



New Listings

Trout Springs - Swan Valley, Idaho

Trout Springs is located in Swan Valley, Idaho, on the banks of the renowned South Fork of the Snake River, known for its prolific hatches and world-class dry fly fishing. Perfectly positioned on a remarkably private and productive side channel, the 9.17-acre Trout Springs is widely regarded as the finest residence in Swan Valley.

The main home is comprised of 5,987 sqft of absolute luxury with fine finishes and the utmost attention to detail throughout. Neatly manicured grounds interspersed with mature landscaping encompass this spectacular setting. A 2BR, 2BA guesthouse overlooks First Creek, flowing through the property and delivering water to a 1-acre spring-fed trout pond filled with large trout.

Adjacent to BLM land, this setting is second to none with water and mountain views in every direction. A fire pit and outdoor cooking area adorn the front yard while the backyard consists of fenced horse pastures plus a greenhouse providing the chef with fresh vegetables. Nearby Teton Valley, Idaho, offers all the services one needs including restaurants, grocery stores, shopping, golf, private air service and access to downhill skiing and great live music at Grand Targhee Ski and Summer Resort. Located 1 hour from Jackson Hole, Wyoming, 30 minutes from Teton Valley and 45 minutes from Idaho Falls, Trout Springs is a recreational paradise with nearby resort amenities.



Offering Price is \$5,900,000

Sixteen Mile Creek Ranch - Sixteen, Montana

Sixteen Mile Creek Ranch is a stunning end-of-the-road oasis in Meagher County, Montana. Consisting of 1,200 continuous acres, the landscape varies from creek bottom to high timbered mountains. Few properties offer the exceptional recreation, elk hunting and fishing opportunities of Sixteen Mile Creek Ranch. With over 1 mile of Sixteen Mile Creek onsite, the water is known as some of the finest dry fly fishing found anywhere. Uniquely situated between two large landowners the property provides absolute privacy. Hunters will recognize quickly the ability to take a trophy elk, while anglers will be hooked with epic dry fly fishing. Located in the old town of Sixteen, the settlement was originally a station stop on the transcontinental main line "the Milwaukee Road", located 18 miles west of Ringling, Montana. Sixteen Mile Creek Ranch is a rare opportunity, and it is an investment destined to be passed down for generations to come.



Offering Price is \$3,500,000

RiverSong Farm - 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 ½ 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 ½ 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 is \$1,500,000

Upper Green River - Cora, Wyoming

This exquisite residence offers breathtaking mountain views and is conveniently located 30 minutes north of Pinedale and 1 ½ hours south of the resort community of Jackson Hole. Situated on 20 acres with 7,815 sqft of living space, this luxurious home offers 5BR, 6BA with high-end finishes throughout. A 1,200 sqft, 2BR, 2BA cottage is ideal as caretaker's cabin or guest home. With an attached 3-stall horse barn, loft, heated tack room and restroom, the improvements at the Upper Green River are impressive. Endless float and wade fishing opportunities abound with direct access to over 1 ½ miles of the Green River and ¼ mile of Rock Creek. For the wade fishing enthusiast



Rock Creek is ideal. There are additional miles and miles of the upper Green River for angling delight. The property boasts spectacular views of Upper Green River Valley and the Wind River Mountains. Access to the Bridger-Teton National Forest provides thousands of acres for recreation including horseback riding, hiking, fishing, hunting, cross-country skiing and snowmobiling. For the outdoorsman looking for a western lifestyle with first-class fishing, stunning views and recreational enjoyment, look no further than the Upper Green River.

