical waterways. No grazing has been done on the ranch in recent memory, so the river and creek banks are pristine. A hay crop is harvested annually to maximize land use while preserving agricultural tax status.

The water rights on Papa's Creek are rare and valuable, the rights are deemed Territorial and date back prior to Wyoming statehood. Irrigation water is delivered to the approximately 80 acres of irrigated meadows via a series of ditches. The land is flood irrigated and produces a robust crop of high mountain hay on a single cutting.





Live Water

Seldom do we encounter a property that controls such a disproportionately large amount of live water for its acreage. The Salt River is renowned for its crystal-clear waters and abundant populations of wild brown, rainbow, and cutthroat trout. With so many world famous rivers nearby, the Salt River often “flies under the radar”, receiving much less fishing pressure than some of its high profile neighbors such as the Snake River and the South Fork of the Snake.

Ripe with juicy undercut banks, classic riffles, and quiet pools, the Salt River ribbons through Papa’s Creek Ranch for 1.35 miles. The fish are healthy, abundant, and see little stress at this upper end of the Salt River system, as float traffic is minimized based on the limited public access points. Meandering currents and deep pools provide an ideal habitat for these prized game fish. The quiet banks of the ranch offer a spectacular place to cast a fly against a backdrop of majestic mountains and valley greenery.

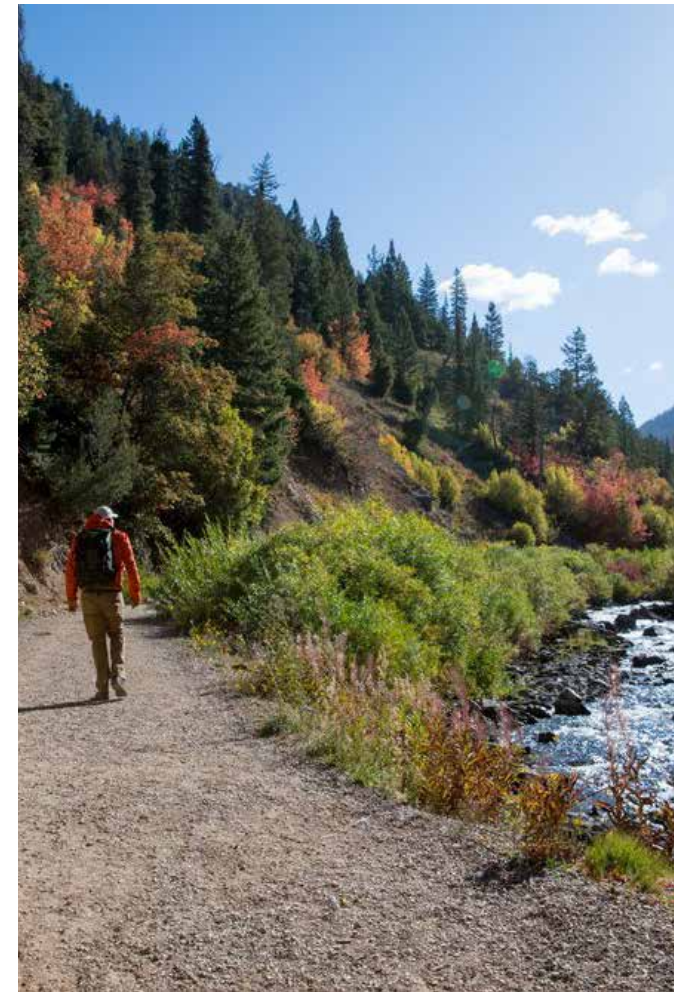
The 1.5 miles of private spring creek frontage of Papa’s Creek offers an opportunity to create a spectacular, 100% private spring creek fishery. Papa’s Creek is inhabited with trout now, but to truly realize its potential, the stream should undergo a stream enhancement project with focus on developing more holding water and narrowing up certain reaches to improve stream velocity. Star Valley is home to some of the finest spring creeks fisheries in the West; we believe a thoughtfully executed enhancement plan would place Papa’s Creek amongst that list.

