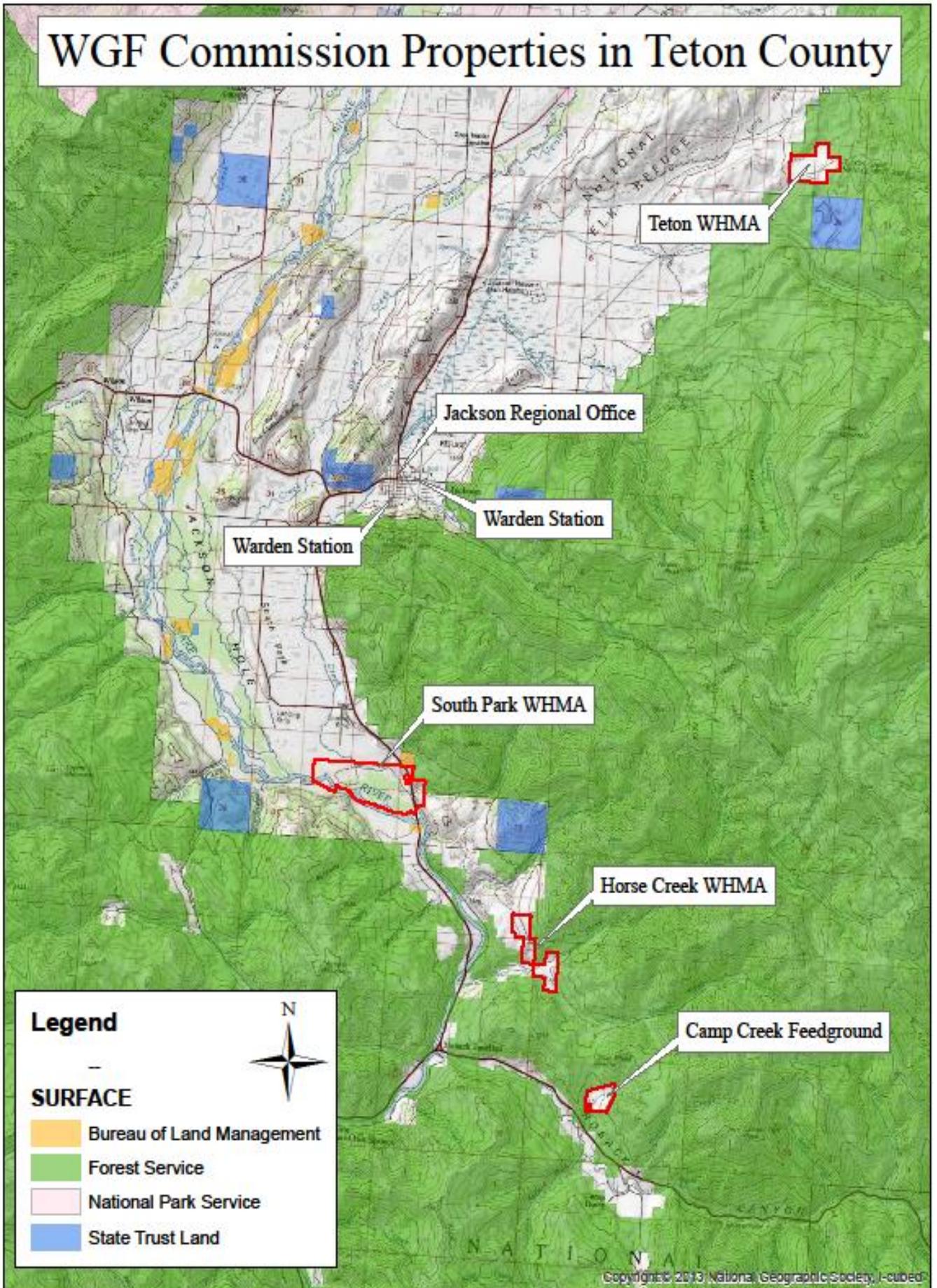


**WYOMING GAME AND
FISH DEPARTMENT
IN TETON COUNTY**

WGF Commission Properties in Teton County



Jackson Regional Office



Jackson Regional Office



Jackson Regional Office



Jackson Regional Office Shop



Jackson Regional Office Storage Building



Jackson North Warden Station



Jackson South Warden Station



South Park WHMA

South Park Hay Sheds



Private Inholding
