



**ELK RANGE RANCH**  
ALTA, WYOMING





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ALTA, WYOMING

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**\$13,950,000 | 80± ACRES**

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LISTING AGENT: **CARLOS ORDOÑEZ**

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**TRUSTED** *by* **GENERATIONS,** *for* **GENERATIONS**

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

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DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

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**SALES | AUCTIONS | FINANCE | MANAGEMENT**

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## EXECUTIVE SUMMARY

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*Nestled against the foothills of the Teton Mountain Range, the 80± acre Elk Range Ranch punches way above its weight as a truly unique, turnkey, end-of-the-road offering on what is known as the “quiet side of the Tetons”. What makes it so unique is that, even though it is only eight miles from downtown Driggs, Idaho, it is actually located in the sought-after community of Alta, Wyoming. Wyoming is widely known for its favorable tax status. AND, while it is only minutes from the Grand Targhee Ski Area which boasts amongst the highest snowfall totals of any ski area in the U.S., it lies only 45 miles from Jackson Hole and all it has to offer from skiing to resort amenities. The Elk Range Ranch is one of the few remaining large, intact land holdings in Alta. It is further protected by its one half mile of shared boundary with Targhee National Forest and the BLM, which makes it essentially an extension of the Yellowstone and Grand Teton National Park systems. The wildlife that “leaks” onto the property from this reservoir of wild lands is prolific and includes elk, mule deer, moose, bear, wolves, and many other smaller native species.*

*The 80± acres are comprised of lush, irrigated meadows, the creek corridors of Dry Creek and Bustle Creek, rolling hillsides leading to quaking aspen groves and healthy stands of dark timber, and big views across the valley of the Big Hole Mountains and the Snake River Range.*

*The well-appointed improvements at the ranch headquarters include a custom-built two-bedroom, two-and-a-half-bath 3,871± square foot log home and a two-bedroom, one-bath 1,500± square foot log guest house. A large pond behind the main residence along with meticulously maintained lawns and gardens create an incredibly inviting setting. Two classic style barns and well-designed paddocks for working the various livestock currently on the ranch complete the main improvement compound. Down the drive from the headquarters is a large hay barn, a calving shed, and a greenhouse located along the banks of Bustle Creek.*

*Under its current ownership the Elk Range Ranch offers the highly sought-after combination of a small scale, yet viable agricultural operation and world class recreation with direct “out the back gate” access to millions of acres and seemingly endless miles of trails in the adjacent Targhee National Forest which immediately connects to Grand Teton and Yellowstone National Parks. In summary, a rare and unique opportunity to buy a very private and beautiful ranch with a Wyoming address from which you can ski – literally minutes from your front door.*



## LOCATION

Elk Range Ranch is located in the coveted Alta, Wyoming community only eight miles east of the charming mountain town of Driggs, Idaho. Jackson Hole and its commercial airport and extensive resort amenities lie about 45 miles from the ranch. The Driggs Reed Memorial full service FBO and its 7,300' X 100' paved runway is just 11 miles from the ranch. The Grand Targhee ski area, renowned for its consistent powder skiing, is about a ten-minute drive from the ranch.



## LOCALE

The area is characterized by small ranches and larger acreage tracts. As Wyoming has become known as something of a “tax haven”, it has attracted a growing number of wealthy individuals and families who want to live in Wyoming, while having the ability to easily access world class skiing. They prefer to avoid Jackson’s sky-high land prices and the summer influx of tourists. Jackson Hole is the only alternative in Wyoming that offers this package of sought after features.

Driggs and its nearby neighbor Victor have grown into attractive small towns with exceptional golf courses, an FBO that will accommodate the largest private jets, excellent restaurants, grocery stores, and a full complement of services. There is blue ribbon quality fishing in the Teton River and the upper Teton Valley is virtually surrounded by mountain ranges and smaller trout filled streams.







