

*Green River
and
Bridger - Teton Outfitters
Bondurant, Wyoming*



Presented By Ted Harvey Broker/Owner



**Yellowstone
Land Consultants**

Introduction

Outfitting business for sale. Located near the town of Bondurant, Wyoming, is Green River and Bridger-Teton Outfitters. With some of the most spectacular scenery in the lower 48 States, this is a rare opportunity to own a successful outfitting business in northern Wyoming. This year-round business operates under Special Use Permits from the Bridger Teton National Forest. With two permitted camps, operations include world class big game hunting, blue ribbon trout fishing, and back country horseback adventures. The permits consist of 350 service days for pack trips, day rides, and hiking in the summer months. Fishing on the Green and New Fork Rivers is unlimited. There are 220 service days for hunting during the Spring and Fall, and 400 service days for snowmobile operations through the winter.

Northern Wyoming's wildlife is unmatched anywhere in the Rocky Mountain West. Hunt species include trophy elk, mule deer, pronghorn (antelope), bear, moose, mountain lion, wolves, and big horn sheep. Unlimited guided fishing on the Green and New Fork Rivers, and a variety of mountain streams, is phenomenal with rainbow, brown, cutthroat, brook trout. Bridger Teton National Forest encompasses more than 3.4 million acres with, towering mountain ranges, alpine meadows, aspen groves, creeks and rivers filled with trout. The permitted areas for Green River and Bridger - Teton Outfitters covers tens of thousands of acres, of prime wildlife habitat, and exceptional scenery.

This is a turn-key business with an extensive inventory of camping equipment, saddles, tack, trucks, trailers, horses, and snowmobiles. The quality of hunting, fishing, scenery, wildlife, and snowmobiling cannot be over stated. For qualified buyers this is a chance to own one of the finest, year-round outfitting operations in Wyoming.



US Forest Service Permits

Green River and Bridger-Teton Outfitters operates with Special Use Permits issued by Bridger Teton National Forest. Permitted operations include, horseback riding, pack trips, guided fishing, hunting and snowmobiling. There are two permitted camps within the National Forest, which can be accessed by UTV or horseback. The Craig Cabin Camp has two cabins built by an unknown trapper in 1898. The cabins are listed on the National Register of Historic Places. This camp is set up in the Spring and utilized through the Summer season, hunting season, and snowmobiling operations in the Winter months. The Dell Creek Camp is set up in August and utilized for hunting through the Fall.

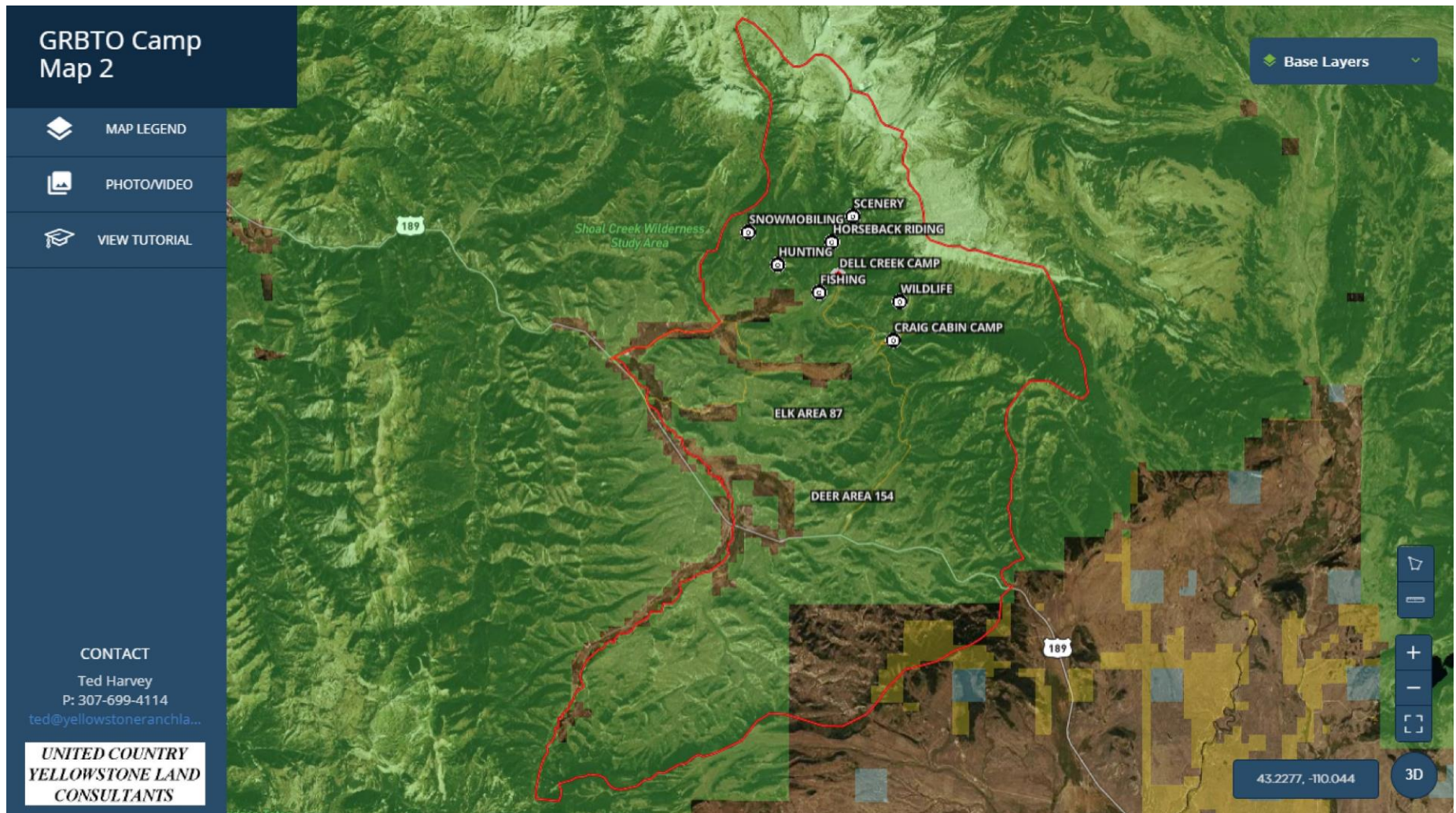
➤ Bridger Teton National Permit #BPY473002

