

H Bar J Farm

FELT, IDAHO



HUNTING | RANCHING | FLY FISHING | CONSERVATION

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Introduction:

The H Bar J Farm, located on the northern end of Teton Valley, Idaho, is a 25-minute drive to the charming mountain town of Driggs, the county seat. Teton Valley, known as the quiet side of the Tetons, is located in the heart of the Greater Yellowstone Ecosystem. The abundance of public lands in all directions, along with Yellowstone and Grand Teton National Parks is what makes this region so distinct. Comprised primarily of productive rolling farmland, the 324-acre farm enjoys bands of aspen groves and stunning views over the Bitch Creek drainage at the Teton Mountain Range and Grand Teton National Park. H Bar J Farm provides an opportunity for farm income, big mountain views, world-class fishing, recreational access and proximity to one of the West's most desirable mountain towns.

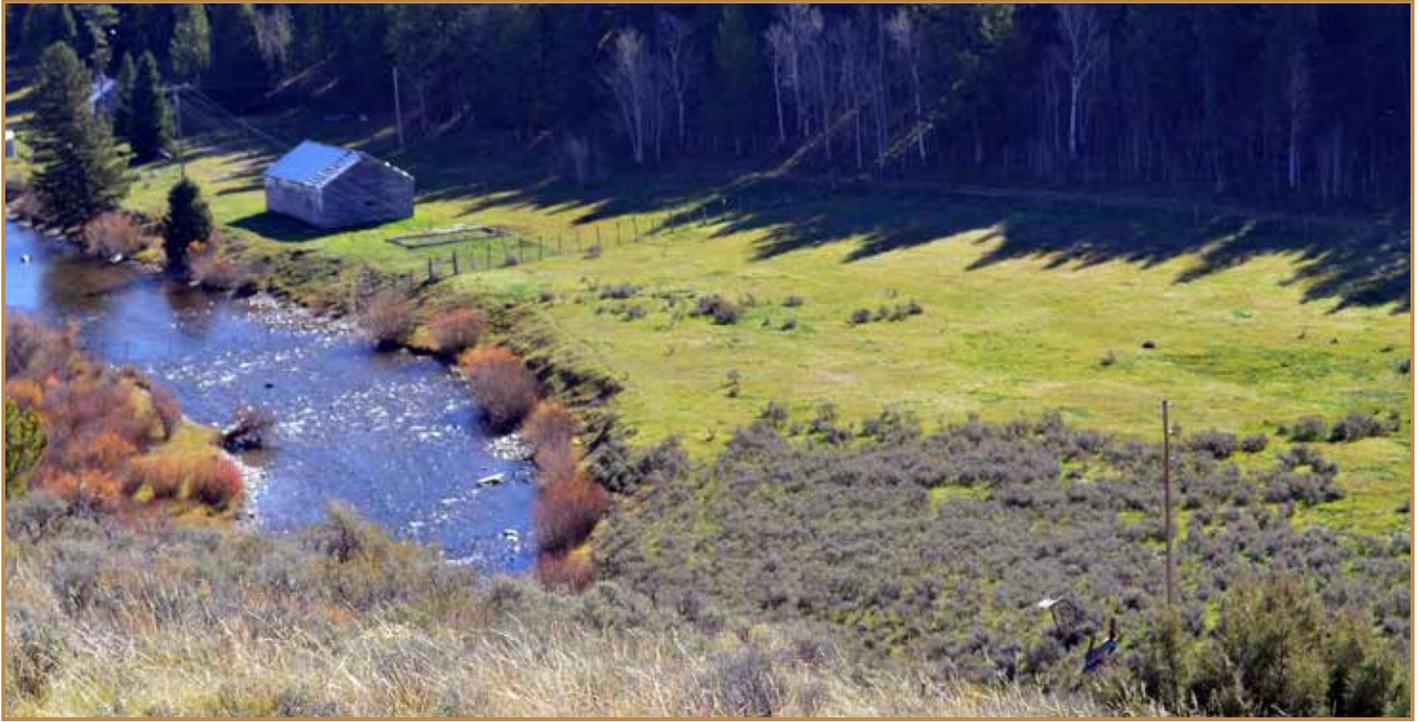


CONTACT:

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Location:

The H Bar J Farm is located in Fremont County Idaho, on the western slope of the famed Teton Mountain Range. The property is situated on the northern side of the Bitch Creek, which divides Fremont County to the north and Teton County to the south. Driggs, is the closest full service town and offers amenities including restaurants, grocery stores, shopping, world-class golf, private air service and access to downhill skiing at Grand Targhee Ski and Summer Resort. The resort community of Jackson Hole lies 46 miles to the east with many conveniences such as fine dining, lodging, state-of-the-art medical facilities and outstanding recreation. Jackson Hole is also the gateway to Grand Teton and Yellowstone National Parks. West Yellowstone lies a scenic 81 miles to the north. The H Bar J Farm is well situated within the recreational mecca commonly known as the Greater Yellowstone Ecosystem.

Acreage:

The H Bar J Farm is comprised of 324 deeded acres with 260 acres of tillable land with stunning views over the Bitch Creek drainage. The farm has historically been rotated between hay and grain over the years and benefits from deep rich productive soil. The area is known for it's dry farm grain production, historical average show yields in the 55-65 bushels per acre with the best year in recent memory being 2011 when 98 bushels per acre were harvested. The portion of land that is not in production, is a mix of aspens trees and native sage and grasses, which attract wildlife from the nearby Caribou-Targhee National Forest.



Live Water:

Once known as the Teton River North Fork, Bitch Creek drains the high country of the Teton Range providing clear cold-water flows to the Teton River downstream. Bitch Creek begins as two separate forks that join just before the Idaho border in Wyoming. North Bitch Creek begins north of Moose Mountain and South Bitch Creek starts north of Dry Ridge Mountain. Moose and Dry Ridge peaks are both in Grand Teton National Park, Wyoming. The two creeks meander out of the mountains and eventually meet 5 miles east of the Idaho/Wyoming border forming Bitch Creek. Before crossing into Idaho, Jackpine Creek joins Bitch Creek. Bitch Creek runs through a spectacular canyon setting before it joins the Teton River northwest of Driggs. Bitch Creek is roughly 15 miles long. The north and the south forks add an additional 8-10 miles, however the prime fishing water is a 12 to 15-mile stretch which is accessed directly from H Bar J Farm.

Bitch Creek is home to the highly-treasured Yellowstone cutthroat trout (YCT), a species famous for its sheer beauty and willingness to eat dry flies. The majority of the fish in the creek are in the 10 to 14-inch range, however fish in excess of 20 inches are routinely caught up and down the creek. The prime fishing season starts once the water clears typically mid to late June, and the first few hatches which include salmonflies and Golden Stones provide some of the most exciting fishing of the season. This time of the year, large attractor dry flies are used to fool these native fish. Following the stoneflies, the creek will see mayfly, midge and caddis hatches as well as a plethora of terrestrials once the summer heats up.

High quality habitat, cold temperature regimes and the lack of irrigation diversions make Bitch Creek a critical stronghold for the Teton River's native Yellowstone cutthroat trout.

Nearby Live Water:

Aside from the coveted water surrounding the ranch, there are opportunities for world-class fishing in all directions. The South Fork, the Snake River, Madison River and the Henry's Fork are all nearby. The Henry's Fork River is a classic wild trout fishery, world-renowned for its rainbows and browns. This fishery is consistently changing due to seasonal hatches, which provides a variety of fantastic and nearly year round floating and wading opportunities. From its inception near Island Park, the river takes on a spring creek and tailwater quality through the famous Railroad Ranch section, and transitions into a freestone canyon habitat. The South Fork of the Snake River is a tailwater fishery that flows out of Palisades Dam on the border of Wyoming and Idaho. The South Fork is an angler's dream with varied hatches and a healthy population of browns, rainbows, native Yellowstone cutthroat and Snake River fine-spotted cutthroat. The South Fork flows for 60 miles through high mountain valleys, rugged canyons and broad flood plains to its confluence with the Henry's Fork. This makes the river as picturesque as it is a famed fishery.





This bull elk was taken near H Bar J Farm on national forest land. It measured at 331 gross and net score of 320 Boone and Crockett.

Wildlife & Hunting:

The Caribou-Targhee National Forest is two miles east of H Bar J Farm. It transitions into the Jedediah Smith Wilderness, home to some of the finest big game hunting, wildlife viewing and wilderness horseback riding in the lower 48 states. This intact ecosystem is home to Rocky Mountain elk, mule deer, mountain lions, wolves and grizzly bears.

