

Flat Creek Fishing Estate

JACKSON HOLE, WYOMING



HUNTING | RANCHING | FLY FISHING | CONSERVATION

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Introduction:

The Flat Creek Fishing Estate is a unique offering for the Jackson Market with onsite, private fishing on ½-mile of trout stream conveniently located within a 5-minute drive of downtown Jackson Hole and its world-class amenities. Comprised of 34.89 acres in a setting overlooking the creek bottom, this property is ideally situated in the center of the valley floor with spectacular 360-degree views of the Grand Teton and other mountain ranges that define Jackson Hole.



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Location:

Located in the desirable “south park” neighborhood of Jackson Hole, Wyoming, the Flat Creek Fishing Estate is an ideal setting for an incoming owner to build a dream home. Located 6 miles south of Jackson Hole, this property provides excellent access to shops, art galleries, museums, outdoor outfitters, fine restaurants, and medical facilities. The property is also 25 minutes from Teton Village, home of Jackson Hole Mountain Resort (now celebrating its 50th anniversary year). The Jackson Hole Airport is a 30-minute drive from the property and offers commercial airline service to the valley through Delta, United, American and Frontier. The airport also services private planes of all sizes. Direct flights include those from Atlanta, Chicago, Dallas, Denver, Houston, Los Angeles, Minneapolis, Salt Lake City and San Francisco.

Two of the most scenic and famous national parks in the country are a short drive from the property. Grand Teton National Park is a 20-minute drive and Yellowstone National Park’s southern entrance is a 1½-hour drive. Both of the national parks and the ample amount of nearby public lands that make up 97% of Teton County, create endless opportunities for outdoor recreation during all seasons.



Acresage:

Flat Creek Fishing Estate is comprised of 34.89 deeded acres in Lot 15 of the Flat Creek Fishing Club subdivision. Flat Creek meanders along the western edge of this parcel and is lined with mature willows, which provide a scenic setting from the elevated homesite in the middle and eastern side of the property. Access to the building site is granted via a 100-foot free-span bridge that crosses Flat Creek at the entrance of the property. Power and phone have been installed to the building site. A small pole barn was erected by the current owner to allow for storage.





Live Water:

Flat Creek is an iconic fishery providing a spring creek setting with some of the largest fine-spotted Snake River cutthroat trout in the valley. With ½ mile of the stream running along the western boundary of this property, the opportunities for private and convenient angling are superb.

Flat Creek emerges in the Gros Ventre Mountains, meanders through the National Wildlife Elk Refuge and flows through the town of Jackson. Then the creek winds through mostly private land until it ultimately meets with the Snake River. While the section of stream on the National Wildlife Elk Refuge is popular for anglers who come to the West from around the world, the private stretches are somewhat unknown to many due to the lack of public access. While the Elk Refuge section of the stream is productive, it has a limited 3-month season set by the State of Wyoming. Fishing on the

½ mile of Flat Creek that flows through this property does not have timeframe restrictions. Therefore, there are many opportunities for angling throughout the year.

