



FORT WILLIAM FISHING RETREAT

PINEDALE, WYOMING | 120 ACRES | \$2,000,000

Tucked in the private and secluded landscape near Bridger-Teton National Forest, this 120-acre property offers unparalleled tranquility. Fort William Fishing Retreat boasts mature pine and aspen trees along Fall Creek, as well as open native grass covered meadows. The property is scenic with layers of recreational aspects, making this property a great investment that the new owner will enjoy.

Located 8 miles west of Pinedale, Wyoming, the property is easily accessible from U.S. Highway 191. Both Jackson Hole Airport and the Southwest Wyoming Regional Airport in Rock Springs offer year-round commercial service.

The ranch is set within a private expanse of grasslands, highlighted by Fall Creek, and bordered on two sides by BLM lands, which adjoin the Bridger Wilderness. Excellent restaurants, shopping, healthcare, and cultural amenities can be found in both Pinedale and Jackson Hole.



ACREAGE AND DESCRIPTION

The property consists of 120 deeded acres with open native grass meadows. Fall Creek runs east to west for $\frac{3}{4}$ of a mile through the property. Mature pines and aspen trees provide shade and beauty along the creek.

The property borders 428,000 acres of public land, offering virtually unlimited recreational possibilities—including big game hunting, exceptional fishing for a variety of trout species in numerous lakes and streams—and unrivaled privacy in a majestic setting. Renowned for its pristine alpine lakes and clear, fast-flowing streams, the area is a true paradise for fly fishing enthusiasts.

At an elevation of 7,220–7,380 feet above sea level, the property benefits from more moisture and cooler temperatures—ideal for high-quality grasslands. The ponderosa pine and aspen trees support a rich habitat for mule deer, whitetail deer, antelope, turkey, and waterfowl.

OPERATIONS AND INVESTMENT CONSIDERATIONS

In recent years, Fort William has operated as a unique guest ranch offering dinners, live music, and event hosting (including weddings). It has also had a history as an Airbnb property. With a commercial kitchen, bar, and a guest lodge, the property is well-suited to continue as a hospitality venture—or can be enjoyed privately as a family retreat. Its private access to the Bridger Wilderness, live water, nearby lakes, and ponds enhance its recreational and commercial potential.

WATER RESOURCES

Live Water: Fall Creek which crosses the property for approximately $\frac{3}{4}$ of a mile.

WILDLIFE AND RECREATION

Fort William offers premier opportunities for hunting, fishing, and outdoor adventure. Located between Pinedale and the Bridger Wilderness—a distinct area within the Bridger-Teton National Forest—the property is home to moose, elk, antelope, mule and white-tailed deer, black bear, turkey, other wildlife such as coyotes, bobcats, foxes, and raptors.

The 428,000-acre Bridger Wilderness lies along the western slopes of the Wind River Range. Named after mountain man Jim Bridger, this area features over 1,300 lakes and hundreds of miles of streams and hiking trails. Popular fishing destinations nearby include the Green River, New Fork Lake, and many alpine lakes and ponds.

Fort William is just over an hour to Jackson Hole, offering access to Grand Teton and Yellowstone National Parks. Enjoy world-class skiing at Jackson Hole Mountain Resort, Snow King, and Grand Targhee Resort. In Teton County, the Snake River provides excellent fishing for native cutthroat trout. Jackson Lake, Jenny Lake, and Leigh Lake offer both scenic beauty and angling opportunities.