- 220 Service Days for Spring and Fall Big Game Hunting.
- 350 Service Days for Summer Pack Trips, Day Rides, Hiking and Fishing.
- 400 Service Days for Winter Snowmobile Operations.



Aerial Map

Green River and Bridger – Teton Outfitters are permitted in a number of Wyoming Game and Fish designated Hunt Areas for Deer, Elk, Moose, Bear, Antelope, Sheep and Wolves. The map below shows the main Hunt Area currently utilized for Deer and Elk. The permitted Summer Use and Snowmobiling Areas cover a much larger geographic area. For more detailed information contact the listing broker. Ted Harvey



Hunting

Few places in the Rocky Mountains can match the quality level of hunting opportunities offered by Green River and Bridger Teton Outfitters. Permitted on millions of acres, species include, elk, mule deer, antelope (pronghorn), big horn sheep, moose, bear, mountain lions, and wolves. The abundance of wildlife in this area of western Wyoming cannot be overstated.





Fishing

Unlimited guided fishing on the Green and New Fork Rivers, and a variety of mountain streams, is phenomenal. Brown trout make up the vast majority of trout found in the New Fork River, and all of them are naturally produced. Anglers will also occasionally catch rainbow trout and cutthroat trout. The Green River supports a diverse fishery. Species include, brook, brown, cutthroat and rainbow trout, as well as, kokanee salmon, whitefish, and the occasional lake trout.



Horseback Riding

Permitted in the Bridger Teton National Forest and Wyoming's famous Gros Ventre Wilderness, the horseback riding available to Green River and Bridger – Teton Outfitter is unsurpassed anywhere in the Rocky Mountain West. Current operations include two-hour rides, half day, full day, progressive pack trips, and multi-day overnight trips from the Craig Cabin Base Camp.



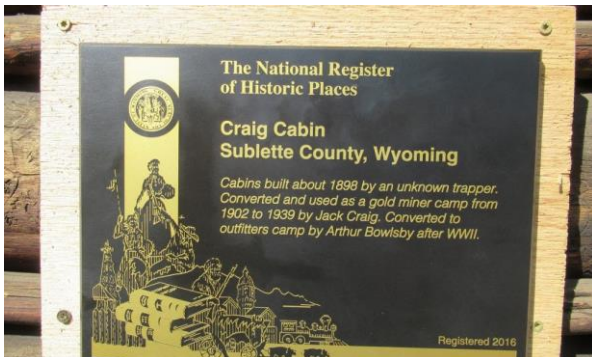
Snowmobiling

With 400 permitted service days, the Green River and Bridger – Teton Outfitters snowmobiling operation encompasses 350 miles of trails in remote areas of the eastern front of the Wyoming Range and Bondurant Basin. With spectacular views of the Sawtooth Mountains, time and time again snowmobile guest have said the quality of the experience with GRBTO far surpassed winter snowmobile trips in Yellowstone National Park. The business offering includes snowmobiles, clothing and gear.



Permitted Camps

Green River and Bridger – Teton Outfitters has two permitted camps. Accessible only by UTV or horseback the Craig Cabin Camp is listed on the National Register of Historic Places. This camp is set up in the Spring and is utilized through hunting season and snowmobiling through the Winter. The Dell Creek Camp is set up in August and used through hunting season. Both camps are in remote spectacular settings.



Equipment

This is a turn-key business with an extensive inventory of camping equipment, saddles, tack, trucks, trailers, horses and snowmobiles. A complete inventory list is available on request.

Summary

The offering for the Green River and Bridger Teton Outfitters is a rare opportunity to own a year-round outfitting business in the breath taking scenery of western Wyoming. The quality of big game hunting, fishing, horseback riding and snowmobiling is unsurpassed. This is a lifestyle business like no other and experienced by a very few lucky adventurers. Contact us today for more information.

Price: \$675,000



**Yellowstone
Land Consultants**

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The Wyoming Advantage

Wyoming is the #1 Friendly Tax State in America.

Below is a list of tax advantages for buyers considering Wyoming versus other parts of the country.

1. No state income tax on personal or corporate income
2. No state inheritance tax or estate tax
3. No state excise taxes on gas or food
4. No tax on the sale of real estate
5. No state capital gains tax
6. Dynasty trusts are permitted to shelter assets from generation to generation
7. Wyoming Close LLC statute
8. No tax on out-of-state retirement income
9. No state gift tax
10. No intangible taxes on financial assets
11. No personal property tax on property held for personal use
12. No tax on individual mineral interest
13. Lower property taxes based on the assessed value