Depending on the time of year, most species native to the region may be found moving up and down Bitch Creek. The Bitch Creek corridor is a historical and important migration route for big game species moving from the summer range in the adjacent forest to the winter range at lower elevations on the canyon of the Teton River. The most notable species utilizing this route is the Teton Range mule deer herd. These deer, famous for their trophy potential, utilize the corridor in the fall and have been seen passing through the farm as well as in the aspen trees on the eastern portion of the property. Rocky Mountain elk and Shiras moose will take cover in the aspens as well as feed in the fields in mornings and evenings. Sharp-tailed grouse are routinely seen on the farm as their leks are located nearby.

Summary

- 260 acres of income producing farmland
- World-class fishing on Bitch Creek
- Big mountain views of the Teton Range and Grand Teton National Park
- Big game hunting along the Bitch Creek corridor
- 25 minute drive to charming Driggs, Idaho
- Owner financing available

PRICE: \$1,395,000

TAXES: \$396 in 2013



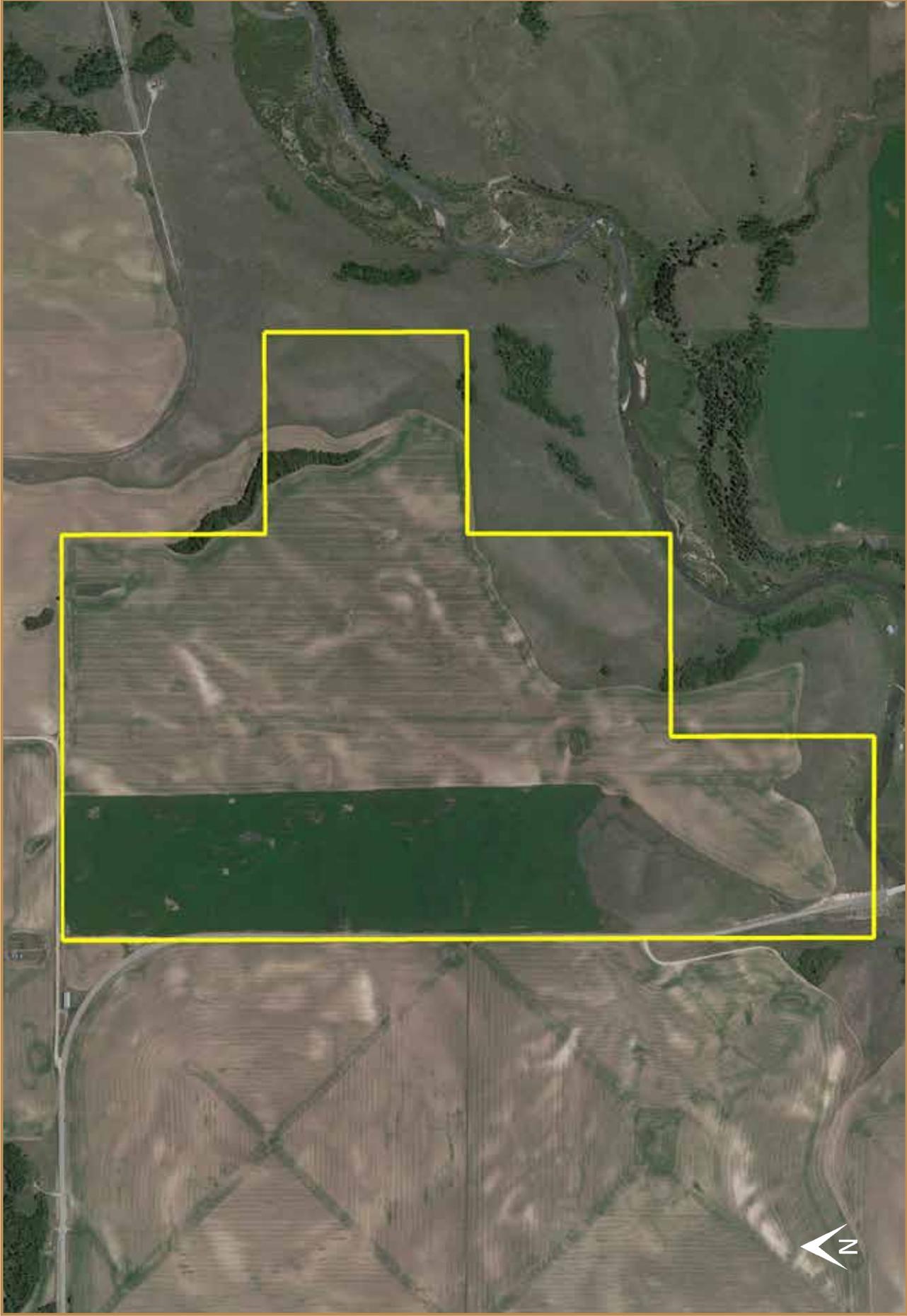
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Notes:

- 1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties 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.