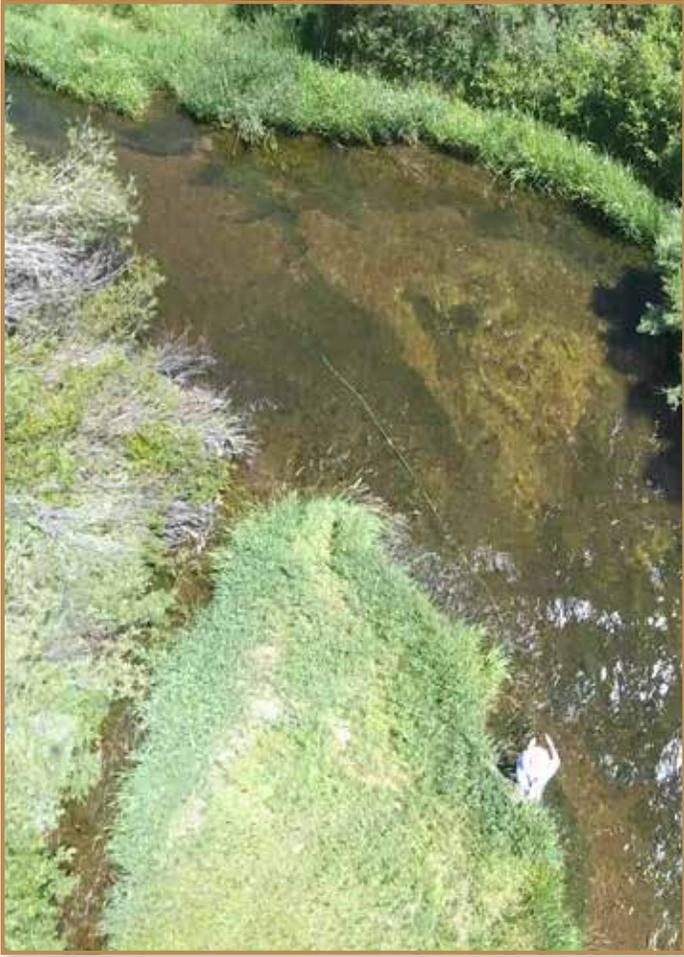
Located approximately 2 miles upstream of the confluence with the Snake River, this stretch of stream has all the necessary components to be attractive to trout. Given the transient nature of the cutthroat trout, this proximity to the Snake River is important for constantly recruiting new fish running into prime summer waters. Deep pools, riffles, undercut banks and riparian vegetation are all present on the property providing shelter, spawning habitat and ample food sources for the native fish. Insect life is abundant and diverse with many species of stonefly, caddisfly, mayfly, midge and terrestrials food, which will keep trout happy during the prime fishing months.



Nearby Live Water:

The Snake River is accessible 5 minutes from the property and offers exciting dry fly fishing. A float trip on the Snake River is a popular way to experience the fantastic angling as well as the breathtaking scenery of the Tetons and the surrounding Jackson Hole valley. Numerous “blue-ribbon” fishing opportunities are available in this region. Within 1 hour south of property, the Green, Hoback and Salt Rivers offer some of the best fishing in Wyoming. The Henry’s Fork, Warm River, Fall River, Teton River and the South Fork of the Snake River are in eastern Idaho, and are 1½-hours from the estate. Yellowstone and Grand Teton National Parks also beckon the angler for day or weekend trips with miles of diverse backcountry streams, including the Firehole, Lamar, Madison and Yellowstone Rivers.





Wildlife:

The Jackson Hole area benefits greatly from its close proximity to the National Parks and lies within the Greater Yellowstone Ecosystem, one of the last remaining large, nearly intact ecosystems in the northern temperate zones. Shiras moose, elk, mule deer, black bear, grizzly bear, pronghorn antelope and bighorn sheep are found in great numbers in the valley. Just south of the property line lies the South Park Habitat Management Area, which is a 972-acre elk feed



ground. Developed in 1939, this land was set aside as a refuge to feed the wintering elk and to help protect local property owners from damage due to winter forage. There are approximately 1,000 elk that reside here during the winter months before they retreat to higher ground in the spring. This is only one of several elk feed grounds found throughout the Teton Valley and is a testament to the health of the ecosystem that surrounds this wonderful property.



Recreation:

Many are drawn to this area for the sporting lifestyle and adventures that are plentiful in every direction. Recreational opportunities abound year long, such as hiking, camping, fly fishing, kayaking, mountain biking, hunting, wildlife photography, horseback riding, downhill skiing, snowshoeing and cross-country skiing.

The renowned 3 Creek Ranch Golf Club is a few miles away, which includes a pristine 18-hole Rees Jones golf course and a clubhouse that features world-class dining, picturesque fairways and Grand Teton views with a host of family-friendly amenities. Memberships are available to play the scenic course and enjoy the exquisite cuisine and social activities.