Both the Salt River and private waters of Papa’s Creek provide ample opportunities for anglers of all levels. Your fishing adventures continue at world-renowned fisheries such as the South Fork, the Snake River, and the Green River which are a short drive away. Whether you are a seasoned pro or a beginner looking to learn the art of fly fishing, these onsite and nearby rivers offer the finest the West has to offer.

The tranquility of these pristine waters and the thrill of catching trophy-sized brown and cutthroat trout create memories that will last a lifetime.







Location

Grover, WY is a small town in Lincoln County, known for its rural charm and friendly atmosphere. Its location in the heart of Star Valley is picturesque and mountainous. At 5,600 to 7,000 feet in elevation, the valley is approximately 14 miles wide by 50 miles long. Fertile soils nourished by mountain runoff, rivers, and streams create a lush, green environment prime for the vast local wildlife, wild trout, and waterfowl populations and the recreational users who appreciate them.

Star Valley's premium location is partly due to its proximity to Jackson Hole, Grand Teton, and Yellowstone National Parks. However, due to the area's exceptional fishing, hunting, and outdoor recreational attributes, Star Valley is quietly sought after by those seeking the classic Rocky Mountain lifestyle in a tranquil unfettered environment.



Getting to the Ranch

The Afton Municipal Airport in Afton, WY, hosts a 7,200ft. long airstrip accommodating private planes. The Alpine Airpark has a 5,250ft. long airstrip in Alpine, WY. Commercial air services and upscale modern conveniences are located in Jackson Hole (75 miles) and Idaho Falls (100 miles). Salt Lake City is a 3.5-hour drive south. Daily shuttle services to and from Salt Lake City and Jackson, WY, offer more arrival and departure options.





