

Live Water Properties Winter Newsletter



**THANK YOU FOR HELPING LIVE WATER PROPERTIES REACH THESE MILESTONES!
WE VERY MUCH APPRECIATE YOUR BUSINESS AND REFERRALS.**

Live Water Properties Growth:

From our launch in 2001 with a staff of three and in a difficult economic environment, to today with 22 professionals in our Wyoming, Idaho and Montana offices and celebrating the second consecutive year of sales volume in excess of \$100M, Live Water Properties is the fastest growing ranch brokerage firm in the Rocky Mountain West. Our achieved sales volumes rank us in the top two or three ranch brokerage firms in the region and for the fourth consecutive year, we have sold one or more legacy ranches at price points over \$20M.

This growth translates directly into our expanded and smarter client services through the addition of research and support staff. We provide a current inventory of all recreational ranch properties on the market in an online mapping database that our brokerage staff uses to complete Buyer client searches in a matter of hours. We maintain consistent records of ranch sales data to apply for valuation purposes on clients' behalf. In addition to our dominating web presence and print media campaigns, we market our property listings to an extensive list of executives across the country who consistently travel to the world's finest fly fishing and wingshooting destinations with prestigious companies such as Frontiers Travel and Sweetwater Travel.

Through the years we have chosen not to incorporate "in-house" services for mortgages, legal advice, ranch management, habitat enhancement and amenity construction. Instead, we keep up-to-date service provider lists for all disciplines to provide clients and avoid any perceived conflict of interests.

Live Water Properties Expertise:

Every ranch broker at Live Water Properties is dedicated to servicing our clients on a full-time basis. Our expertise in brokerage services for "investment-grade rural property" with emphasis on fly fishing and wildlife habitat stems from a variety of backgrounds in our company from the following areas: operational ranching with cattle and grain production, destination fly fishing travel, fly shop ownership, fly fishing casting instruction and guide services, hedge fund management, commercial real estate development and sales, advertising and event planning, banking, accounting, business degrees, law degrees and mediation work, personal ranch ownership, personal establishment of conservation easements, personal fisheries and waterfowl habitat enhancement, dude ranch management, big game outfitting, sporting clays tournaments, fund raising and oversight of multiple western museums and arts centers, construction management and investment banking. This diversity in a wide spectrum of professional disciplines further enables Live Water Properties to understand our clients' backgrounds and thus translate that knowledge into a more successful ranch purchase conclusion.

Live Water Properties Geographic Coverage:

We cover Wyoming, Idaho, Montana, Colorado, Utah, Oregon and California with the "tools of the trade" including air travel in charter planes and helicopters, ATV vehicles, snowmobiles, drift boats, 4WD trucks and SUV's. Our network in these states enables us to identify and represent with accuracy the finest sporting properties available by researching all due-diligence matters with area ranch appraisers, government agencies, ranch owners, fishing and hunting guides, bankers, attorneys, etc. We have also consulted on property acquisitions in Alaska, Chile, Argentina and New Zealand.

We operate full time, full service offices in convenient downtown locations in Jackson Hole (Wyoming), Driggs (Idaho), and Bozeman (Montana). We invite you to stop in one of our offices at your convenience as we very much enjoy the relationships we build and the conversations that stem from discussing ranch acquisition, ownership and management, and disposition.

BEST WISHES FOR A HEALTHY AND HAPPY 2008!

Live Water Inventory



Bar Cross Ranch - WY

- Sublette County - Cora
- 11,118 deeded acres
- 3 miles New Fork River, 7 miles Willow Creek, ponds
- Borders Willow Lake, BLM, State lands, National Forest
- \$31,900,000



Two Private Ridge Lots plus the Original Puzzleface Ranch - WY

- Teton County - Jackson Hole
- 225-acre working horse ranch
- Enormous Teton views
- 6.5-acre wildlife pond
- \$25,000,000



Rolling Thunder Ranch - WY

- Sublette County - Bondurant
- 3,579 acres of treed terrain
- Several onsite springs, ponds
- Private elk and deer herds
- Borders BLM & National Forest
- Dramatic views of peaks
- \$9,950,000



Schindler Ranch - MT

- Beaverhead County - Jackson
- 3,054 deeded acres
- 2 miles of upper Big Hole River
- Excellent elk hunting
- Numerous enhancement projects being done on the river
- \$9,150,000



Dell Fork Ranch - WY

- Sublette County - Bondurant
- 130 acres, 35 miles from Jackson
- Jack, Spring and Dell Creeks
- Bridger-Teton Forest boundary
- Comfortable refurbished lodging
- Stunning Gros Ventre views
- \$5,500,000



Twin Creek Ranch - WY

- Fremont County - Lander
- 4,970.19 acres plus 11,700 acres of State & BLM lands
- 8 miles Twin Creek and Carr Reservoir
- Incredible hunting paradise
- \$4,800,000



Moody Creek Canyon - ID

- Madison County - Rexburg
- 700 deeded acres
- 2 miles of Moody Creek
- Prosperous turnkey agricultural and elk operation
- All new irrigation equipment
- \$4,550,000



Rocking B Ranch - WY

- Sublette County - Bondurant
- 84 acres, Hoback River Valley
- 1/4 mile enhanced Hoback River
- 2BR residence, guesthouse, golf practice area, 8-stall barn
- May be purchased as two parcels
- \$3,950,000



Carlisle Ranch - ID

- Bonneville Co. - near Alpine, WY
- 369 rolling acres
- Close proximity to National Forest & Palisades Reservoir
- Small onsite creek
- Fantastic mountain views
- \$3,850,000



