



OWNERS MUST SELL - ALL OFFERS WILL BE CONSIDERED!

Rocking B Ranch - Bondurant, Wyoming



This is one of those rare properties that truly has it all – accessibility, incredible scenery, fantastic live water and impeccable amenities. These 84 acres are situated at the foot of the Gros Ventre Mountains in the Hoback River Valley, just outside of Bondurant and only 45 minutes from the luxuries and conveniences of Jackson Hole. A quarter-mile of enhanced Hoback River frontage, a traditional western free-stone stream that feeds into the Snake, straddles the Rocking B Ranch and provides excellent fly fishing for cutthroat trout. Improvements include a golf practice area, extensive landscaping, 8-stall barn, guesthouse with sleeping for ten including kitchenette and living room, caretaker's home and

stunning 2-bedroom main residence on the banks of the river. The current owners of the Rocking B Ranch have created two ponds stocked with cutthroat trout of considerable size. This offers the sportsman, beginner fly fisherman or children the chance to test their skills and refine techniques with the opportunity to catch a sizable prize. This property is fully furnished and all ranch equipment is included. Rocking B is impeccably maintained and an onsite ranch manager adds to this already turnkey investment.

Offering Price is \$1.195M, Reduced from \$2.495M - 52% Off!

PRICE REDUCTION - MOTIVATED SELLER

Clearwater Lodge - Fall River Mills, California

Nestled in a canyon along the Pit River in the heart of the west coast's best fly fishing, in a hidden corner of northeastern California, is the Clearwater Lodge. This picturesque western fly fishing lodge on 43 acres offers several accommodations for family and friends and has historical flair. Choose from the main Lodge, Annex or one of several charming cabins. Connected to the Lodge by a portico, the Annex provides European-style lodging with six single bedrooms and two large shared baths. The Annex's spacious sitting room features a natural rock fireplace and is perfect for gathering with friends to share golf stories and fishing encounters. The Lodge offers seven comfortable bedrooms in the main building,



each featuring queen bed and private bath. Fly fishing prints decorate the walls in the Lodge, and featured in the rooms are antiques and Oriental rugs. Clearwater Lodge is located in the fabled "Intermountain Area" between the breathtaking peaks of Mt. Lassen and Mt. Shasta. Fishing is

unparalleled, with convenient proximity to the Fall, Hat, McCloud and Lower Sacramento Rivers. River canyons cut the land, and there is water everywhere in springs, creeks, lakes and rivers. This California ranch for sale presents an excellent opportunity to continue the rich tradition of a successful, seasonal business, including real estate, personal property and inventory. The Lodge and land are a full-service fly fishing destination, offering dining, accommodations, guiding and instruction on northeastern California's five great wild trout rivers and spring-fed stillwaters.

Offering Price is \$1.4M, Reduced from \$1.999M - 30% Off!

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