

LUXURY • COMMERCIAL • RANCHES

LEWIS DUERR GRASSELL

JACKSON HOLE REAL ESTATE ASSOCIATES

JACKSON HOLE
REAL ESTATE
— ASSOCIATES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE



We'd like to introduce you to a very special place in the Rocky Mountain West generally regarded as the most scenic mountain environment on the continent. Here, rugged and majestic mountains, rivers that run their natural course, alpine meadows, pristine lakes and waterfalls offer solitude and peace. Wild animals, trout and northern waterfowl live here in great numbers and exist as co-tenants on these majestic lands.

This is Jackson Hole Country

80 W. Broadway, Jackson Hole, WY 83001

307.699.3927

www.LiveJacksonHole.com ■ info@LiveJacksonHole.com

Welcome to Jackson Hole!



Jackson Hole, Wyoming is a truly vibrant community surrounded by some of the most dramatic scenery in the world. Our rustic yet refined lifestyle is defined not only by the stunning natural environment we live in, but also by a strong sense of community.

LEWIS | DUERR | GRASSELL welcomes the opportunity to be your real estate resource for Jackson Hole and the surrounding areas. With over 50 years combined real estate success we represent luxury residential, resort and commercial properties as well as legacy/sporting ranches throughout the Rocky Mountain West.



Recreational Paradise

- Blue Ribbon Fly Fishing
- World Class Skiing
- Championship Golf
- Endless Hiking Trails
- Biking & More Biking
- River Sports
- Big Game & Waterfowl Hunting

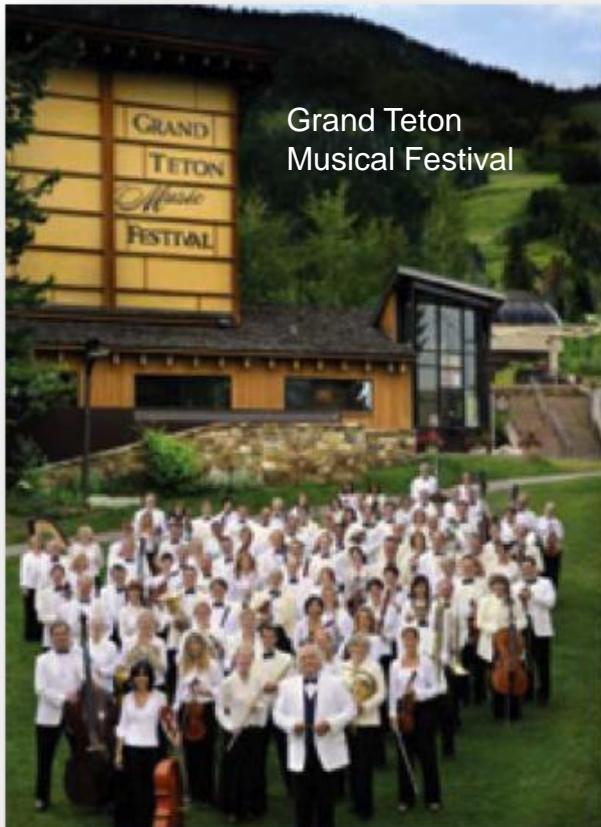
The extraordinary quality of Rocky Mountain living stems from the fact of being surrounded by the most dramatic aspects of nature: majestic mountain ranges; wide open spaces; indescribably beautiful rivers and blue-ribbon fly fishing streams; thousands upon thousands of miles of fragrant meadows and towering forests; an abundance of wildlife; and breathtaking big sky vistas.

There is simply nothing like it on earth!