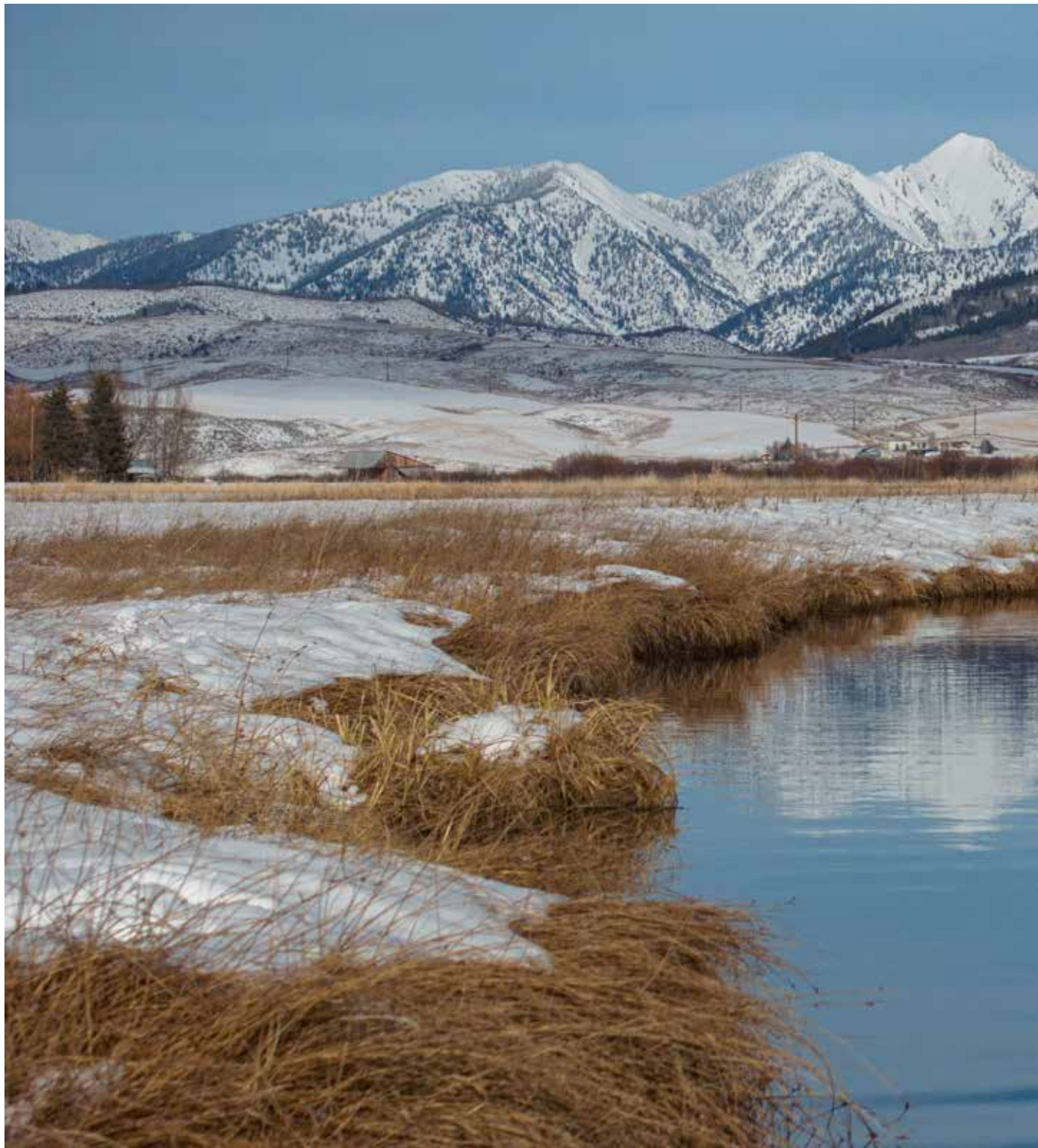


Water Rights

All water rights tied to the land will be conveyed with the purchase. Papa's Creek Ranch benefits from early priority surface water rights, which are presently in active use to irrigate an annual crop of grass hay. These water rights date back prior to Wyoming's statehood, deeming them territorial in nature. Water Rights details are available upon request.

Conservation Easements

Papa's Creek Ranch is currently unencumbered by conservation easements, allowing the future owner to benefit from the financial tax incentives and personal gratification contributing to the ecosystem's overall health that conservation might provide. Papa's Creek Ranch has all the components of a legacy recreational ranch, and the unencumbered ability to safeguard critical habitat and open space, preserve biodiversity, and promote ecological balance, creating a lasting legacy for future generations. By conserving natural resources today, we ensure that the children and grandchildren of tomorrow will have access to clean air, water sources, and diverse ecosystems. Local Land Trusts, as well as national organizations, would welcome the opportunity to steward a Conservation Easement on Papa's Creek Ranch.





Waterfowl Hunting

With nearly three miles of open water on the ranch and grain fields nearby, it should be no surprise that Papa's Creek Ranch produces legitimate waterfowl hunting. Both Papa's Creek and the Salt River hold a variety of duck species, with mallards being the most common. Whether jump shooting the creek or sitting in a blind on the river, shooting a limit of ducks in a day's hunt is the rule, not the exception. Waterfowl hunting could be further enhanced by rotating the hay pastures to a grain crop and utilizing the ranch's senior water rights to flood the fields to attract more birds.



Property Details

Grover, Wyoming | ±178 Acres

Listing Price: \$4,950,000

SUMMARY

Papa's Creek Ranch's location, nestled in picturesque Star Valley, Wyoming, makes it an idyllic destination for the recreationalist and those seeking solace in nature's embrace. A blank canvas, the ranch offers magnificent homesite opportunities with stunning valley and mountain vistas in all directions. With nearly three miles of live water onsite and territorial water rights, the opportunity to control and enjoy water resources of this quality within excellent striking distance of the internationally acclaimed Jackson Hole is simply unmatched.