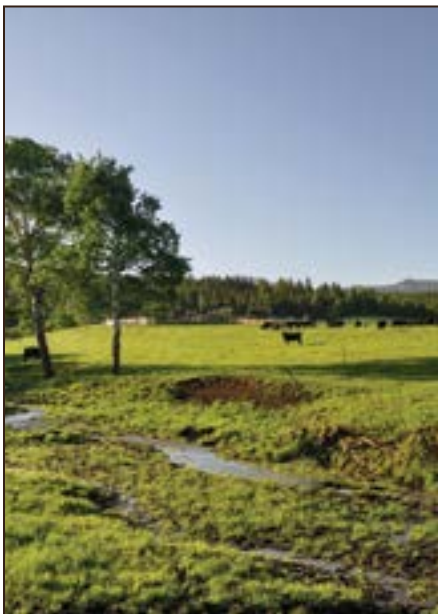
## GENERAL DESCRIPTION

The property lies at the end of a private road with its lush meadows laid out along the public land boundary. The meadows are gently rolling and give way to stands of timber and aspens as they rise toward the common boundary with the BLM and Forest Service. They are crossed by two stream drainages and by strips of timber and aspens which create enchanting individual meadows. The owner's

compound occupies a very private higher site near the Forest Service boundary where there is a stream fed pond. It enjoys expansive views of the Teton River valley and the Snake River and Big Hole Mountain Ranges. The compound includes the owner's home, a guest house, and two barns. Just below the compound in a protected site there is a hay shed, a calving barn, and a greenhouse.

## ACREAGE

The ranch consists of two legal parcels that add up to 80± deeded acres. Both 40± acre parcels have senior water rights.





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## IMPROVEMENTS

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### OWNER'S COMPOUND

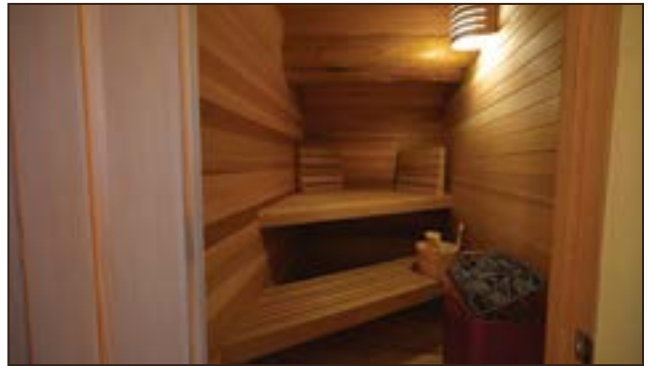
**Owner's Home:** Surrounded by beautiful gardens and overlooking the pond from broad covered porches that virtually surround the house, this is a 3,871± square foot classic log home with many thoughtful features. There is an attached two-car heated garage and one can enter through a mudroom, although there is a formal entrance as well. The mudroom entrance takes one into the kitchen/living room area on one end of the house with a half-bathroom. There is a large stone fireplace with two-story windows looking out across the Teton River valley. The kitchen with a big island, glass faced cabinets, high-end appliances, and granite counter tops invites big family meals. On the other side of the kitchen there is a dining room and a large family room with another stone fireplace and a wet bar featuring a pool table and lots of space to gather. There is another formal entrance that brings one into this space.







Up the impressive wood staircase there is a sitting area that overlooks the living room. Adjacent to this space, there is one-bedroom with an ensuite bathroom. The master suite is accessed down a short hallway. It includes a massive walk-in closet that was once a bedroom, a large sauna, a bathroom, and a large bedroom with a sitting area and a small porch that looks out toward the guest house. The downstairs floors are wood and the upstairs is fully carpeted.



**Log Guest House:** Located a short walk from the main house one approaches up a lovely stone pathway. One enters the 1,500± square foot house by crossing a broad covered porch that surrounds the house on three sides. Entering a living room/kitchen space with rustic wood floors, a short hallway takes one to the two comfortable bedrooms which share a bathroom. They are fully carpeted, and each bedroom has its own access to the wrap around porch.