Lifestyle

Grand Teton
Musical Festival



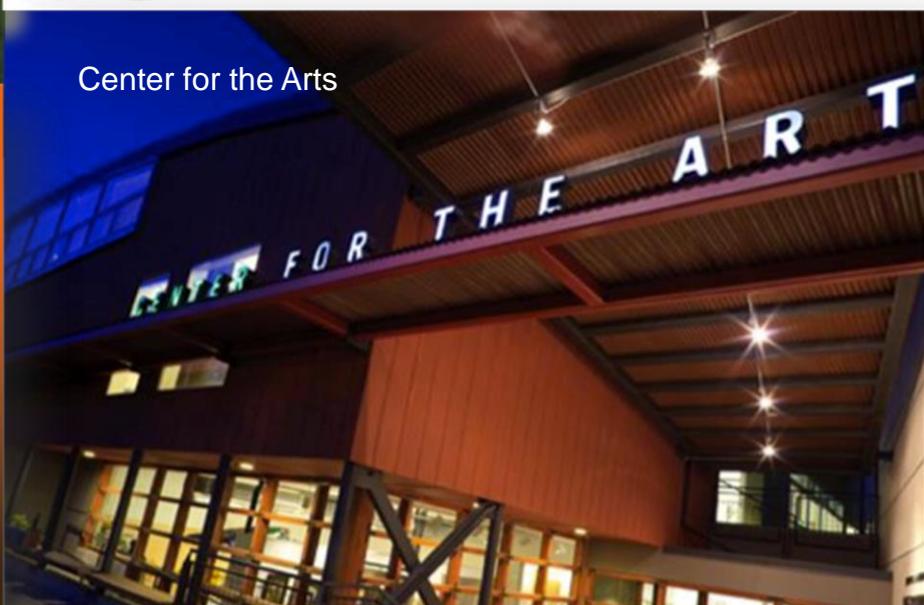
Nat'l Museum of Wildlife Art



JH Rodeo



Center for the Arts



2012
**ART
FAIR**
JACKSON HOLE

JULY 20 - 22
AUGUST 17 - 19

WWW.JHARTFAIR.ORG

Fall Arts Festival





ART GALLERIES ~ Within the past couple of decades, Jackson Hole Wyoming has taken a place beside Scottsdale, Santa Fe, San Francisco and New York as a major art center, having become known as the "Art Center of the Rockies".

The local galleries proudly present a broad range of work from "old masters" such as Charles Russell & Frederick Remington to internationally and nationally known contemporary artists, some of whom live in the region.

CENTER FOR THE ARTS ~ Consists of a 41,000 square foot Arts & Education Pavilion, a 500 seat theater, Music Center and theater rehearsal space. The Pavilion offers space for 20 nonprofit organizations creating an atmosphere of collaboration and inspiration.

NATIONAL MUSEUM OF WILDLIFE ART ~ The museum is unique among American art museums, distinguished by its mission and location. With collections of nearly 4,000 works of art, the museum strives to enrich and inspire public appreciation of fine art and humanity's relationship with nature. Situated just outside the town of Jackson, the museum overlooks the 20,000 acre National Elk Refuge and is en route to Grand Teton and Yellowstone National Parks.

GRAND TETON MUSIC FESTIVAL ~ Celebrating over 50 years, the Grand Teton Music Festival has inspired countless audiences with world-class concerts by the nation's finest orchestra players. The summer line up includes a stunning festival orchestra each weekend as well as sought after visiting musicians from around the globe and delightful chamber music.

FINE DINING ~ With all the exciting outdoor activities, must-see attractions and fun things to do you're sure to work up an appetite. Featuring a wide variety of dining options throughout the valley, there's always something tasty nearby. From family-friendly to formal, the wide variety of restaurants and cuisine types offer a delicious option for everyone.

JACKSON HOLE FARMERS MARKET ~ The market is located on the Town Square each Saturday throughout the summer. It is great fun for the entire community! Purchase your weekly groceries, listen to some local music, learn about a local non-profit, pick up a recipe and taste some great food. Each week a chef from the community is highlighted in our *Chef at the Market* and they graciously donate a sampling from their menus to the community. Who said tomatoes don't bring people together!

Why Jackson Hole?



THE BEAUTY ~

Jackson Hole is a truly vibrant community surrounded by some of the most dramatic scenery in the world. Our rustic yet refined lifestyle is defined not only by the stunning natural environment we live in, but also by a strong sense of community. We strive diligently to maintain our unique Western character through thoughtful planning, careful land use and extensive charitable giving.

