

Grandeur at Bar-B-Bar

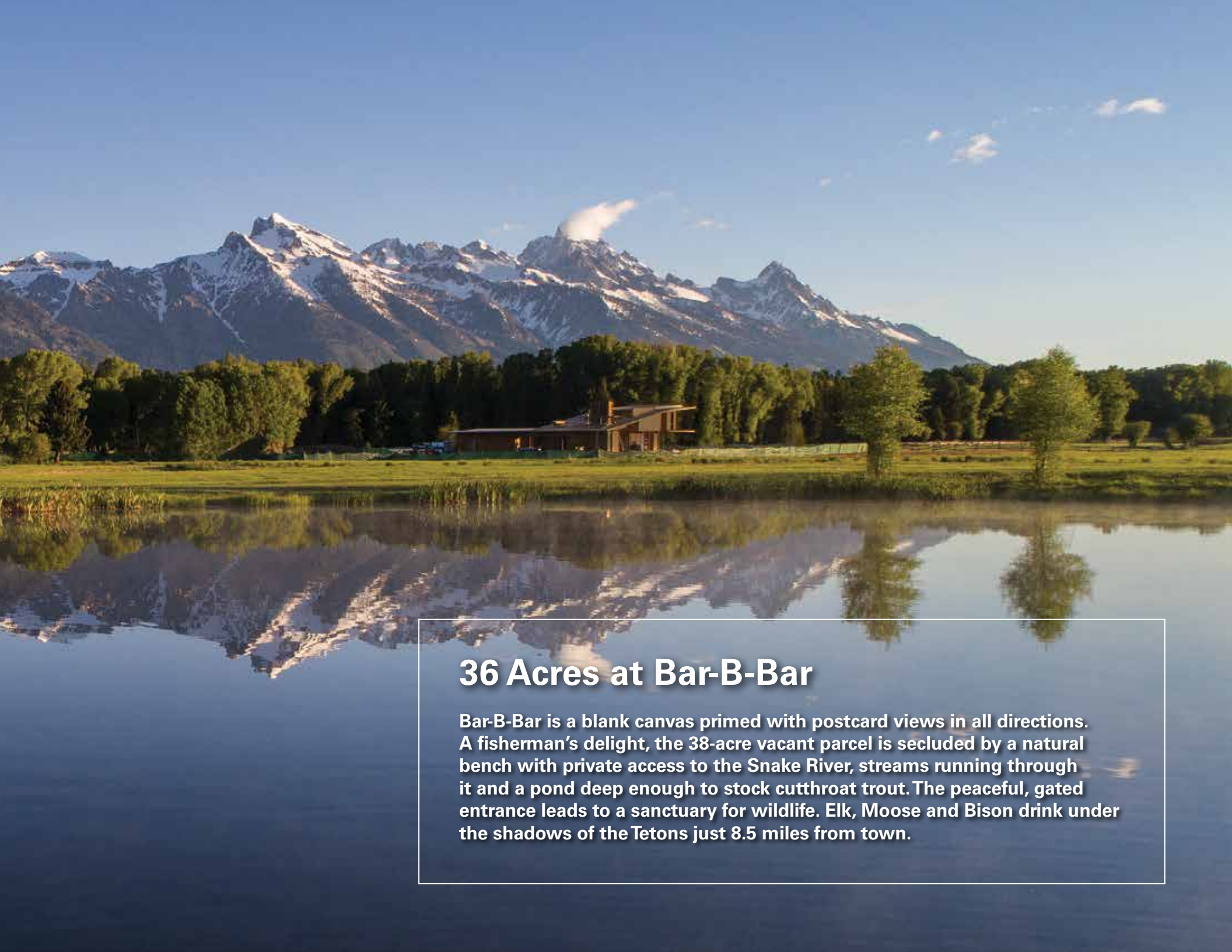
Jackson Hole, Wyoming



LIVE WATER
JACKSON HOLE

GrandeuratBarBBar.com





36 Acres at Bar-B-Bar

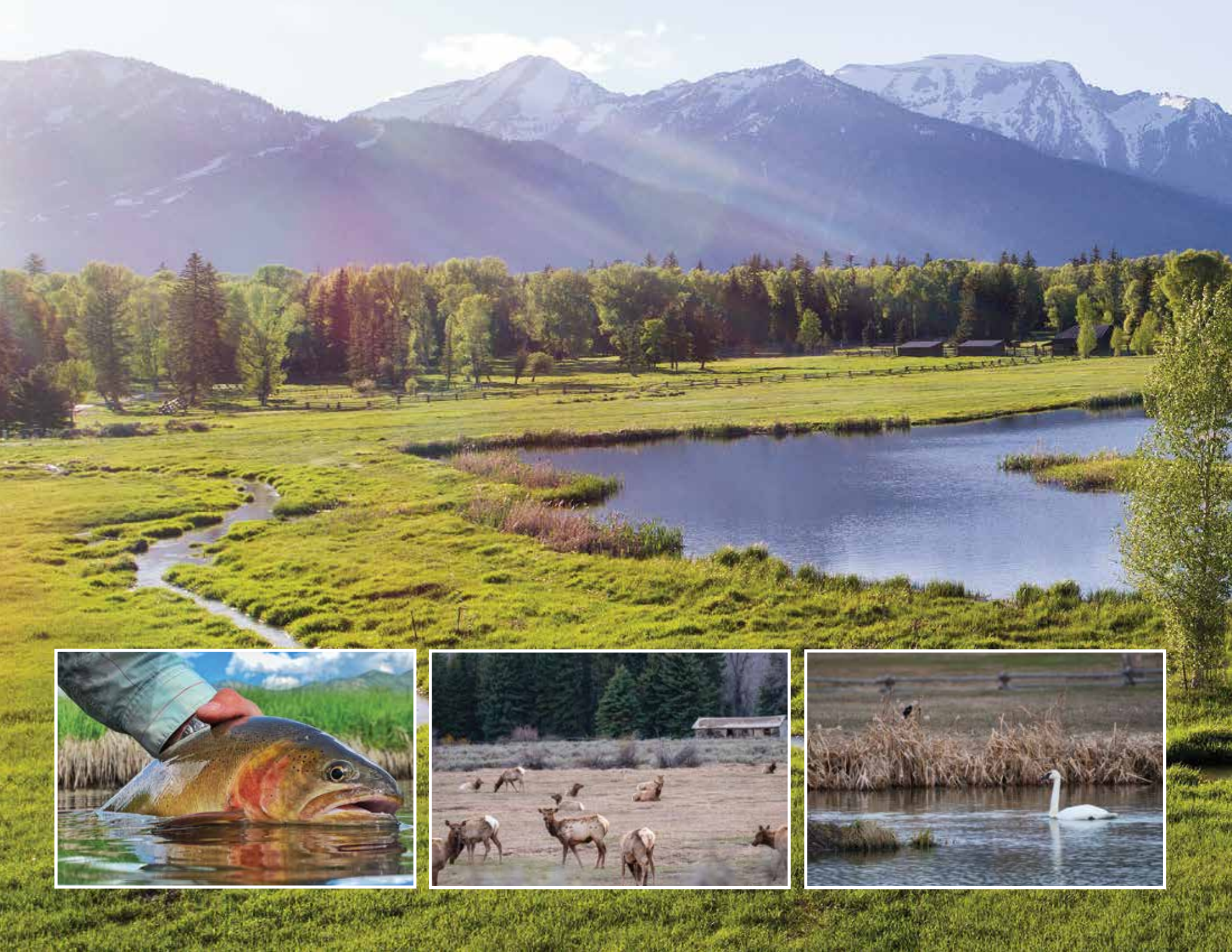
Bar-B-Bar is a blank canvas primed with postcard views in all directions. A fisherman's delight, the 38-acre vacant parcel is secluded by a natural bench with private access to the Snake River, streams running through it and a pond deep enough to stock cutthroat trout. The peaceful, gated entrance leads to a sanctuary for wildlife. Elk, Moose and Bison drink under the shadows of the Tetons just 8.5 miles from town.





Postcard-Perfect Views

The quiet approach is interrupted by an explosion of views showcasing the grandeur of Jackson Hole's landmarks. The Big Red tram at Jackson Hole Mountain Resort and the 13,770 foot Grand Teton to the west, The 11,244 foot Sleeping Indian, affectionately known to locals as Sheep Mountain to the east, Snow King to the south and Grand Teton and Yellowstone National Parks to the North.