**Barn:** Up the hill from the garage/shop is a traditional horse barn that also has covered concrete pads on two sides. It has a concrete strip down the middle with two horse stalls on each side with heated waterers. They access four paddocks and there is a round pen outside. There is also a tack room and a small shop and there is a hay mow on the second floor.

**Garage/Shop:** Located just up the hill from the guest house is a barn like structure that has a full concrete floor and covered concrete pads on the outside. It functions as a two-car garage, a woodworking shop, and generator room that houses a diesel generator which will run all the buildings located at the owner's compound. There is an artist's studio upstairs with a half bath.

**Additional Structures:** The extended owner's compound also includes a pole hay shed, a 24' X 36' calving shed with water and four stalls, and a 16' X 24' greenhouse. The ranch also has a good set of working corrals with a rotary chute, alley ways, and a hydraulic chute.









## **CLIMATE**

The altitude at the ranch is 6,500 feet above sea level. As one might expect from a ranch located near a ski area that has one of the highest annual snowfalls in the U.S., Elk Range Ranch is subject to significant winter snow. Fortunately, they do not get a lot of wind, so the snow is ideal for cross country skiing and snowmobiling. Precipitation is estimated in the range of 25 inches with 140 inches of snow. All of this adds up to an incredibly lush environment in the spring and summer. Summer temperatures rarely get above the 80s with cool nights. Winters are consistently cold, but not excessively so with daytime highs running around freezing.



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## GENERAL OPERATIONS

The current owners have historically run a small-scale ranching operation on the ranch. They have run cows, goats, sheep, mules and horses. The ranch also produces a robust hay crop. When one considers the long winters with heavy snowfall and the months of deep standing snow on the property, it likely makes sense to lease out the various components of the ranch on a seasonal basis to local ranchers.

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## **WATER RESOURCES**

Dry Creek is a live stream that passes from the Forest Service through the property and forms part of the lower boundary. Bustle Creek is a seasonal drainage that also passes through the ranch. Dry Creek is diverted from its point of diversion in the forest to maintain flows into the 0.45± acre pond. These flows could also be used to create a more year-round flow in Bustle Creek. The ranch has senior water rights, although the area receives enough natural precipitation that irrigation is almost an afterthought. There are also two strong wells that service the various buildings.



## **WILDLIFE RESOURCES**

If one looks at a map of the ranch, it is easy to see the effect of its common boundary with the Targhee National Forest. This ties it directly into an enormous wilderness ecosystem including Teton and Yellowstone National Parks. Because of this reservoir of animals, wildlife on the ranch covers a broad gamut from big game species such as elk, deer, and moose to sandhill cranes, waterfowl, ruffed grouse, and numerous birds of prey species. Black bears, grizzly bears, and mountain lions can also be seen on the ranch at times. Elk and both species of deer can be hunted on the property.

## RECREATIONAL CONSIDERATIONS

Recreation on the ranch itself includes hiking and riding in the summer, hunting in the fall, and snowmobiling and cross-country skiing in the winter. Wildlife viewing is an ever-present opportunity as one never knows what will be in the front yard on any given morning or evening. The pond has been stocked in the past for trout fishing. The ranch's location with immediate access to hiking and riding trails in the adjacent national forest opens a world of possibilities. Also, it is only a short drive to the Teton River offering several different stretches of blue-ribbon trout stream that one can float or wade fish. As mentioned earlier there are two other mountain ranges in the valley that offer mechanized access for four-wheeling, dirt biking, and some of the most extensive mountain biking or horseback riding trails in the region. The biggest benefit of the ranch's location is that it is only a 15-minute drive up to Grand Targhee Ski Area which offers some of the finest powder skiing in the U.S. There are very few ranches in the west that can claim to be virtually "ski in, ski out".



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### TAXES

Real estate taxes are estimated to be \$9,543.00 based upon past years.