There are numerous reasons why those who live in Wyoming have chosen to have their primary residences here. Some are emotional, such as the sheer beauty of the natural surroundings and the overall quality of life. Others are more practical in scope and include Wyoming's overall tax-climate benefits.

SCENERY & OPEN SPACE ~

Protected by mountains on all sides, Jackson Hole is an extraordinary refuge from the hustle and bustle of city life today. And, most people agree that there is no more beautiful valley in the nation, perhaps in the world. It is truly unique.

Jackson Hole is part of the Greater Yellowstone Ecosystem, and is adjacent to both Yellowstone and the Rockefeller family's great gift to our nation, Grand Teton National Park. This area comprises the largest intact ecosystem in the lower 48 states.

PROTECTION FROM OVER DEVELOPMENT ~

Unlike many Rocky Mountain resorts, Jackson Hole will remain pristine and uncluttered due to the fact that 97% of the valley is National Forest, National Park, or other public land. You, your children and grandchildren will experience thousands of acres of open space protected in perpetuity thanks to the extraordinary efforts of the Jackson Hole Land Trust and the Nature Conservancy.

Scenic by-ways, river frontage, ranch lands and animal migration corridors are among the many valuable tracts of land that have been set aside to ensure open space in this valley into the future.

ACCESSIBILITY ~

Jackson Hole has daily jet service from major cities with Delta, Northwest, American and United. In fact, since the expansion of the runway in 2002, planes as big as Air Force II have been able to fly into this resort community. Another option is the Idaho Falls Regional Airport serviced by SkyWest/Delta Airlines, Allegiant Air and United Express.

WILDLIFE ~

The splendid setting and dramatic landscapes of Jackson Hole and the surrounding area support abundant wildlife including elk, deer, moose, bears, Bighorn Sheep, swans, geese, eagles and so much more. Each year visitors who love the outdoors and want to experience all that Mother Nature has to offer in Wyoming visit this area of the rugged west.



“GOING TO THE MOUNTAINS
is going home”

JOHN MUIR

Tax Benefits of Ownership in Wyoming

There are numerous reasons why those who live in Jackson Hole have chosen to have their primary residences here. Some of those reasons are emotional, such as the sheer beauty of the natural surroundings and the overall quality of life. Other reasons are more practical in scope and include Wyoming's overall tax-climate benefits. For years, Bloomberg has rated Wyoming as the most tax-friendly state in the U.S.

Here's Why...

- No personal or corporate state income tax.
- Shield your real estate from federal estate taxes for up to 1,000 years through a dynasty trust. A key point to remember is that the trust must be administered in Wyoming.
- No inheritance tax or estate tax. Wyoming repealed its estate tax as of Jan 1, 2005.
- No state gift tax. You can 'gift' your real estate to your heirs without paying a tax.
- No tax on out-of-state retirement income.
- Low property taxes compared to other states.
- No excise taxes. When you fill up your car's gas tank or buy a bag of groceries in Wyoming, you won't pay any state tax on your gas or food.
- No intangible taxes on financial assets like stocks and bonds.
- No tax on the sale of real estate.
- No tax on mineral ownership.



Global Affiliate of the Year



Jackson Hole Real Estate Associates 2011 & 2014

Christie's International Real Estate **GLOBAL AFFILIATE OF THE YEAR**

Christie's International Real Estate, the world's leading network of luxury real estate specialists, presented the Affiliate-of-the-Year Award to Jackson Hole Real Estate Associates in Wyoming. The real estate brokerage—a member of the Christie's International Real Estate network of 130 international Affiliates—was selected as the overall winner from the small, medium, and large-market categories at the network's 2011 and 2014 Global Annual Leadership Conference. The Affiliate of the Year awards the firm that exemplifies excellence in marketing and alignment with the Christie's 250 year old luxury brand. No other affiliate in history has had the honor of winning this award twice!

Christie's International Real Estate

The Christie's name is synonymous with quality, integrity, and customer satisfaction, and the marketing efforts of Christie's and Christie's International Real Estate provide far-reaching exposure to a qualified audience of homeowners and homebuyers.