Conservation & Wildlife

The vision of our forefathers in conserving this magical landscape is very much a part of developing the 780-acre ranch, which is protected by many conservation easements. Moose, Elk, Mule Deer and trumpeter swans find shelter in the cottonwood forest along the Snake River riparian corridor. The 36-acre tract sites in a migration corridor. The braided channels of the Snake host abundant fine-spotted snake river cutthroat trout and wildlife species such as neotropical migrant songbirds, raptors, and amphibians.

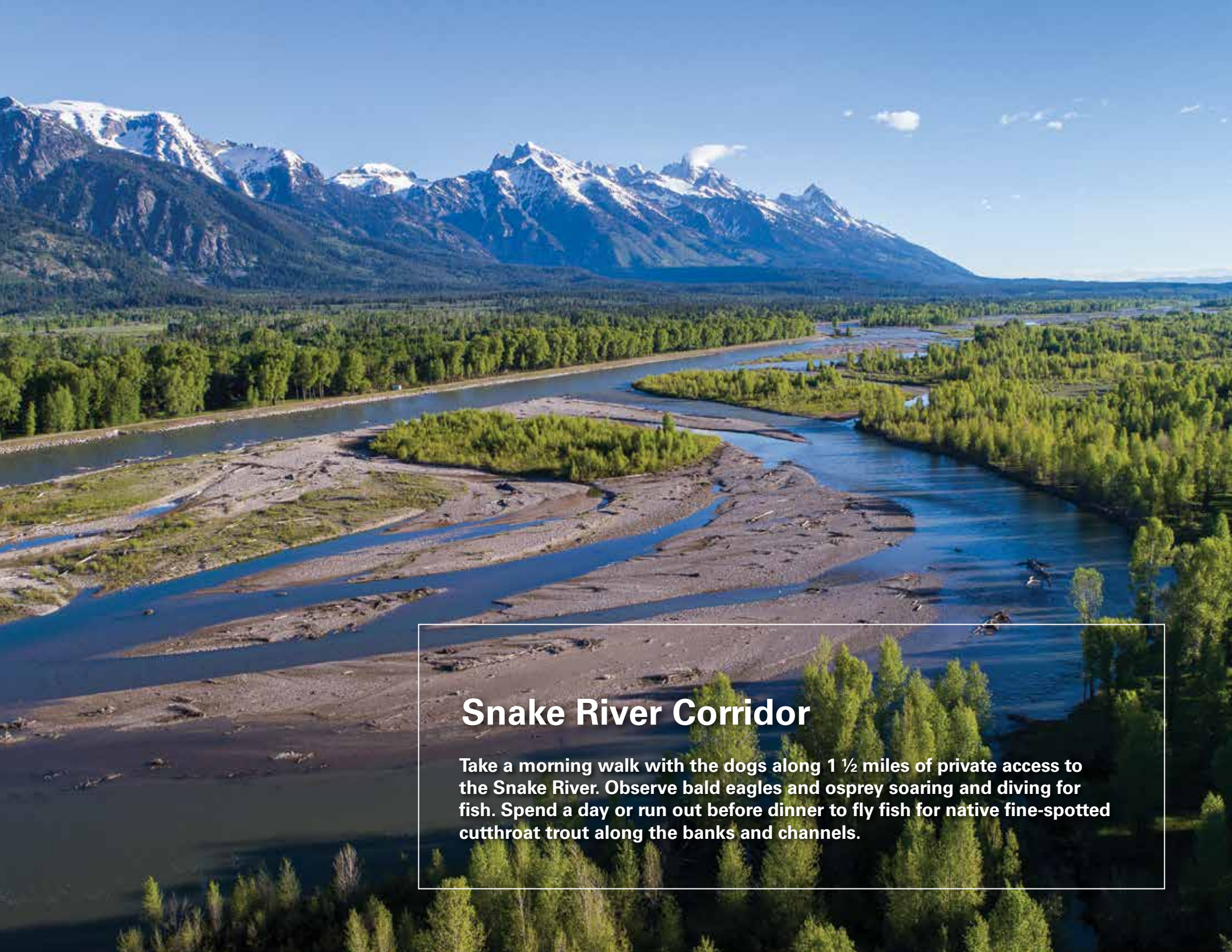




Private Water Features

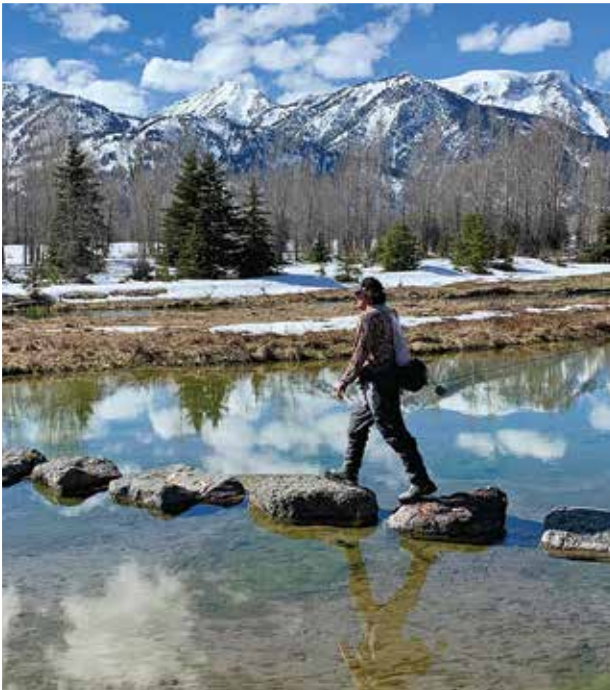
A rare 2 ½ acre pond that is home to nesting trumpeter swans offers Teton reflections and anchors the property. The pond is more than 15-feet deep and can hold cutthroat trout, providing an ideal setting to teach kids to fish. Waterfowl come and go all day long and every now and then, you'll catch a moose taking a refreshing swim.





Snake River Corridor

Take a morning walk with the dogs along 1 ½ miles of private access to the Snake River. Observe bald eagles and osprey soaring and diving for fish. Spend a day or run out before dinner to fly fish for native fine-spotted cutthroat trout along the banks and channels.