IMPROVEMENTS

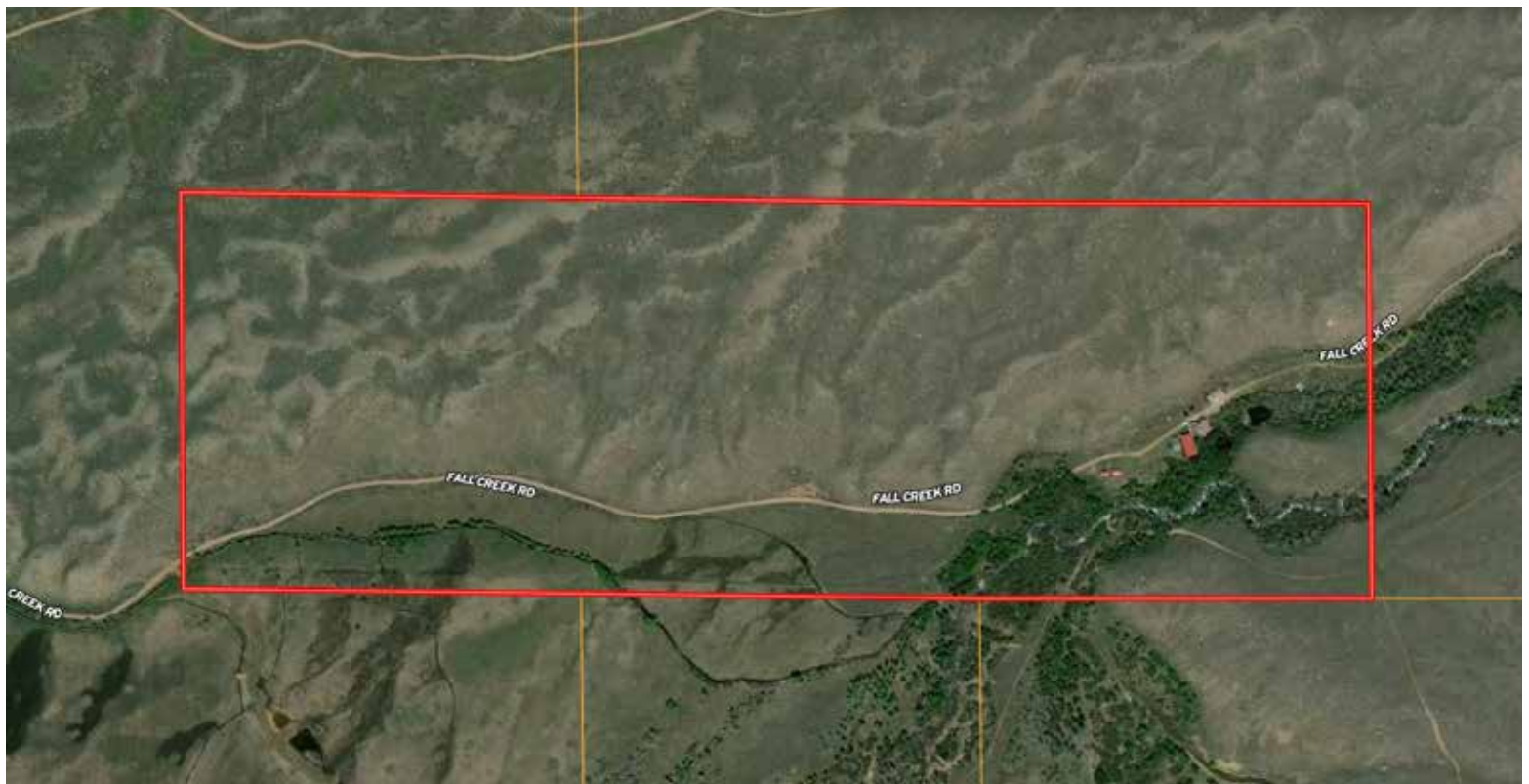
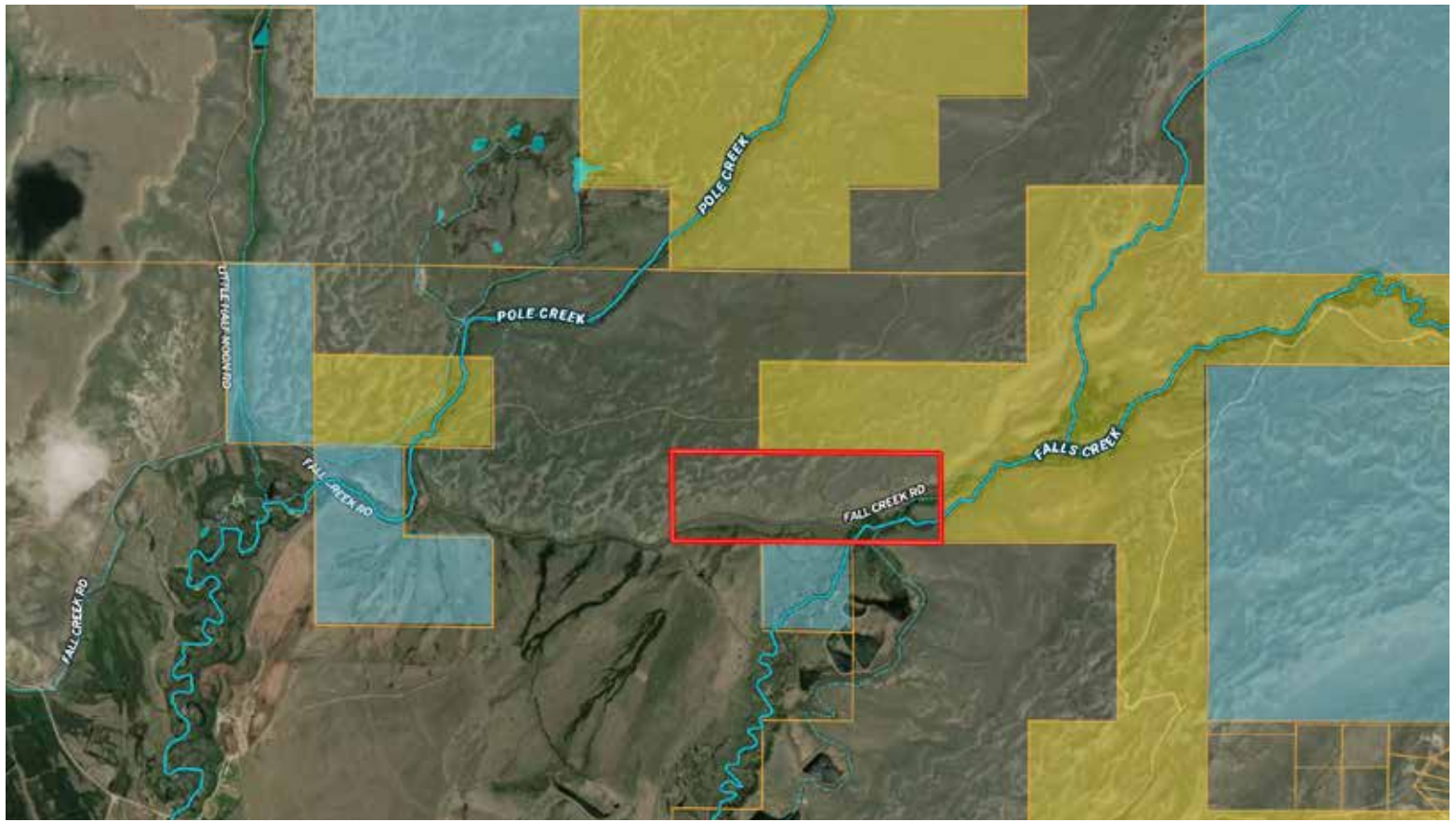
The older set of improvements sit neatly near Fall Creek, surrounded by lush greenery that enhances the peaceful, secluded atmosphere.

- **Lodge:** A two-story wood-frame lodge built in 1920, totaling 3,132 sq. ft., with 8 bedrooms and 2 bathrooms upstairs. The main floor features a large family room with a rock fireplace.
- **Restaurant/Bar:** Built in 1941, the 2,000 sq. ft. structure includes a spacious dining room, full bar, and commercial kitchen.
- **Historic Cabin:** A one-bedroom, one-bathroom sleeping cabin originally built in 1920, with a 1997 bathroom and closet addition (745 sq. ft.).
- **Horse Sheds:** Two original horse sheds from 1920 with attached corrals.
- **Outdoor Spaces:** A large back deck connects the lodge and restaurant, overlooking Fall Creek

The property also includes cultural artifacts spanning several decades, which may be negotiated as part of the purchase.

TAXES: \$ 2,893 (2025)





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