H Bar J Farm Aerial Map

Public land shown in green • Maps are for visual aid only ~ accuracy is not guaranteed.



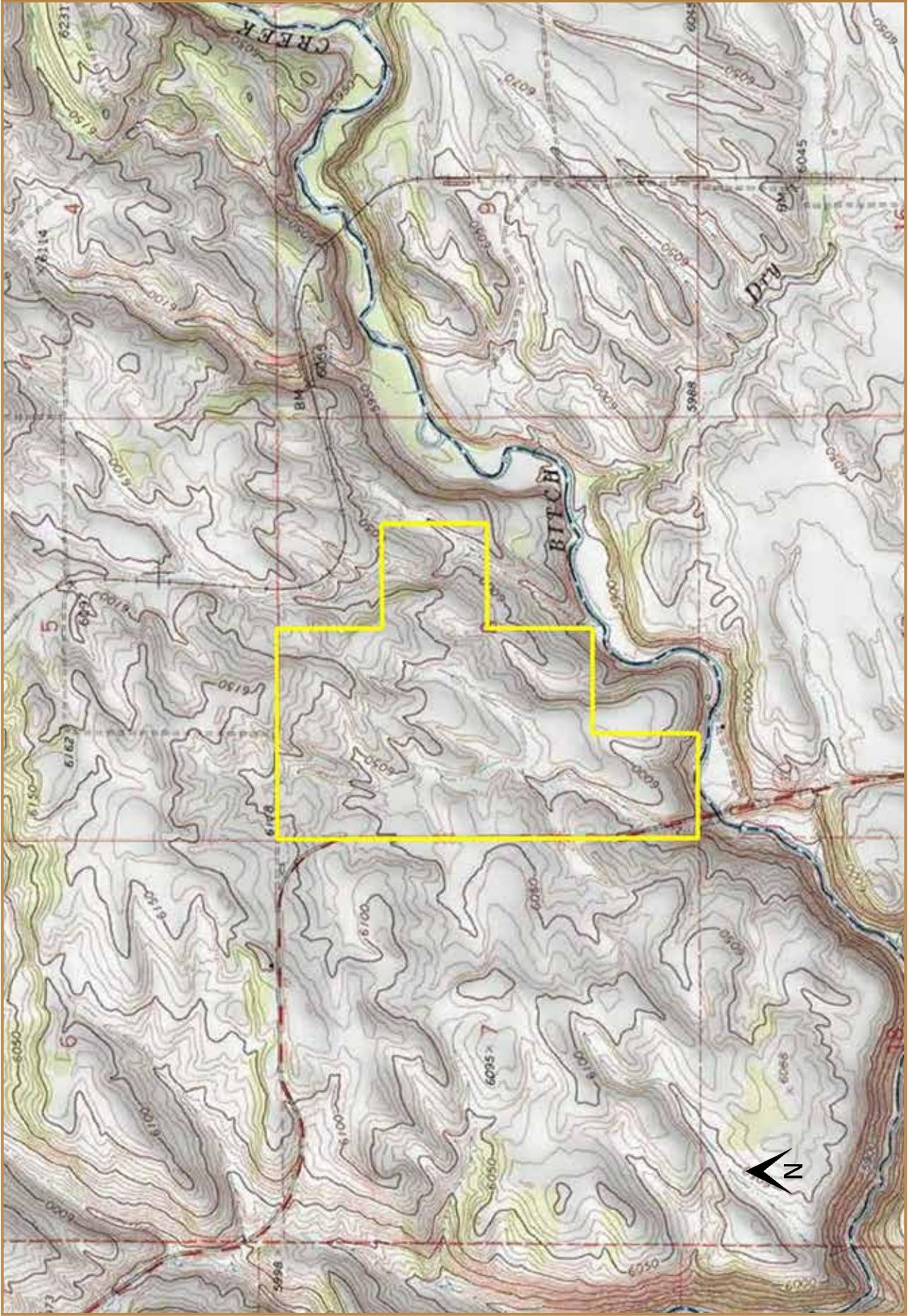
H Bar J Farm Terrain Map

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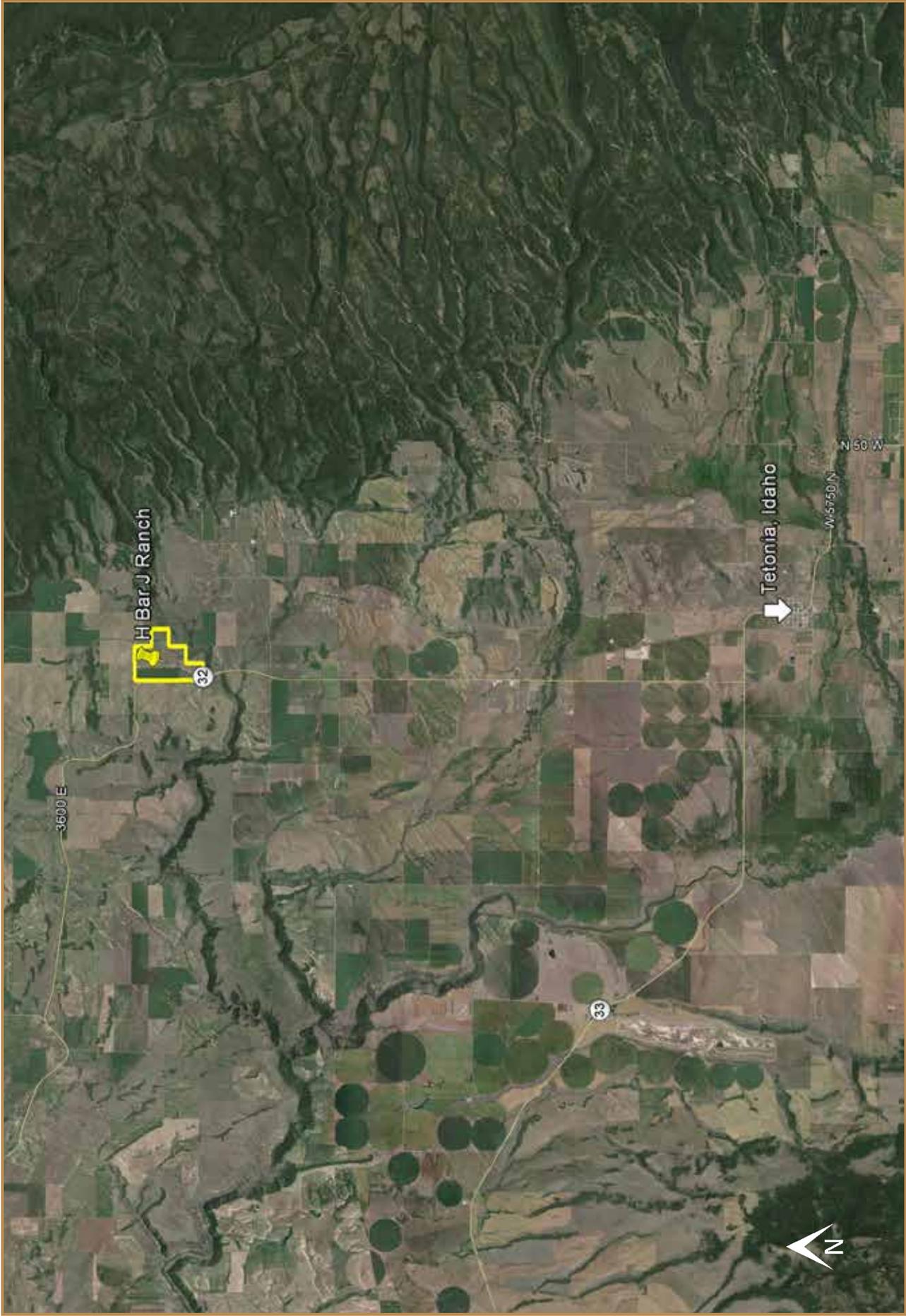
H Bar J Farm Terrain Map

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H Bar J Farm Topographical Map

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H Bar J Farm Location Map

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