World-class downhill skiing is available at the Jackson Hole Mountain Resort in Teton Village, which is a 25-minute drive from the property. The resort offers 2,500 acres of in-bound skiable terrain with over 4,000 feet of vertical rise. Snow King Resort, in downtown Jackson Hole, has the steepest north-facing FIS (International Ski Federation) racecourse in the lower 48 states. Grand Targhee Ski and Summer Resort is located on the west side of the Tetons, east of Driggs, Idaho, and is 1¼ hour away. The diversity of these mountains is optimal for active lifestyles, for those just beginning a sport or those who want to challenge their skills on expert terrain.

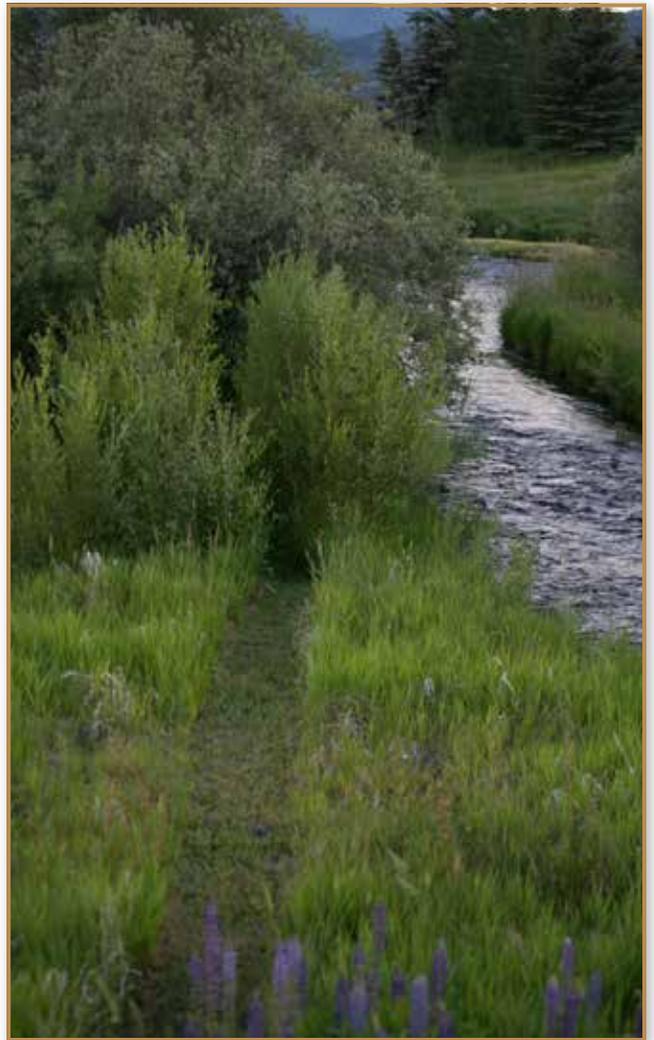




Wyoming Tax Benefits:

Bloomberg Wealth Management magazine consistently rates Wyoming as the #1 Tax Friendly State in America for both individuals and corporations. Land ownership in Wyoming can offer significant reductions in federal income taxes through the strategic use of conservation easements while protecting this valuable resource that we all cherish. Here are the “lucky” thirteen reasons to purchase and stay in Wyoming for state residents:

- No state income tax on personal or corporate income
- No state inheritance tax or estate tax
- No state excise taxes on gas or food
- No tax on the sale of real estate
- No state capital gains tax
- Dynasty trusts are permitted to shelter assets from generation to generation
- Wyoming Close LLC statute
- No tax on out-of-state retirement income
- No state gift tax
- No intangible taxes on financial assets
- No personal property tax on property held for personal use



Summary

- Gorgeous, open setting on 34.89 acres
- Over 1/2 mile of private fishing on Flat Creek
- 6 miles from historic Jackson Hole town square
- Incredible views of the surrounding mountain ranges
- Close to abundant recreational opportunities

PRICE Reduced: \$4,900,000

TAXES: \$8,491 in 2015



CONTACT:

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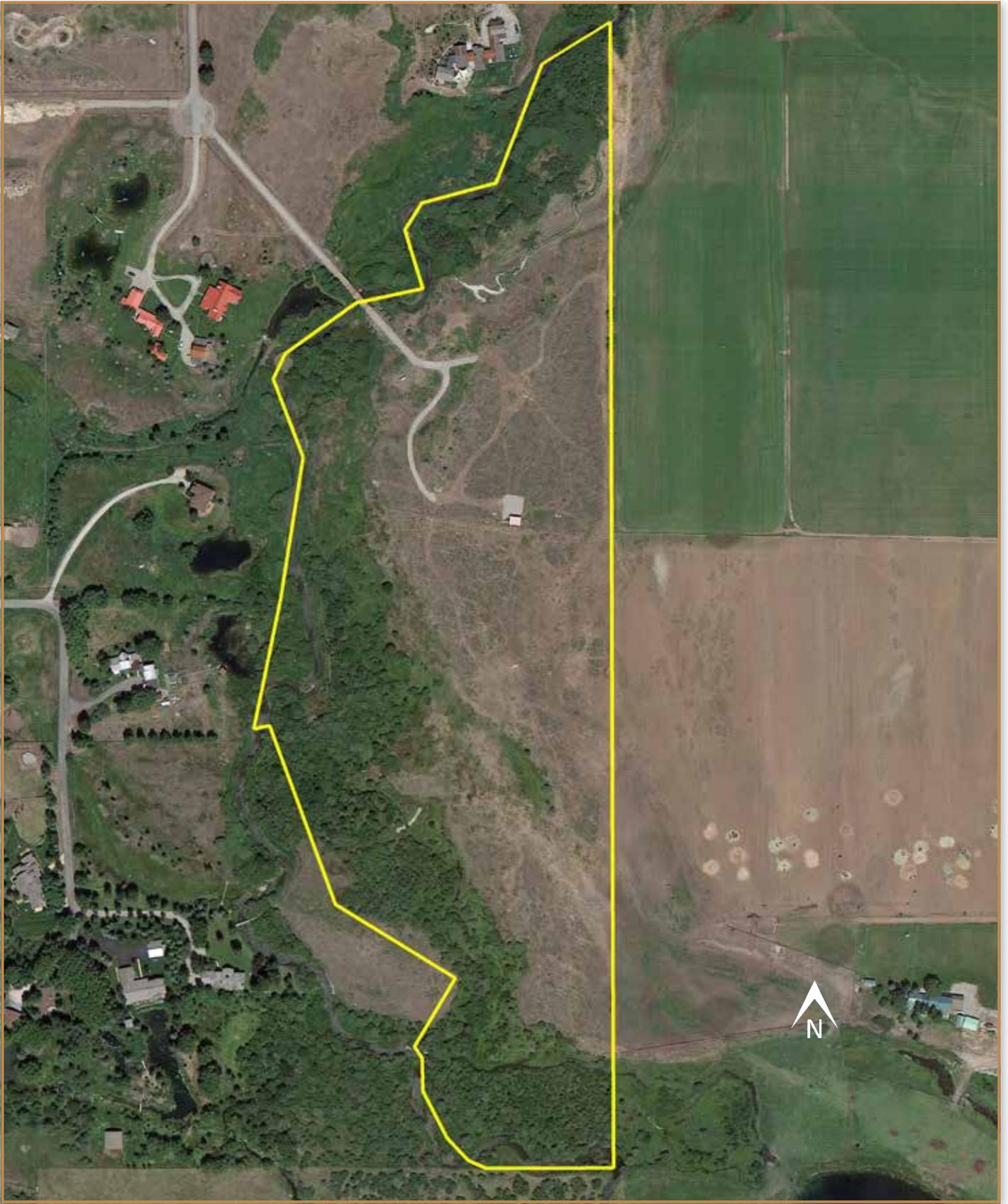
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