Christie's International Real Estate, a wholly owned subsidiary of Christie's, the world's oldest fine art auction house, was established in 1995 and is the largest network of real estate brokers dedicated to the marketing and sale of important properties. The network comprises 1,095 real estate offices and 32,200 sales associates in more than 42 countries. The combined annual sales volume of all affiliate real estate companies is approximately \$125 billion.

Only brokers who have a leading market share, meet strict standards of service excellence, and demonstrate proven records of success in handling distinctive properties can become affiliated brokers and utilize the well-known and highly respected Christie's International Real Estate brand name. Through an exclusive system of advertising, marketing, and listing tools, Christie's International Real Estate provides access to a worldwide audience. Properties are showcased in Christie's International Real Estate magazine, which is published four times a year; in custom-designed property brochures distributed worldwide; on the Christie's International Real Estate Web site, and in other highly regarded international media.

By combining efforts with the Christie's fine art auction house and other Christie's affiliates worldwide, JHREA is in a unique position to market high-value properties to both the art house clientele and the brokerage network.

Expertise for Buyers & Sellers

When you are working with LEWIS | DUERR | GRASSELL you can be confident that you are working with real estate professionals dedicated to your needs.

OUR VALUE TO YOU ~

- The **Market Leader** in the brokerage community
- Brand recognition to new visitors
- Superior service & communication which is sensitive to our clients' needs
- Total integrity & confidentiality that is deserving of our clients' trust
- Local market expertise with the resources of a worldwide organization
- A drive for excellence
- Technical expertise that makes innovation a state of mind
- Extensive marketing services
- Professionalism that demands more knowledge, better preparation and greater service than our competitors

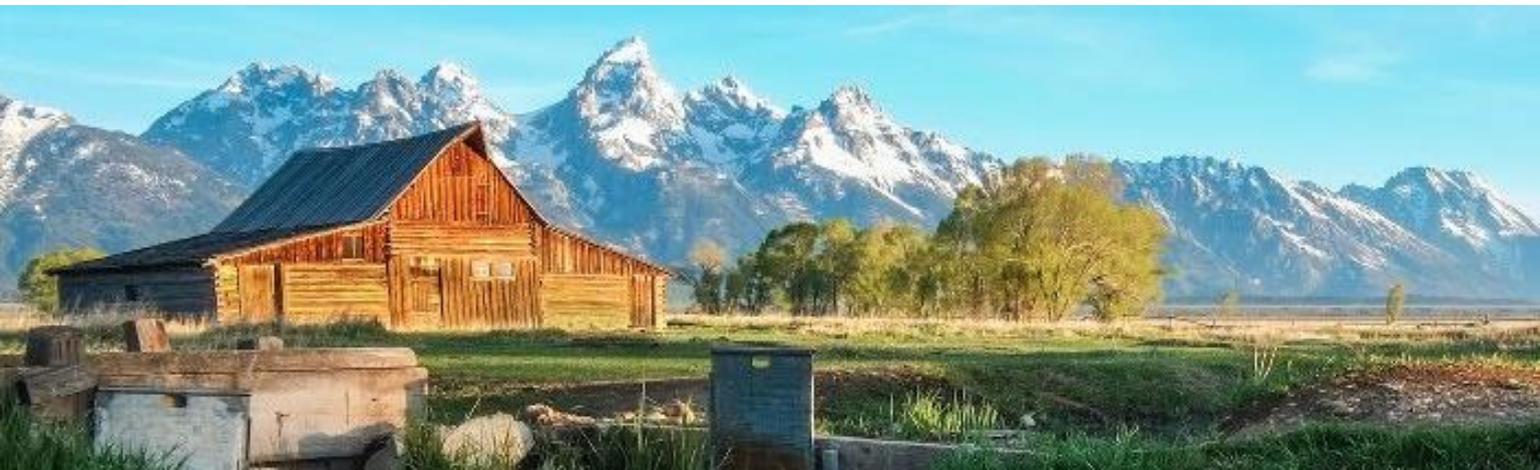
SELLERS ~

Our sellers receive our utmost attention, comprehensive real estate service, unparalleled marketing and excellent communication. Our team of real estate experts knows the market, knows your property and a team member is always available and accessible during or after business hours, 7 days a week. We provide an individualized marketing program for every listing incorporating Christie's International Real Estate local, national and international network.