**Migration
Corridor**

**Migration
Corridor**

Year Round Stream

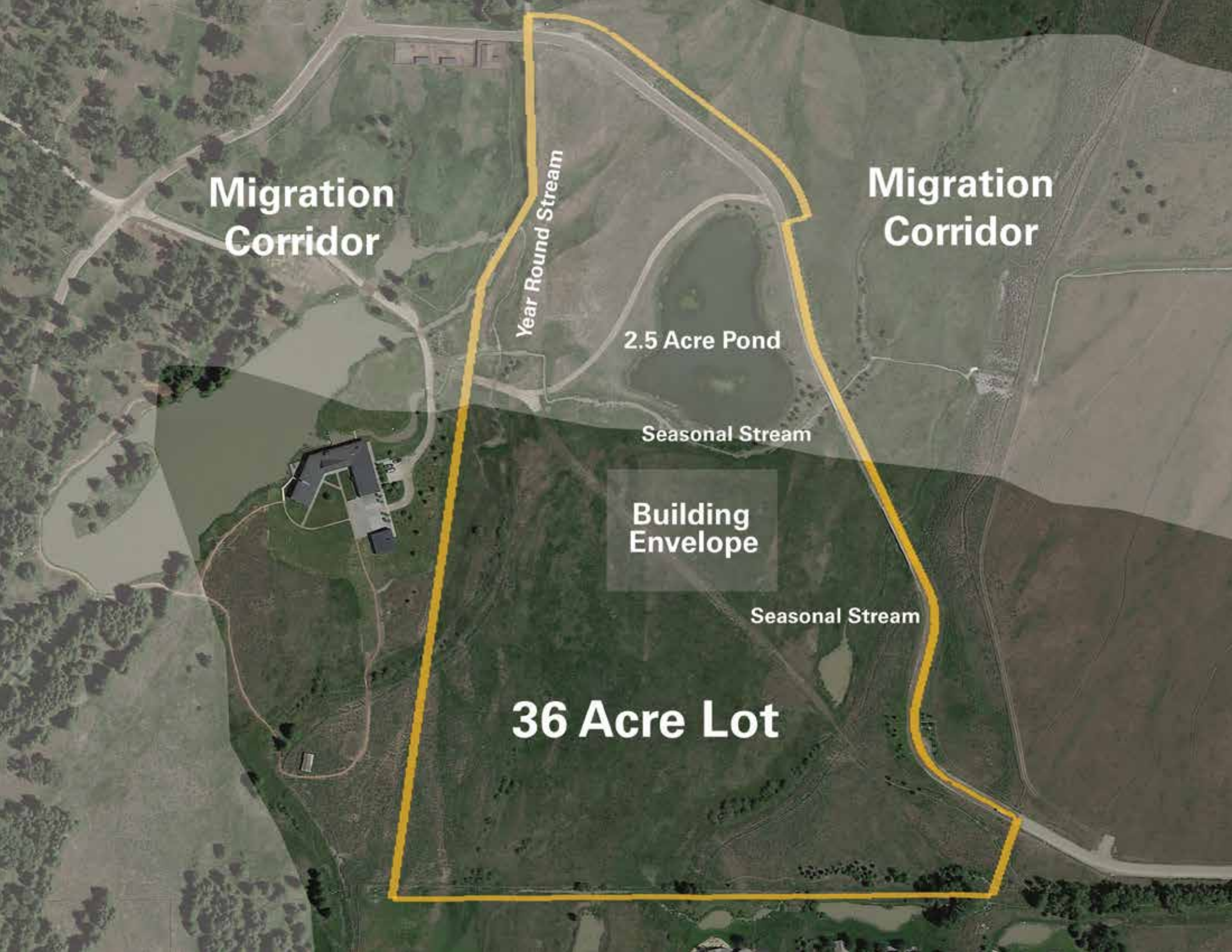
2.5 Acre Pond

Seasonal Stream

**Building
Envelope**

Seasonal Stream

36 Acre Lot



**Jackson Hole
Mountain Resort**

This aerial photograph shows the Jackson Hole Mountain Resort area. The resort is outlined in green and is situated in a valley. The Snake River flows through the valley, and Teton Village is located nearby. The surrounding mountains are covered in snow and green vegetation.

Teton Village

Snake River

Yellowstone National Park

Grand Teton
National Park

**Bar-B-Bar
Ranches
- Lot 8B -**

Jackson Hole
Airport

Jackson Hole
Golf & Tennis Club

Location

At Bar-B-Bar, it's easy to get to Grand Teton National Park early and stop home before a night on the town. You are a stone's throw from the park and just 8.5 miles to the Town Square. Any recreational opportunities you can't experience out your front door, you can find down the road at Jackson Hole Golf & Tennis, and the proximity to the airport makes it easy for commuters. Bar-B-Bar Ranches offers private gated-access.

