



Jackson
Hole

Sotheby's
INTERNATIONAL REALTY

Located in the heart of Jackson Hole, Bar BC Ranch offers an unparalleled combination of large lots, a spectacular landscape, Teton views, a rich array of wildlife and convenient access to downtown Jackson, Jackson Hole Airport and Teton Village. Bar BC Ranch stretches out over 1,400 acres of meadowlands, forests of Douglas fir and aspen trees, and gently rounded buttes. The Snake and Gros Ventre rivers flow through the property, offering world-class fly fishing for native cutthroat trout and activate riparian corridors for wildlife. Elk, moose and deer roam the ranch, and bald eagles nest in trees by the river banks.

Bar BC Ranch has been divided into 20 individual ranchettes, ranging from 35 to 50 acres. Hillwood Development Corporation, owner of the Bar BC, has taken a conservation-minded approach to development, not only protecting the natural environment but also enhancing it. A newly built 11-acre pond is now providing a nesting site and winter habitat for trumpeter swans, an at-risk species. And Ross Perot Jr., Hillwood's chairman and founder, donated a conservation easement on 507 acres between East and West Gros Ventre buttes, preserving the open vista as well as critical wildlife habitat.

Bar BC Ranch is rich not only in natural beauty, but also in Jackson Hole's ranching tradition. The original owners, Struthers Burt and Horace Carncross (the ranch's namesakes) founded the ranch in 1912, establishing the first and one of the most popular dude ranches in the valley. Well-heeled vacationers from all over the country and world traveled to the Bar BC to experience a bit of cowboy life, complete with cattle roundups, picnics and cookouts by an open fire. The family of former U.S. Senator and Wyoming Governor Cliff Hansen owned the ranch until October of 2004, when it was purchased by Hillwood. The meadow area of the Bar BC continues to be home to active cattle and haying operations. Hillwood has honored the Bar BC's ranching heritage, moving an old log cabin to the entrance of the development and renovating it to serve as a front office.

The Bar BC's prime location, pristine setting and large parcels create a true Mountain West getaway for homeowners. Yet the ranch is only nine miles from downtown Jackson when homeowners want to browse art galleries, attend a performance at the Center for the Arts, shop for groceries or dine at a restaurant. Jackson Hole Golf & Tennis Club is just a few miles away along Spring Gulch Road, and Jackson Hole Airport is six miles away. When Bar BC homeowners head west and north, they will quickly arrive first in the town of Wilson, then the Teton Pines area and finally Teton Village, home to Jackson Hole Mountain Resort and the Grand Teton Music Festival.

The Bar BC Ranch is an opportunity to invest in a dream home or vacation retreat in a valley renowned for its landscape and environment, and also its art, culture and community.