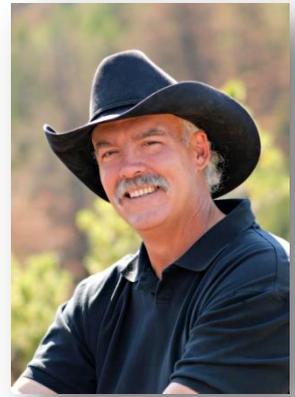
BUYERS ~

We have the most current information on market values and properties listed for sale in Jackson Hole and surrounding areas. We know the market and are knowledgeable in all types of properties: residential, farm & ranch, luxury, commercial, resort properties and large recreational ranches in the Rocky Mountain West. We are members of the Teton County Multiple Listing Service and are able to show you all available properties that meet your criteria.

We invite you to contact us for complete and up-to-date real estate market reports, a property catalogue of fine properties for sale, our monthly newsletter or a free Market Analysis of your property. We look forward to helping you with all of your real estate needs.



Who We Are



Richard Lewis

Richard's knowledge and dedication to his clients make him one of the most respected and liked brokers in the real estate business. He has lived in Jackson Hole since 1989, is an avid outdoorsman and loves traveling throughout the Rocky Mountain region and internationally in pursuit of upland birds, game fish and big game. Richard has consistently been a top producer in his field and has listed and sold significant properties throughout the Rocky Mountain Region. He is also responsible for one of the most significant ranch acquisitions in Wyoming, the Little Jennie Ranch. Richard's extensive knowledge regarding conservation easements and programs used in both the purchase and sale of important properties coupled with his contacts in the legal and tax fields enable him to successfully match the ideal property to each client's needs. Those that have worked with Richard in the past remain clients, customers and friends today ~ testimony to his "relationship oriented philosophy" of business and life.

RICHARD'S CREDENTIALS INCLUDE

- Past President of the Teton County MLS Board
- Past Sotheby's National Affiliate Board
- Member of National Association of Realtors
- Member of Wyoming Association of Realtors
- Member of Realtors Land Institute
- Licensed in Wyoming, Montana and Idaho
- Accredited Land Consultant
- Associate Broker



Steve Duerr



Steve's commitment to clients and community spans nearly 30 years. His professional experiences as a developer, banker and attorney provides valuable practical and technical knowledge for his residential, ranch and resort real estate clients. Steve's decades of high profile legal and public service makes him a known and trusted relationship builder having served as: General Counsel for the regional electric and gas utility; General Counsel for the destination ski resort; Executive Director of the Jackson Hole Chamber of Commerce, Senior VP of a regional bank and founder or manager of many nonprofit organizations, including The Murie Center in Grand Teton National Park and the Jackson Hole Center for Global Affairs. In 2012 Steve was appointed to the Teton County Planning Commission by the County Commission and will be working on adopting land development regulations to implement the Teton County Master Plan.

STEVE'S CREDENTIALS INCLUDE

- Member of National Association of Realtors
- Member of Wyoming Association of Realtors
- Member of Bar: Wyoming and Minnesota
- Georgetown University Law Center (1982)
- Past Executive Director – JH Chamber of Commerce
- Past Executive Director – Murie Center
- Founder & Board Member – JH Center for Global Affairs





Chopper Grassell

Chopper's rich heritage of Wyoming and his family's generational ranching and business background in his home state have honed his understanding and knowledge of the real-estate industry from a practical standpoint. Raised at the foot of the Wind River Mountain Range, Chopper moved east upon graduation from the University of Wyoming to begin a career in the Investment Banking Industry. Moving his new bride back to Wyoming nearly 20 years ago, Chopper and Lynn continue to raise their children in rural Wyoming.