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## **BROKER'S COMMENTS**

*This represents a rare opportunity to buy a significant property in the sought after Alta, Wyoming community. Elk Range Ranch, as stated earlier, punches well above its weight because, in addition to its coveted location in Alta, it also offers extreme privacy because of its location at the end of a private road and it benefits from private access into an incredible wilderness complex that includes two national parks.*



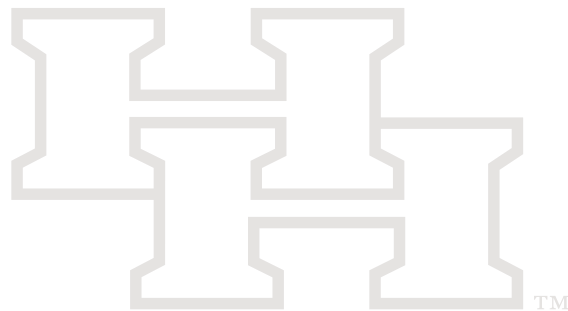






## PRICE

**\$13,950,000 for real estate only.**



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

## WYOMING AS A TAX HAVEN

**Many consider Wyoming to be one of the tax friendliest states to live in. Here are a few of the reasons:**

1. No state income tax on personal or corporate income or out of state retirement income
2. No state inheritance or gift tax
3. No state capital gains tax
4. Dynasty trusts are permitted in Wyoming
5. No tax on personal property held for personal use
6. Property taxes in general are low and based on assessed values.
7. No taxes on the sale of real estate

**Please consult a tax professional for more information and assistance in evaluating Wyoming as “tax haven”.**



## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

**IMPORTANT NOTICE**  
**HALL AND HALL PARTNERS, LLP**  
**WYOMING REAL ESTATE BROKERAGE DISCLOSURE**

When you select a Real Estate Brokerage Firm, Broker or salesperson (all referred to as “Broker”) to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming’s Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

**Seller’s Agent.** (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller’s Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the obligations enumerated below for Intermediaries. Wyo. Stat. § 33-28-303(a). The Seller may be vicariously liable for the acts of the Seller’s Agent or Seller’s Subagent that are approved, directed or ratified by the Seller.

**Customer.** (No written agreement with Buyer or Seller)

A customer is a party to a real estate transaction who has established no intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating the Buyer as a customer or as an agent for the Buyer treating the Seller as a customer. Also when a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a customer, having no written agreement, agency or intermediary relationship with either party. A Broker working with a customer shall owe no duty of confidentiality to a customer. Any information shared with Broker may be shared with the other party to the transaction at customer’s risk. The customer should not tell the broker any information which the customer does not want shared with the other party to the transaction. The Broker must treat the customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisks. W.S. 33-28-310(a).

**Buyer’s Agent.** (Requires written agreement with Buyer)

If a Buyer signs a written Buyer Agency Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty and fidelity in addition to the obligations enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer’s Agent that are approved, directed or ratified by the Buyer. As a Buyer’s Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer’s financial ability to perform the terms of the transaction. Wyo. Stat. § 33-28-304(c). As a Buyer’s Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

**Intermediary.** (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. § 33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following obligations to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care;
- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary;
- present all offers and counteroffers in a timely manner;
- account promptly for all money and property Broker received;
- keep you fully informed regarding the transaction;
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction;
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property;
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction;
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered;
- or any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

**Change From Agent to Intermediary -- In-House Transaction**

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. § 33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.



**Designated Agent.** (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller) A designated agent means a licensee who is designated by a responsible broker to serve as an agent or intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. § 33-28-301 (a) (x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At that time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

**Duties Owed by An Agent But Not Owed By An Intermediary.**

**WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDELITY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY, SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).**