Gros Ventre River

Town of Jackson, WY 8.5 miles







Plans Included

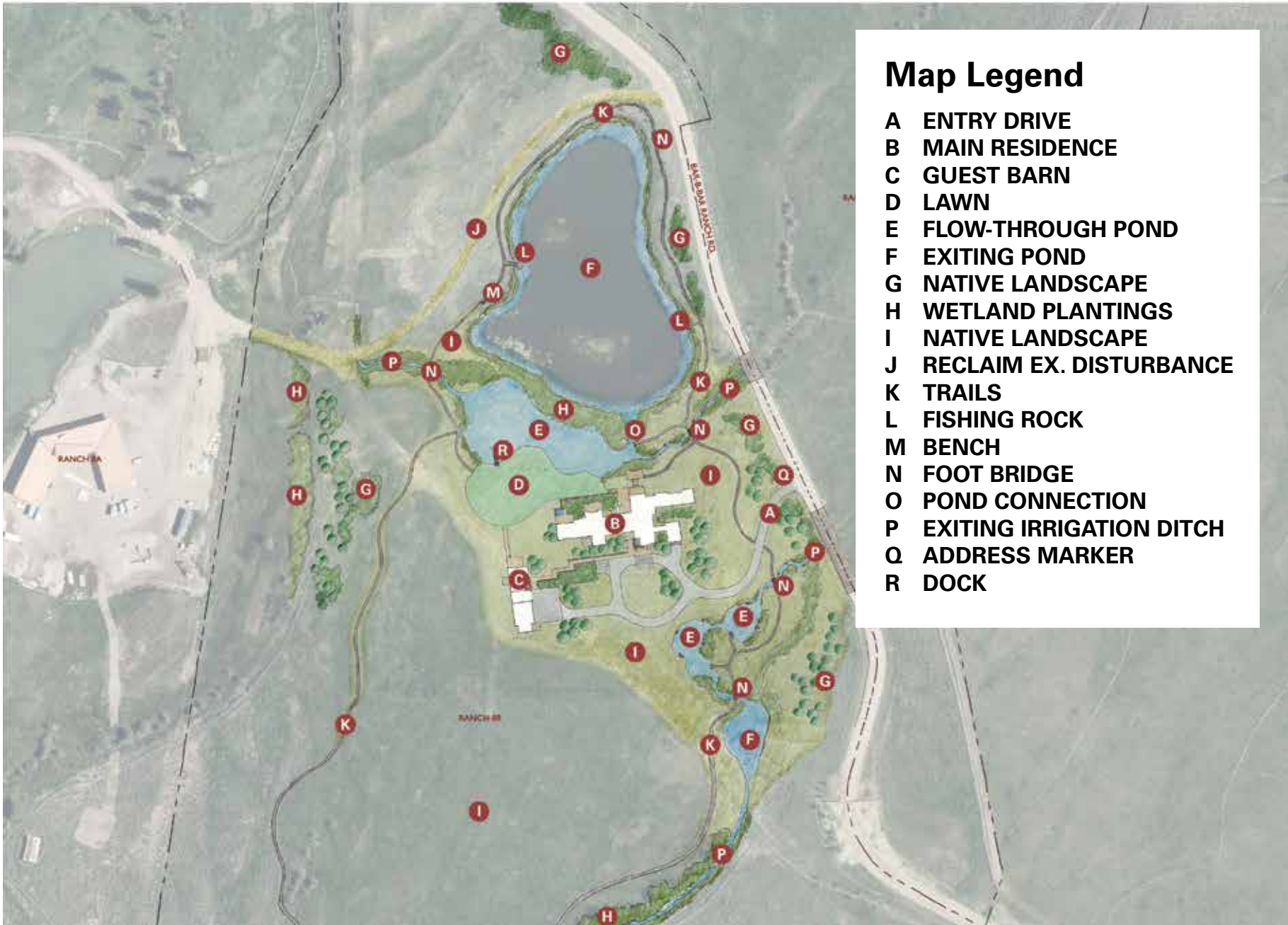
A mountain modern home and a guest house with an office and a three-car garage have already been designed by Miller | Roodell Architects of Bozeman, MT. Landscaping plans protect the home's privacy and frame its iconic scenery around the pond with tiered verandas leading to an enlarged stream in front of the house. The design maximizes the water features and the views on this unique opportunity to build your own ranch home.



NOTES

1. Existing vegetation on the site consists primarily of passive agricultural meadow grasses. Other vegetative coverages present on the site include sedge, sedge sponges and emergent wetlands associated with the existing pond, riparian ditch and naturally occurring wetland on the property. As part of this development application, only meadow grasses and non-predominant riparian induced wetlands, not regulated by Texas County, will be disturbed. See Civil Street C.S.G. Grading Plan for Limits of Disturbance (LOD) to the site for construction activities. Vegetation outside of the LOD will be protected until and/or construction begins and will not be disturbed.
2. All plant material that be irrigated by a pressurized sub-surface irrigation system with automatic controller. All trees, shrubs and perennials shall be irrigated and all turf areas shall be sprayed with either a spray or roof system.





Map Legend

- A ENTRY DRIVE
- B MAIN RESIDENCE
- C GUEST BARN
- D LAWN
- E FLOW-THROUGH POND
- F EXITING POND
- G NATIVE LANDSCAPE
- H WETLAND PLANTINGS
- I NATIVE LANDSCAPE
- J RECLAIM EX. DISTURBANCE
- K TRAILS
- L FISHING ROCK
- M BENCH
- N FOOT BRIDGE
- O POND CONNECTION
- P EXITING IRRIGATION DITCH
- Q ADDRESS MARKER
- R DOCK

- 36-acre vacant ranch parcel
- 360-degree postcard perfect views
- 2.5 acre pond
- 3 streams

- Private access to over 1.5 miles of the Snake River
- 8.5 miles to the Town of Jackson
- Elk, Moose, Mule Deer and Trumpeter Swans
- Surrounded by Conservation space

LATHAM JENKINS, Associate Broker
Jackson Hole, Wyoming
307.690.1642
latham@livewaterjacksonhole.com
LiveWaterJacksonHole.com