As a fourth generation Wyomingite, Chopper continues to instill his strong passion for the Wyoming outdoors and history to his family, friends and clients. From fishing, to skiing, mountain climbing, to horseback riding, mountain biking to pack tripping, Chopper cannot wait to show a new friend a special fishing hole or new area of untracked wilderness.

CHOPPER'S CREDENTIALS INCLUDE

- Member of National Association of Realtors
- Member of Wyoming Association of Realtors
- Past President Sublette County Ski & Snowboard Club
- Past Chairman Sublette County Museum Board
- Past Managing Director Capital USA
- Founder of Obo's Market and Deli



Christine Witherspoon



Christine was a Jackson Hole resident for 8 years beginning in 2000 and recently moved back to the Valley in August of 2011. She began her real estate career in 1994 in Winter Park, Colorado and also worked for a prominent development company. She has extensive experience in the real estate and development process in resort communities. Christine was also an Interior Designer in the valley from 2005-2008 giving her additional knowledge in construction and interior and exterior finishes which increases her ability to evaluate property values and direct clients on how to get a home ready for the market. Additionally, she loves technology and is always searching for better and faster ways to update clients, add efficiency to the team efforts and market properties locally and nationally.

CHRISTINE'S CREDENTIALS INCLUDE

- Member of National Association of Realtors
- Member of Wyoming Association of Realtors
- Past Design Review Committee for the Town of Jackson



Scottie Akins



Scottie Akins moved to Jackson, WY in 2006 following a summer job at a Guest Ranch in Encampment, WY. She fell fast and hard for life out West. Her real estate career began in 2007 at Jackson Hole Sotheby's International Realty. With a growing infatuation for local real estate and a passion for connecting with new people, Scottie was committed to becoming a Realtor. A spontaneous move took Scottie to Austin, TX, where she worked as a Realtor for a local boutique agency. In 2015, Scottie finally made her way back to Jackson to put down roots with her husband and two dogs. Scottie's enthusiasm for real estate, knowledge of competitive markets and degree in Communications has provided her with the skills to go above and beyond with managing her client's needs. She could not be more thrilled to be joining the Lewis|Duerr|Grassell team at Jackson Hole Real Estate Associates and is excited to reconnect with all the familiar faces in town.

SCOTTIE'S CREDENTIALS INCLUDE

- Member of National Association of Realtors
- Member of Austin Board of Realtors



Our Commitment to You

OUR PHILOSOPHY

The philosophy of LEWIS | DUERR | GRASSELL at Jackson Hole Real Estate Associates is based on integrity, authenticity and an unparalleled commitment to our clients. Representing residential, commercial, and exceptional sporting and recreational properties, our 50 plus years of combined real estate experience is a major asset to our clients. In-depth local and regional knowledge, coupled with Christie's broad international reach and industry respect, ensures that our clients real estate ventures will be grounded in professionalism, discretion, and a satisfied end result.

OUR VALUE TO YOU

- ✧ 2014 Top Producer
- ✧ 2011 & 2014 Christie's International Real Estate Affiliate of the year
- ✧ The **Market Leader** in the brokerage community Brand recognition to new visitors
- ✧ Superior service & communication which is sensitive to our clients' needs
- ✧ Total integrity & confidentiality that is deserving of our clients' trust
- ✧ Local market expertise with the resources of a worldwide organization
- ✧ A drive for excellence
- ✧ Technical expertise that makes innovation a state of mind
- ✧ Extensive marketing services
- ✧ Professionalism that demands more knowledge, better preparation and greater service than our competitors

RICHARD LEWIS, RLI

Direct: 307.732.7526
Cell: 307.690.8855
RichardLewis@JHREA.com

STEVE DUERR

Cell: 307.699.4920
SteveDuerr@JHREA.com

CHRISTINE MARA SWAIN

Cell: 307.413.2744
ChristineSwain@JHREA.com

CHOPPER GRASSELL

Cell: 307.231.2603
ChopperGrassell@JHREA.com

SCOTTIE AKINS

Cell: 804.339.3205
ScottieAkins@JHREA.com

“GOING TO THE MOUNTAINS

is going home.”

~ John Muir





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