LOCATION

Located in the heart of Star Valley
Close proximity to Jackson Hole, WY, and Grand Teton and Yellowstone National Parks

ACREAGE

±178 acres

1.35 miles of Salt River

1.5 miles of Papa's Creek

Excellent waterfowl hunting

CONTACTS

For more information please contact

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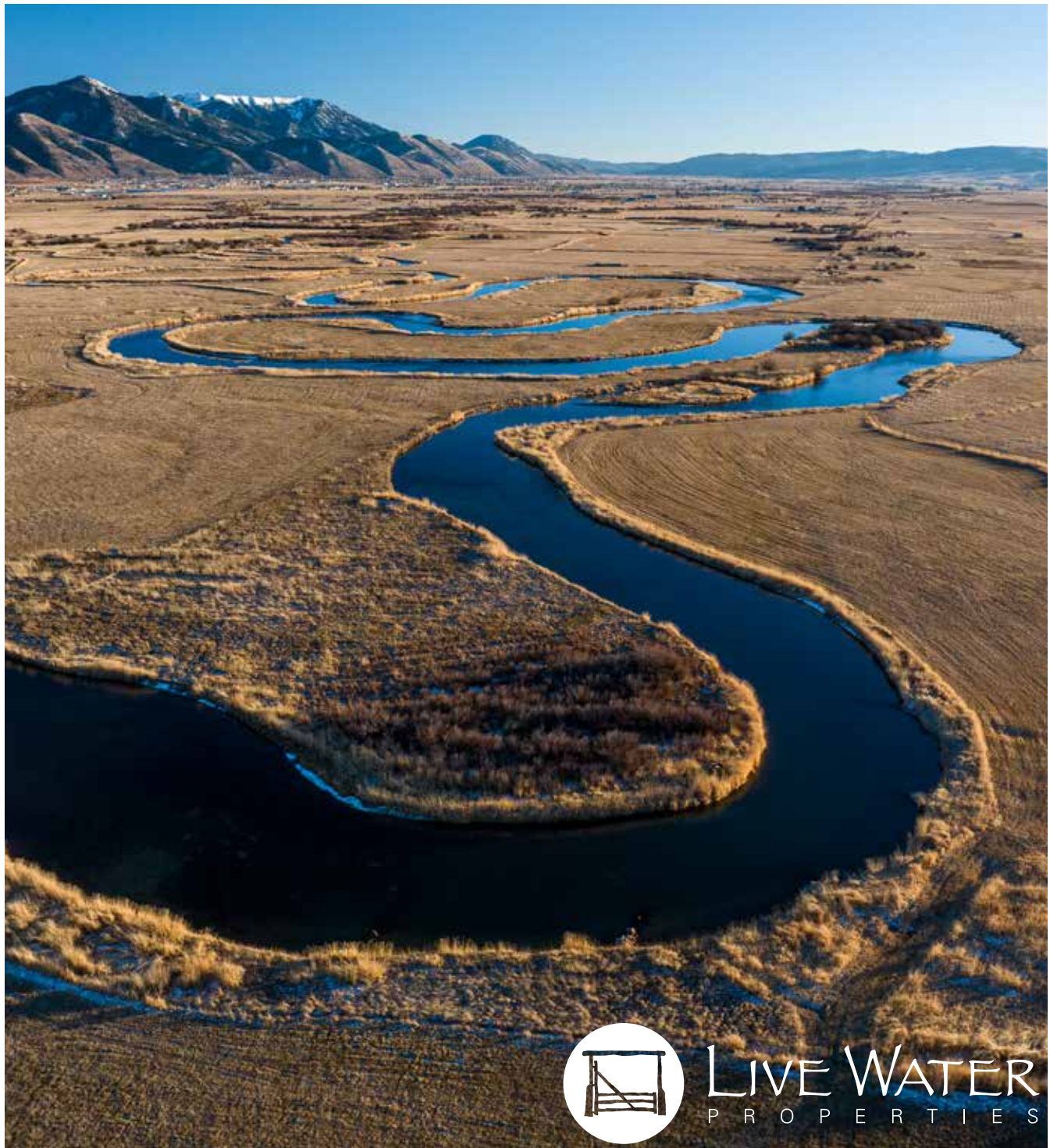
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Notes:

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.