**THIS WRITTEN DISCLOSURE AND ACKNOWLEDGMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. § 33-28-306(b).**

**NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.**

**The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.**

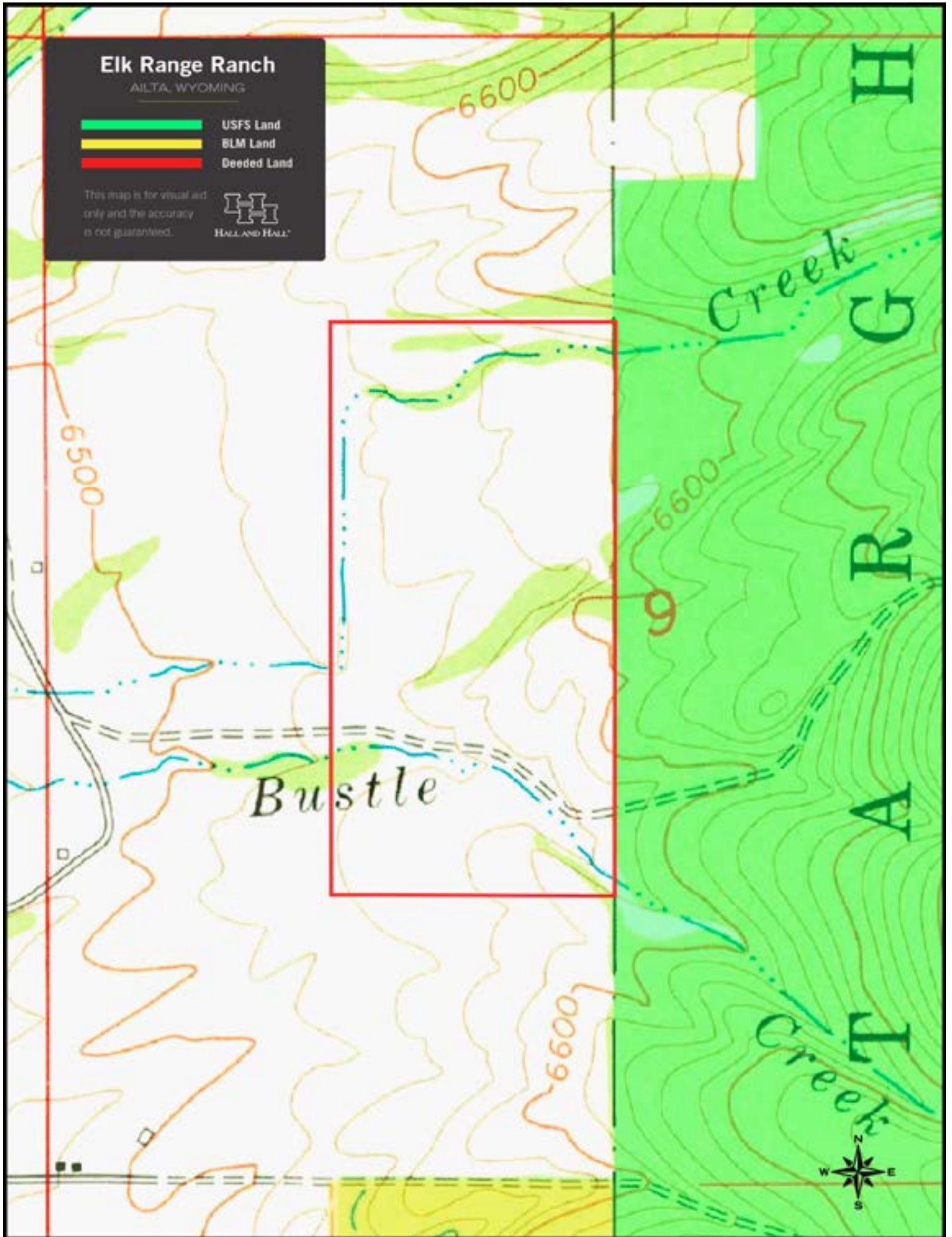
*Carlos Ordoñez of Hall and Hall is the exclusive agent of the Seller.*