Rocky Ford Ranch - OR

- Klamath County - Chiloquin
- 1,700 deeded acres
- 2 miles of Upper Williamson
- Borders National Forest
- Waterfowl and angling haven
- 3 allowed homesites
- \$3,625,000



Broken Bar W - ID

- Teton County - Driggs
- 140 acres bordered by lands under conservation easement
- 1/4 mile of Teton River & 3/4 mile of Dick Creek
- Homesites with Teton views
- \$3,500,000



York Gulch Ranch - MT

- Deer Lodge County - Wisdom
- 1,512 acres across from Big Hole
- Borders Beaverhead National Forest, BLM and State lands
- Natural springs for enhancement and wildlife habitat
- \$3,000,000



Wet Rock Ranch - WY

- Sublette County - Big Piney
- 332 deeded acres
- Over 1.5 miles New Fork River for wild brown trout fishing
- Wide open spaces
- Two sides bordered by BLM
- \$2,335,000



Charles Kuralt Wetlands & Wildlife Sanctuary - MT

- Madison County - Twin Bridges
- 110 acres with abundant wildlife
- 3/4 of lower Big Hole River
- Extensively restored historic schoolhouse, fishing cabins
- \$2,300,000

Live Water Inventory



Toponce Creek Ranch - ID

- ♦ Caribou County - Bancroft
- ♦ 632-acre recreational ranch
- ♦ Onsite wild trout angling
- ♦ Bordered on 3 sides by BLM
- ♦ Thoroughbred horse facilities
- ♦ Main home, caretaker's & cabins
- ♦ \$2,200,000



South Meadows Ranch - WY

- ♦ Sublette County - Pinedale
- ♦ 155 acres, Wind River views
- ♦ 1.25 miles of Green River
- ♦ Borders BLM land
- ♦ Extensive wildlife & waterfowl
- ♦ Incredibly private
- ♦ \$1,950,000



Teton River Retreat - ID

- ♦ Teton County - Victor
- ♦ 3,400 sqft, 3BD, 3.5BA
- ♦ 3 acres bordering the Teton River
- ♦ Wild trout fishing onsite
- ♦ Incredible marble & stone work
- ♦ 40 minutes from Jackson Hole
- ♦ \$1,795,000



Henry's Fork Retreat - ID

- ♦ Fremont County - Ashton
- ♦ 112 acres with Teton views
- ♦ 1/3 mile of Henry's Fork
- ♦ 84 acres of irrigated ground
- ♦ Bordering properties under conservation easement
- ♦ \$1,790,000



3 Creek Homesite - WY

- ♦ Teton County - Jackson Hole
- ♦ .91 acres
- ♦ Closest lot to clubhouse
- ♦ Western panoramic views
- ♦ Steps away from putting green
- ♦ Minutes from downtown
- ♦ \$1,695,000



Mount Haggin Ranch - MT

- ♦ Deer Lodge County - Anaconda
- ♦ 150 +/- acres with 1.5 miles of trout-filled spring creek
- ♦ Mt. Haggin & Pinter Range views
- ♦ 8 structures, remodeled home
- ♦ Stream bottom and pasture land
- ♦ \$1,500,000



Ross Butte Ranch - WY

- ♦ Sublette County - Big Piney
- ♦ 230 private acres
- ♦ 1.5 miles New Fork River
- ♦ Excellent equestrian retreat
- ♦ Diverse wildlife populations
- ♦ 40 acres of hay meadow
- ♦ \$1,490,000



3 Creek Homesite - WY

- ♦ Teton County - Jackson Hole
- ♦ .55-acre northern facing lot
- ♦ Overlooks pond
- ♦ Phenomenal Teton views
- ♦ Enjoy all 3 Creek amenities
- ♦ Sunny, welcoming location
- ♦ \$1,395,000; Agent is part owner



Salt River Ranch - WY

- ♦ Star Valley - Thayne
- ♦ 21.5-acre homesite
- ♦ Convenient Salt River access
- ♦ Views of Wyoming Range
- ♦ Large open pasture area
- ♦ Paved interior road system
- ♦ \$1,100,000



Tongue River Retreat - WY

- ♦ Sheridan County - Ranchester
- ♦ 140 acres, 5BR home
- ♦ 1/4 mile Tongue River
- ♦ Bighorn Mountain views
- ♦ Sportsman's paradise
- ♦ \$985,000; co-listed with John Chase of Century 21



Baker Springs Parcel - MT

- ♦ Gallatin Valley - Manhattan
- ♦ 19.95 acres
- ♦ Building envelope for main residence and guesthouse
- ♦ Access to 2.42 miles of private trout streams and 4 ponds
- ♦ \$750,000



Salt River Ranch - WY

- ♦ Star Valley - Thayne
- ♦ 14-acre homesite
- ♦ Onsite spring-fed pond & canal
- ♦ Caribou-Targhee Forest views
- ♦ Numerous aspens & willows
- ♦ Extremely quiet and private
- ♦ \$675,000



Yellowstone Bend Ranch - MT

- ♦ Sweet Grass County - Big Timber
- ♦ Total of 3,600 acres
- ♦ 19 homesites, 20 - 38 acres
- ♦ 1.5 miles of Yellowstone River
- ♦ Sporting clays and bird hunting, guest accommodations
- ♦ \$525,000 - \$775,000

Broker Specialists for Fly Fishing Ranches™

LIVE WATER

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Wyoming
Montana
Idaho
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"The charm of fishing is that it is the pursuit of what is elusive but attainable, a perpetual series of occasions for hope." ~ John Buchan