



SOLD RANCHES

Fall Creek Ranch - Wilson, Wyoming



Fall Creek Ranch is a unique legacy ranch located in the heart of Jackson Hole. The property consists of 164 deeded acres that are completely surrounded by national forest and boasts $\frac{3}{4}$ mile of Fall Creek. A rare offering due to its size and location, Fall Creek Ranch is rich in scenery, privacy and wildlife and is conveniently located just 15 minutes from downtown Wilson, Wyoming. The ranch is primarily comprised of rich meadows, creek bottom and rolling tree-covered ridges, offering exceptional views up and down the valley and across seemingly endless national forest lands. A new, luxury log home built in 2005 offers high-end finishes while providing complete comfort. Additional improvements include

a lodge, guest cabins, manager's home, swimming pool and equestrian facilities. Private fishing for native cutthroat trout is available onsite in Fall Creek that meanders through the property. The ranch has a platted subdivision in place allowing upwards of 27 buildable sites. This exclusive component allows an incoming owner the flexibility to share the ranch with others and the possibility to enjoy tax benefits by placing a conservation easement.

Offering Price was \$9,900,000

Fall River Springs - Ashton, Idaho

The scenic Fall River Springs consists of approximately 1,122 acres with $\frac{3}{4}$ mile of the Fall River flowing along the southeastern border of the property. In an increasingly popular location, Fall River Springs offers big mountain views, mixed-tree cover and topography, stellar wild trout fishing, ample wildlife, substantial upland bird and waterfowl populations, and an existing home for immediate convenience. This Idaho ranch boasts numerous spring creeks and a diverse habitat consisting of agricultural fields, rolling hills with sage brush and tall native grasses, meadows, wetlands, ponds and cottonwood and aspen groves. There are many potential building sites on the ranch including



several high points on the property that provide direct Teton Mountain Range views to the east. Additional sites overlook existing ponds, while some are tucked into 3 to 5-acre aspen groves. Other building sites are nestled into the cottonwood forest overlooking the freestone Fall River.

Offering Price was \$5,165,800

Aubrey Spring Ranch - Sun Valley, Idaho



Situated 30 miles south of Sun Valley Resort amidst Idaho's finest year-round recreational area in the Silver Creek Basin is Aubrey Spring Ranch. The 285-acre ranch provides excellent sunset views of Marble Hill over the Lower Big Wood River Valley and abundant spring water resources present, make it an ideal recreational ranch for the fly fisherman and waterfowl enthusiast. Rio Creek, a spring creek that feeds Loving Creek, runs through the northern tip of the ranch for just over a half mile. Daylight hosts many sporting and outdoor pastimes and with the proximity of Sun Valley Resort, evenings could be filled with world-class dining and a wide range of cultural activities. The main home lies on the banks

of Loving Creek providing private views of the creek and surrounding mountains. The home is approximately 2,000 sqft in size and was built in 1989. It features 3 bedrooms, 2 bathrooms, a gourmet kitchen, and an inviting living room with a wood-burning fireplace opening to the deck. Upland bird species such as Hungarian partridge, Chukar partridge and Ring-necked pheasant are abundant in the valley and surrounding hills and on the ranch from time to time. Superb upland hunting is found on public ground within a half hour of the ranch. A rare ownership opportunity in the heart of the Silver Creek Basin, this premium ranch provides ideal amenities to position the fly fishing angler and waterfowl enthusiast exceptionally well for the utmost recreational lifestyle.

Offering Price was \$3,500,000

[BACK TO TOP](#)

(866) 734-6100

www.LiveWaterProperties.com



Having trouble reading this email? **View it on your browser.** Not interested anymore? **Unsubscribe Instantly.**