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



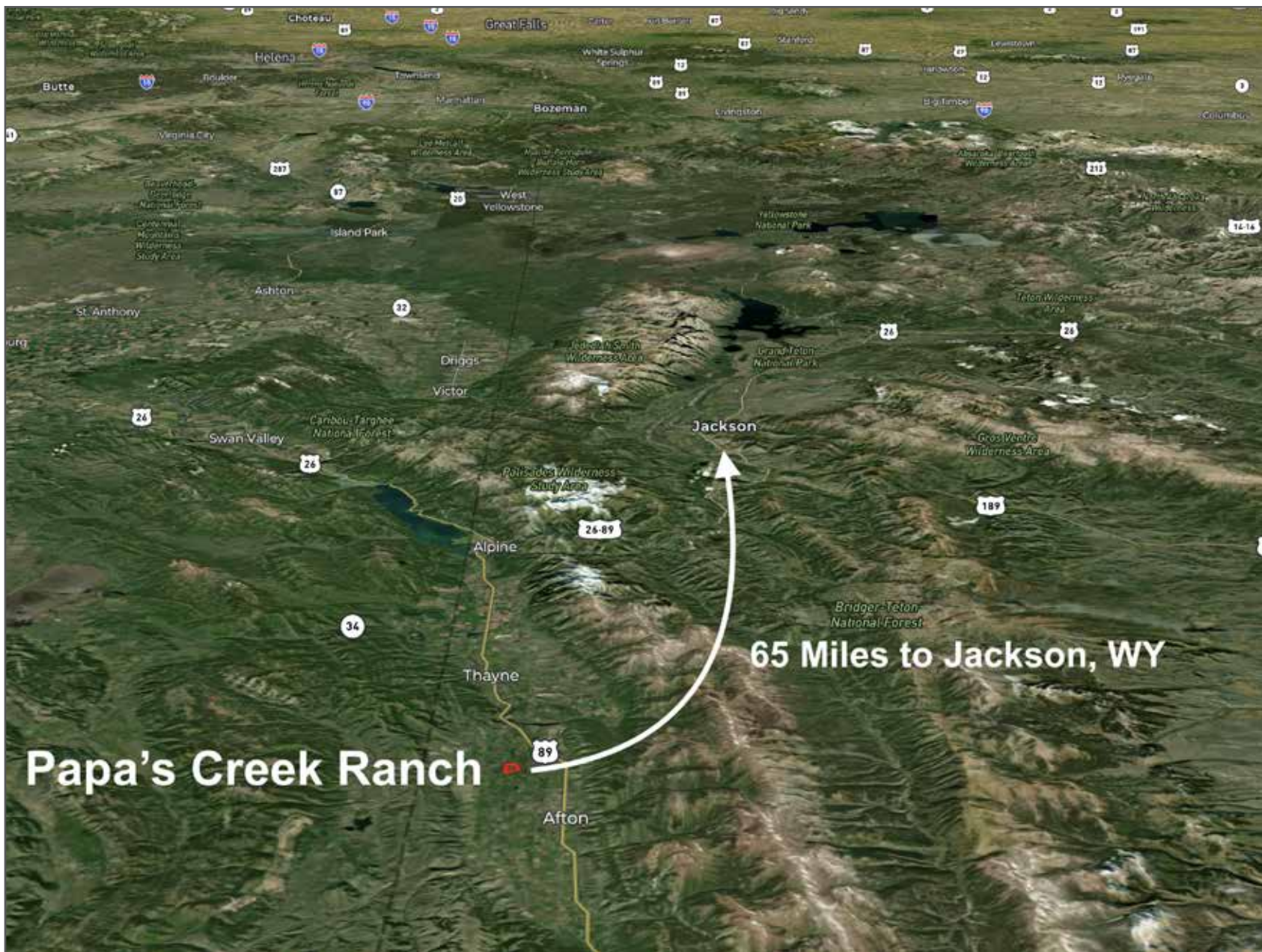
Papa's Creek Ranch - Aerial Map

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



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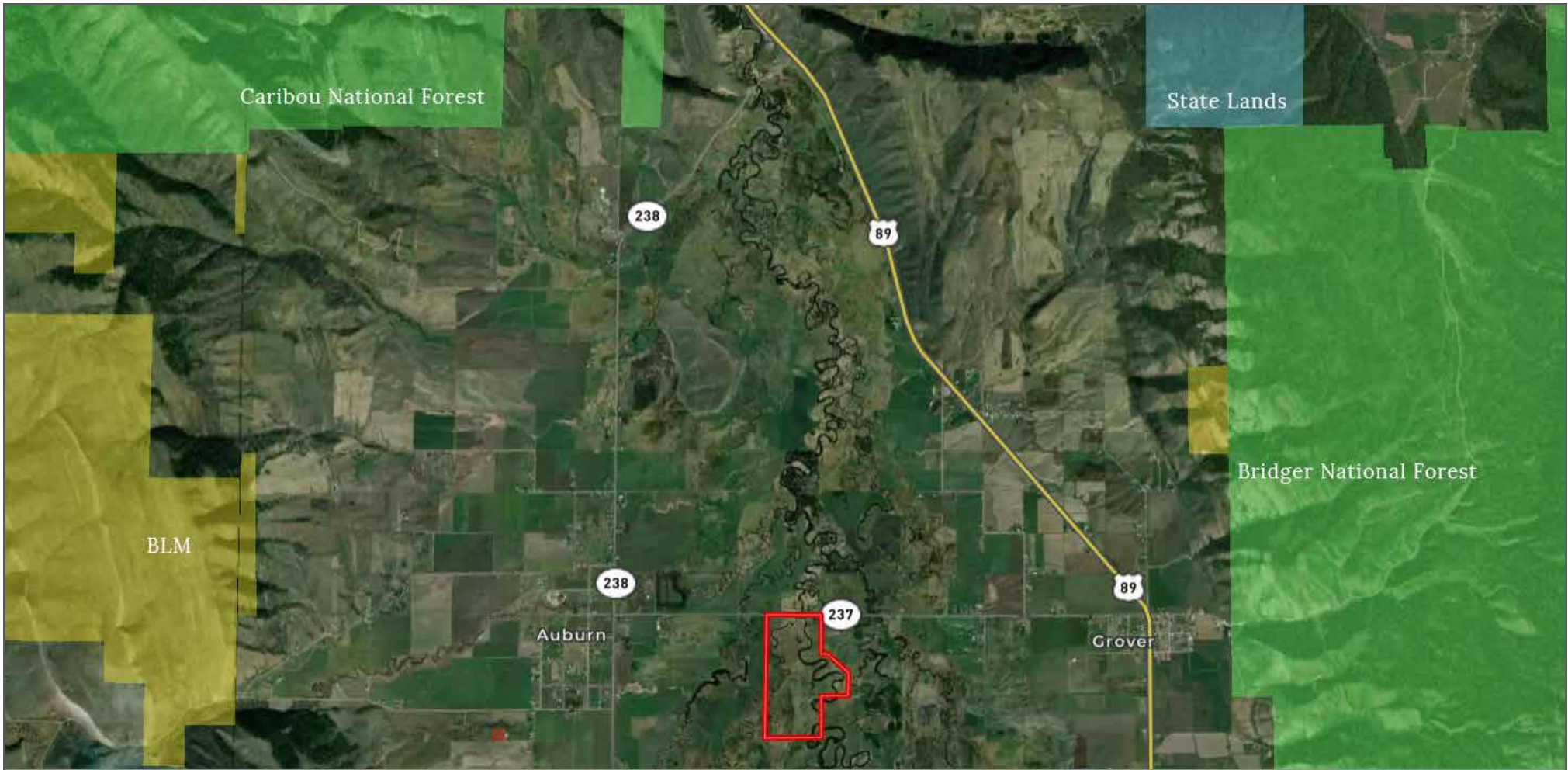
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Papa's Creek Ranch - Location Map

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Papa's Creek Ranch - National Forest Map

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