

WHY JACKSON HOLE, WYOMING

ONE OF THE WORLD'S MOST UNIQUE PLACES



Jackson Hole's stunning natural beauty, diverse ecosystems, and abundant wildlife, is so unique, that this area has been **DESIGNATED BY THE U.N. AND THE U.S. DEPARTMENT OF INTERIOR AS A "WORLD HERITAGE SITE"** signifying its value and importance to the planet.

JACKSON HOLE IS LOCATED IN THE HEART OF 2.7 MILLION PROTECTED ACRES of beautiful and unspoiled mountain ranges, wilderness areas, wildlife refuges, National Parks, National Forests, glacial lakes and wild rivers such as the Snake River along with wild flower laden meadows.

The breathtaking Grand Teton Mountain Range rises dramatically above Jackson Hole to the north and west while the Gros Ventre Mountains frame the valley's eastern border.

Jackson Hole is the **GATEWAY COMMUNITY TO GRAND TETON AND YELLOWSTONE NATIONAL PARKS.**

HOME TO WILDLIFE

THIS DIVERSE SETTING IS HOME TO MANY WILDLIFE SPECIES including: elk, moose, deer, bison, big horn sheep, mountain goats, otters and bald eagles.



CULTURE & RECREATION

JACKSON HOLE IS A PREMIER DESTINATION FOR ALL SEASONS AND IS RENOWNED FOR ITS COUNTLESS CULTURAL AND RECREATIONAL OPPORTUNITIES INCLUDING: downhill and cross country skiing, world-class fly fishing, hiking, mountain biking, horseback riding, big game hunting, white water and scenic rafting, and golfing on championship golf courses.

The Jackson Hole Mountain Resort is known for high snowfall, long ski runs, the largest vertical terrain, smaller crowds and shorter lift lines than most premier ski resorts.

Jackson Hole is one of the great cultural centers of the west with the Grand Teton Music Festival, two film festivals, over 30 fine-art galleries, a Fall Arts Festival, a new performing arts center, the National Museum of Wildlife Art and, fine dining and great shopping.

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TAX FRIENDLY STATUS

WYOMING IS THE “MOST TAX FRIENDLY” STATE in the United States, according to the 2008 Bloomberg Wealth Manager. Wyoming has no state income tax, corporate tax, estate tax, capital gains tax or trust tax. In addition, sales tax, property tax and inheritance tax are among the lowest in the United States.



HIGHLY DESIRABLE COMMUNITY

Bloomberg Wealth Management states, “The clear constraints on future development distinguish Jackson Hole from most other places in America. From a simple supply and demand perspective, (these constraints) suggest that property in Jackson Hole has a better chance of retaining or increasing its value than property in much of the rest of the United States.”

OVER 97% OF TETON COUNTY’S 2.7 MILLION ACRES WHICH INCLUDE JACKSON HOLE IS PERMANENTLY PRESERVED in National Parks, National Forests, and other varieties of public land. This means that just 3% of the Jackson Hole valley is privately held and of that, over two-thirds is already developed or preserved through conservation easements.

Jackson Hole’s commitment to retaining the character, lifestyle and natural resources of this area has resulted in the creation of a highly desirable community that continues to attract full and part time residents from around the world.

WHY NOW

DESPITE RECENT INSTABILITY IN NATIONAL FINANCIAL MARKETS, WE THINK THIS IS A GREAT TIME TO OWN A HOME OR CONDOMINIUM IN JACKSON HOLE. Current inventory levels and competitive pricing have created a rare combination of options and values for buyers. Jackson Hole continues to attract people from around the world and our visitor numbers are on par with previous years. Whether you are looking for a luxury property, vacation retreat, investment condominium or family home, there are compelling reasons that property in Jackson Hole remains a sound investment to buyers from around the world.

WHY FALL LINE REALTY GROUP

SERVICE & EXPERIENCE

- We offer a team approach which means that someone is always available and accessible during and after business hours, seven days a week.
- Jackson Hole Real Estate Associates offers access to the valley's oldest and most established appraisal company and the most comprehensive real estate database in the region.
- The Fall Line Realty Group offers three full time real estate professionals available seven days a week, providing superior service, attention and communication. Our team has over 25 years of collective experience in Jackson Hole, WY and Teton Valley, ID real estate.
- We are knowledgeable in all markets including residential, resort properties, investment properties, vacant land and commercial/real estate development opportunities in both Teton Valley, Idaho and Jackson Hole Wyoming.
- As members of the Teton County Multiple Listing Service, we are able to show you all available properties in our area that meet your criteria.
- Jackson Hole Real Estate Associates is the largest locally owned and operated firm in the region and is founded on our continued commitment to provide the finest services to our clients and customers.
- Christie's International Real Estate is the largest network for independent real estate brokers worldwide. Combined annual sales volume for Christie's affiliates is \$125 billion in real estate sales.

MARKETING

- We design an individualized marketing plan for every property.
- Our comprehensive marketing program includes: websites, local and regional print media, photography, brochures flyers, and direct mail.
- We have an extensive online advertising presence.
- As exclusive affiliates of Christie's International Real Estate in Idaho and Wyoming, our clients benefit from the marketing strength of the Christie's luxury brand which is the largest worldwide marketing network of independent real estate brokers generating annual sales of \$125 billion.



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We preview properties for sale in Jackson Hole Teton Valley, and the surrounding communities Wilson, Teton Village, Alpine, and Star Valley. We offer a variety of real estate services in these beautiful Idaho and Wyoming locales including condominiums, townhomes, vacant lots, large acreage and single family homes. Thanks to the Multiple Listing Service (MLS) of the Teton Board of Realtors we can arrange a showing and do a market analysis on any property in these regional markets.



JACKSON HOLE
REAL ESTATE
— ASSOCIATES —

CHRISTIE'S
INTERNATIONAL REAL ESTATE