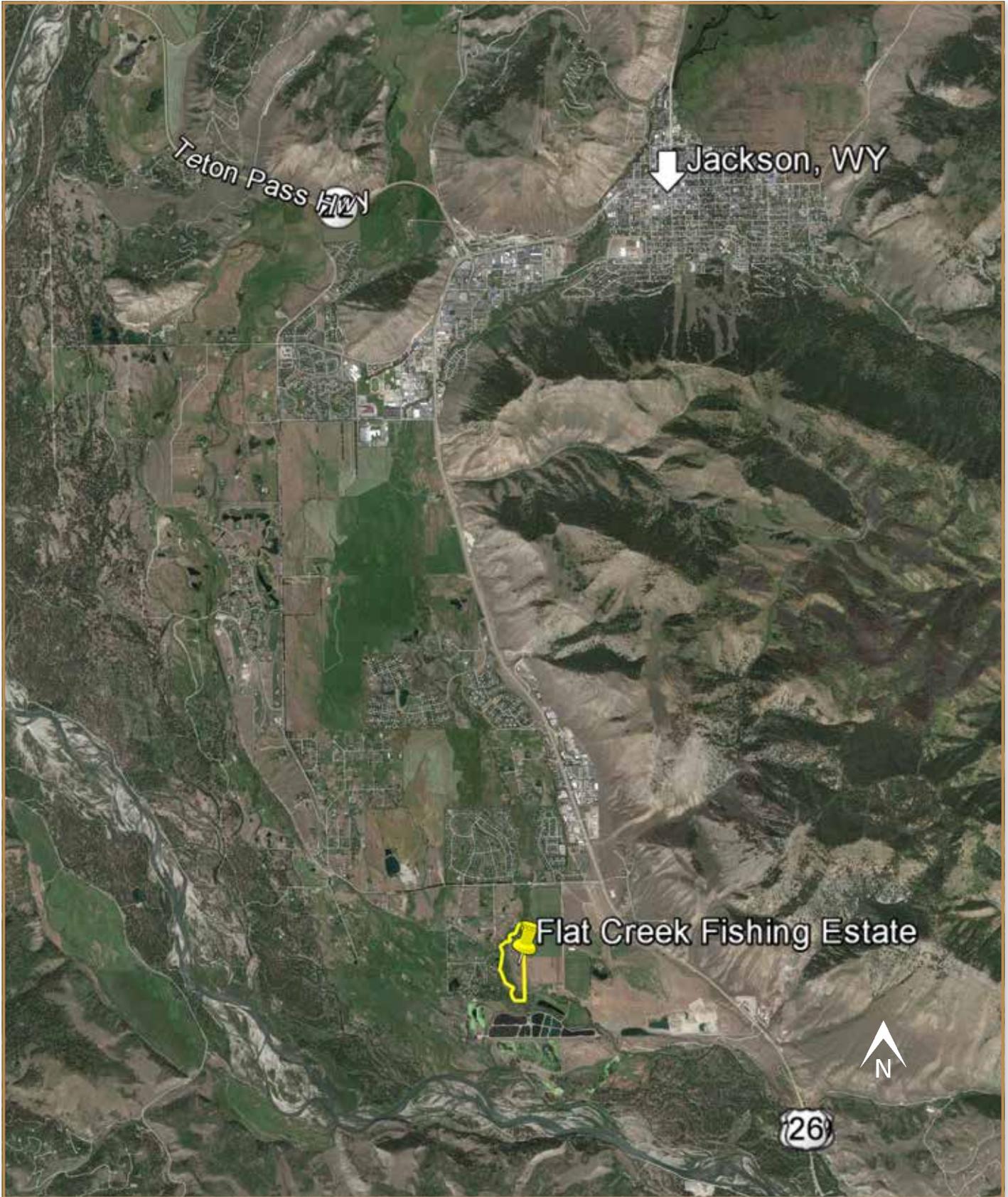
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Notes:

- 1) This is a co-listing of Live Water Properties LLC and Century 21 High Desert; an agent of Live Water Properties or Century 21 High Desert 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.

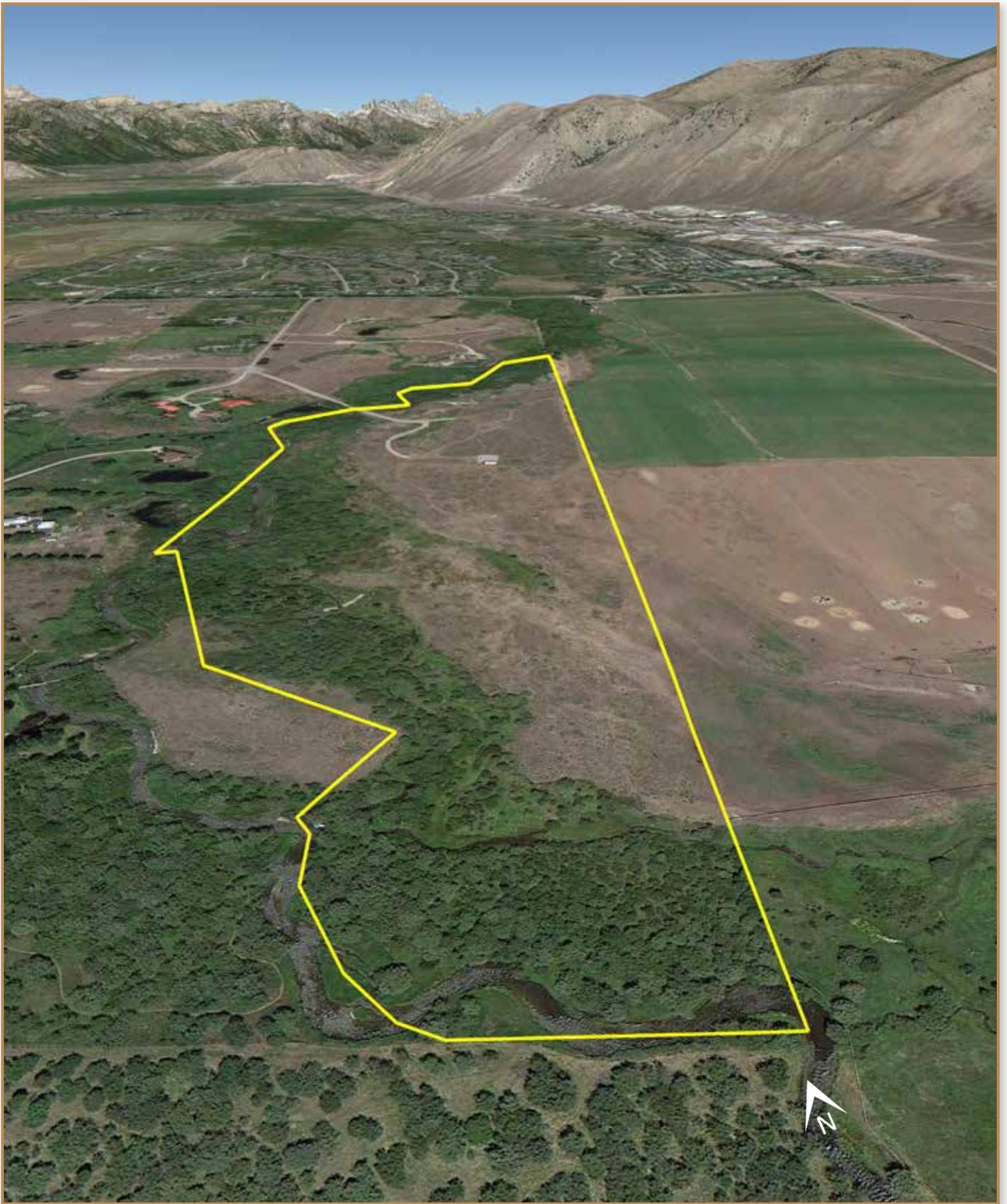


Mat Creek Fishing Estate Aerial Map
Maps are for visual aid only ~ accuracy is not guaranteed.



Flat Creek Fishing Estate Location Map

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



Flat Creek Fishing Estate Terrain Map

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