Offering Price is \$1,495,000

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Price Reductions

Anceney Ranch - Big Sky, Montana

The Anceney Ranch is where the wild places are. This sporting property does not know other land lacks $\frac{3}{4}$ mile of the trout-filled Gallatin River. It makes no apologies for the two crystal-clear spring creeks, nor for its exceptional positioning away from road noise and between the river and the forest. This place awakens with the young bald eagles in their nests every morning. They bid farewell to the bugling bull elk as he herds his cows out of the Anceney meadow, up the spring-fed ravine, and into the thick timber of the Gallatin National Forest to bed down for the day. This wild place is blessed with 3 residences, large spring-fed pond with even larger rainbow and brown trout, and a location 15 minutes from the slopes of Big Sky and 45 minutes to Bozeman culture and its convenient airport. The coveted Anceney Ranch is a fabulous investment.



Offering Price is \$8.5M, Reduced from \$9.9M (14% Off)

Why Not Ranch - Jackson, Wyoming

The Why Not Ranch is a one-of-a-kind 44-acre horse property in Teton County, Wyoming, 20 minutes from the gateway resort community of Jackson Hole. Jackson Hole Mountain Resort is a 35-minute drive from the ranch and features 2,560 acres of in-bound skiable terrain and the greatest continuous rise of any ski resort in the United States. The Why Not boasts nearly $\frac{3}{4}$ mile of frontage on the Hoback River and is perfectly situated to take advantage of the natural beauty of surrounding public lands. The Bridger-Teton National Forest virtually envelops the ranch with countless miles of trails to explore in addition to hunting opportunities for Mule deer, elk, moose and black bear. Improvements on the Why Not Ranch include a 4,600 sqft, 5BR, 4BA riverfront residence with exceptional views and a four-stall barn and heated shop. One of the most unique features of the Why Not Ranch is that it qualifies for an additional 10,000 sqft indoor riding arena, setting it apart from other properties in the valley. The ranch offers unlimited recreational opportunities on the Hoback River; within an hour-drive are some of the highest rated rivers in the country including the Snake, Green, New Fork, Gros Ventre, Buffalo and smaller streams and tributaries too numerous to count. With unparalleled equestrian opportunities, private fishing and access to public lands, an incoming owner will welcome the authentic Western living while enjoying the comforts of Jackson Hole.



Offering Price is \$5.25M, Reduced from \$5.995M (12% Off)

Riverbend on the North Platte - Saratoga, Wyoming

Never before offered for sale, Riverbend is a timeless estate overlooking the North Platte River in Saratoga, Wyoming, rated one of the top ten sporting communities in the country by Outdoor Life magazine in May 2010. Set in a secluded and quiet valley surrounded by snow-capped peaks, this unique property offers outstanding amenities in an extraordinary setting. The Upper North Platte Valley is known for exceptional hunting and fishing. Mule deer, elk, antelope, moose and more, call this land home with 60 miles of blue-ribbon trout water,



teeming with wild rainbow and brown trout. One of the best holes on the river is just steps from the sweeping back porch. This stunning recreational ranch on 110 acres is the ideal retreat, whether you want to entertain or simply get away from it all. This premier property boasts over 17,500 sqft of living space, comprised of the 9,000 sqft main house, complete with a gourmet kitchen, billiard room and wine cellar, plus the 3,300 sqft guest home your family and friends will want to call their own. This elegant retreat also offers a shooting range, woodworking shop, separate executive office suite, greenhouse and expansive hobby or exercise room. Should one tire of fishing, take pleasure in eighteen holes on the nearby, exclusive Old Baldy Club. Enjoy the crisp mountain air, blue skies and sunshine in a stunning setting, which is all accessible by private aircraft that can land at the lighted 8,800' airstrip 15 minutes from Riverbend.

Offering Price is \$4.195M, Reduced from \$4.675M (10% Off)

Gallatin River Sporting Paradise - Bozeman, Montana

Gallatin River Sporting Paradise represents the finest in trout fishing, shooting, bird and deer hunting available in Montana and the Northern Rocky Mountains. This 79-acre offering boasts private Gallatin River frontage with a great variety of trout and good hatches, a lush riparian corridor with excellent duck hunting, mature cottonwood forest and many types of birds and wildlife. Included in the purchase is an award-winning main residence, a spacious caretaker's home and a comfortable guest apartment over a large shop. Shooters will appreciate the 12 station sporting clays and five-stand shooting course. Gallatin River Sporting Paradise is less than ten miles to Bozeman. It is easy to see that this property is not just rare, it is virtually irreplaceable.