# Elk Range Ranch

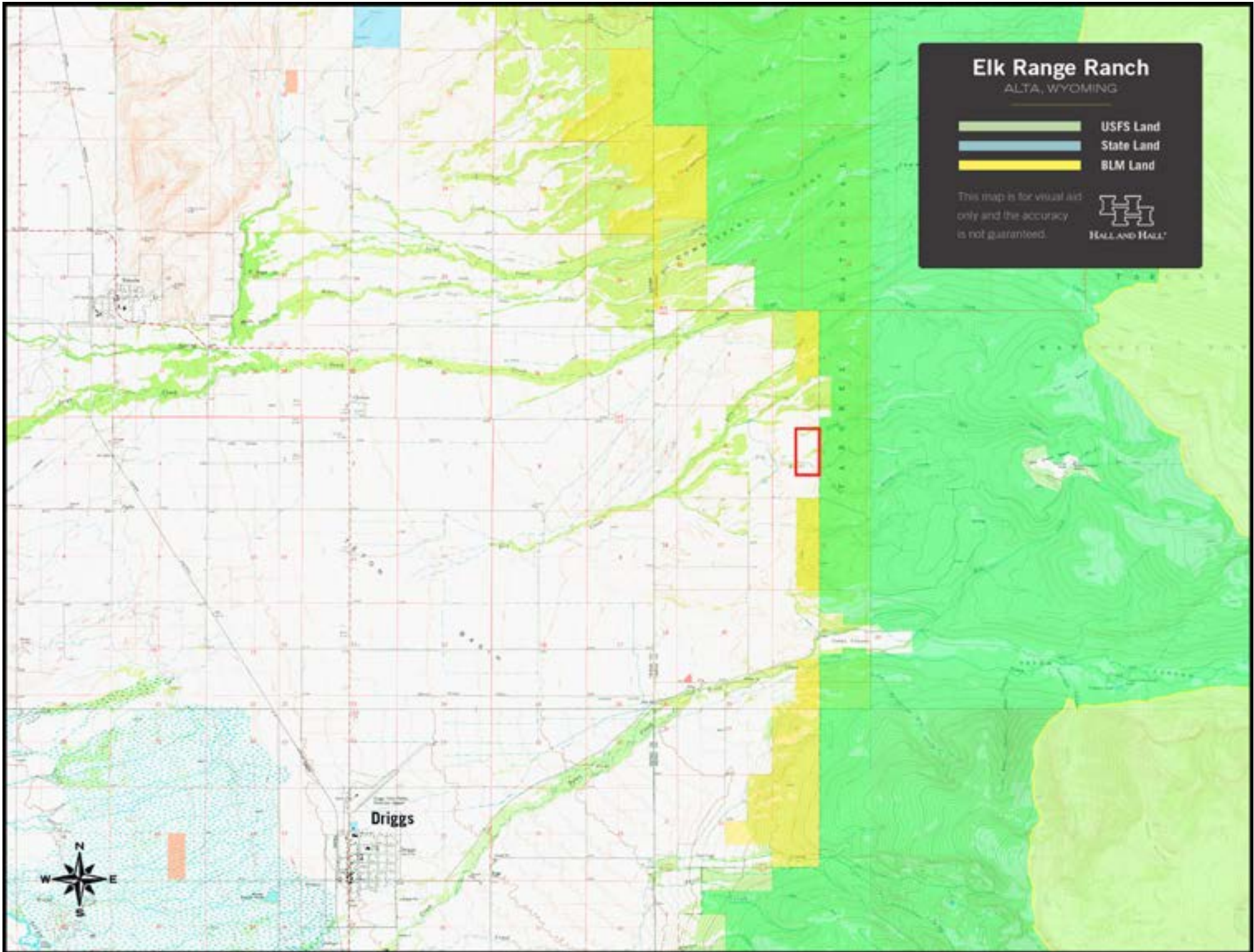
AILTA, WYOMING

-  USFS Land
-  BLM Land
-  Deeded Land

This map is for visual aid only and the accuracy is not guaranteed.







# Elk Range Ranch

ALTA, WYOMING

- USFS Land
- State Land
- BLM Land

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