Offering Price is \$3.95M, Reduced from \$5.95M (24% Off)

Ol' Parker Place - Dubois, Wyoming

The Ol' Parker Place is a stunning 1,815-acre parcel located in the Dunoir Valley, on the verge of Dubois, Wyoming. The ranch is comprised of forested slopes dominated by spruce and aspens, along with stunning open meadows along the Wind River and the wide open valley floor. Bordered by public lands, this Wyoming ranch for sale provides an ideal habitat for elk, deer and moose to filter through the trees, graze in the meadows and drink from the Wind River. Bisecting the ranch is the upper Wind, a free flowing natural river dominated by cutthroat trout; Ol' Parker Place controls $\frac{3}{4}$ of mile of



excellent fishing for 12-16 inch trout and an occasional 18-inch bruiser. Additionally, there are endless fishing destinations within a short drive from the ranch, including the Buffalo Fork, the Snake River and all the streams in Grand Teton and Yellowstone National Parks. Located 6.5 miles from the charming mountain town of Dubois in Fremont County, Wyoming, the ranch is minutes from shopping, dining and the Antelope Hills Golf Course. Dubois is within 90 minutes of the resort community of Jackson Hole, which provides commercial air service and the world famous Jackson Hole Mountain Resort. The town of Riverton is a one-hour drive and also provides commercial air service. Tucked away in its own private valley, the 1,815-acre offering is a combination of alpine, riparian and sagebrush buttes with incredible fishing on the Wind River and fantastic mountain views.

Offering Price is \$3,994,254, Reduced from \$4.5M (11% Off)

Marks Ranch - Townsend, Montana

The Marks Ranch is located 40 minutes northwest of Helena near Townsend, Montana. The topography of the 1,470 acres includes flat irrigated ground, rolling grass lands and



riparian lands. The acreage is comprised of 990 deeded with approximately 550 irrigated acres and 440 pasture plus 480 state-leased acres of dry pasture. This well-kept and easily maintained property offers great opportunities for anglers, hunters, equestrians and outdoor enthusiasts. Improvements include a 4,000 sqft residence with three bedrooms and two bathrooms. The home has an open floor plan and offers mountain views through its many expansive windows. The ranch also boasts a heated horse barn and shop with six stalls in addition to a 40-acre fenced pasture. This private and easy-to-access Montana ranch for sale offers many possibilities in a scenic setting.

Acreage Added! Offering Price is \$1.25M, Reduced from \$1.299M

Gallatin River Sanctuary - Bozeman, Montana

The Gallatin River Sanctuary consists of 40+/- acres and is an ideal mix of grass bench, lush riparian bottom. With ¼ mile of excellent trout fishing on the Gallatin River and Cottonwood Creek, the property is an angler's paradise. Improvements include a two bedroom log cabin and several outbuildings suitable for storage or livestock. This offering boasts excellent views of the Spanish Peaks to the south and the Gallatin Valley to the north and west. The cultural and cosmopolitan hub of Bozeman is 15 minutes to the northeast and the Ski Resort of Big Sky is approximately 30 minutes south. With great fly fishing, abundant wildlife and breathtaking views all just minutes from Bozeman and Big Sky, the Gallatin River Sanctuary is a rare find.



Offering Price is \$894,000, Reduced from \$994,000 (10% Off)

Sold Ranches

Hoback Parcel - Bondurant, Wyoming

Located 45 minutes south of Jackson Hole, this 80-acre parcel of heavy timber and aspen mix offers spectacular views of the Wyoming Mountain Range and the Gros Ventre Mountain Range. The property borders BLM and includes a log home and guest house. Live Water Properties represented the Buyer in the sale of this parcel.

Offering Price was \$668,000



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