Rental Cabins

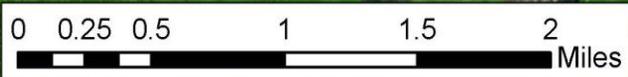


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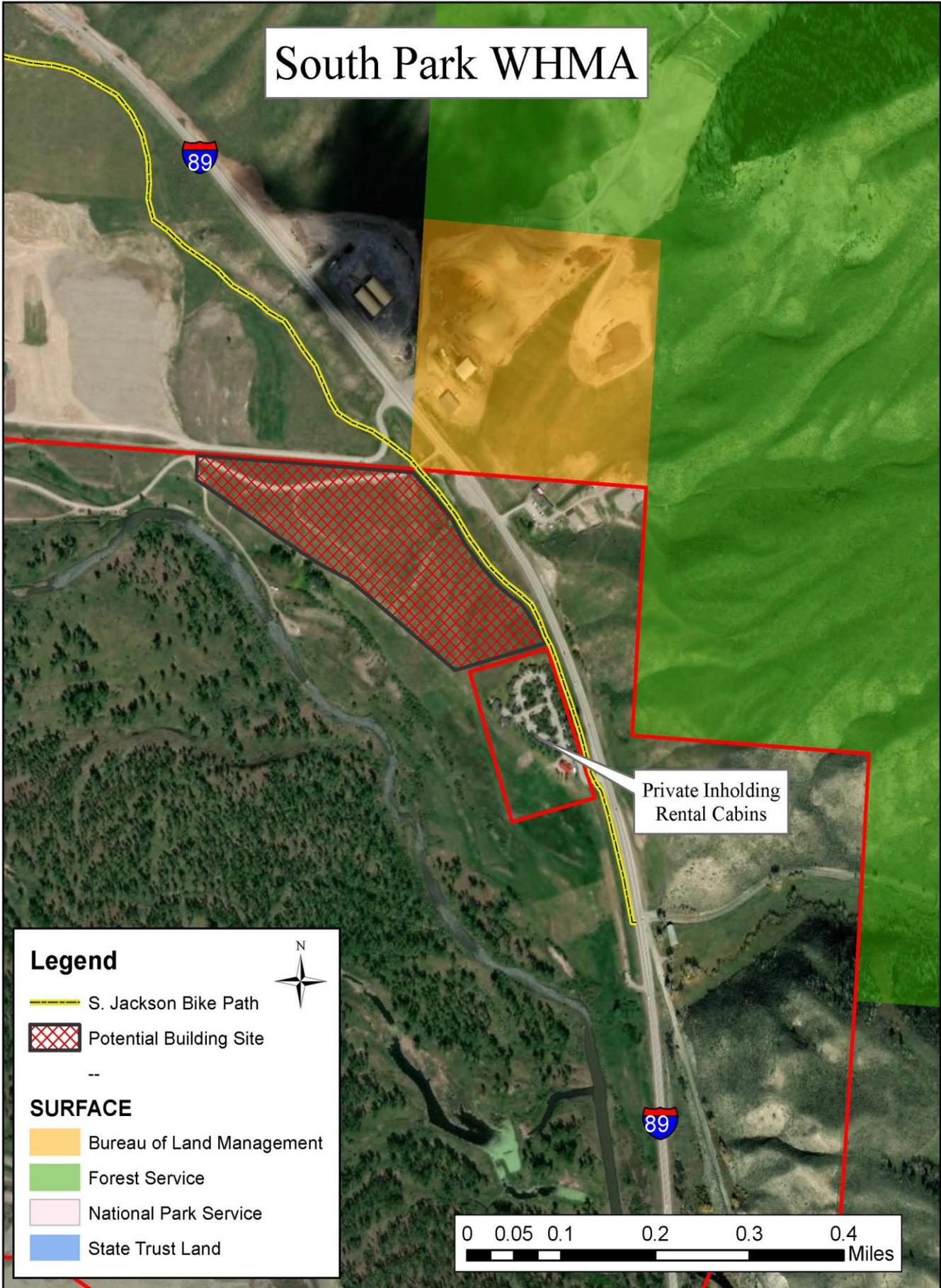
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SURFACE

- Bureau of Land Management
- Forest Service
- National Park Service
- State Trust Land



South Park WHMA

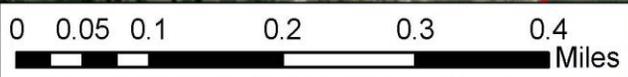


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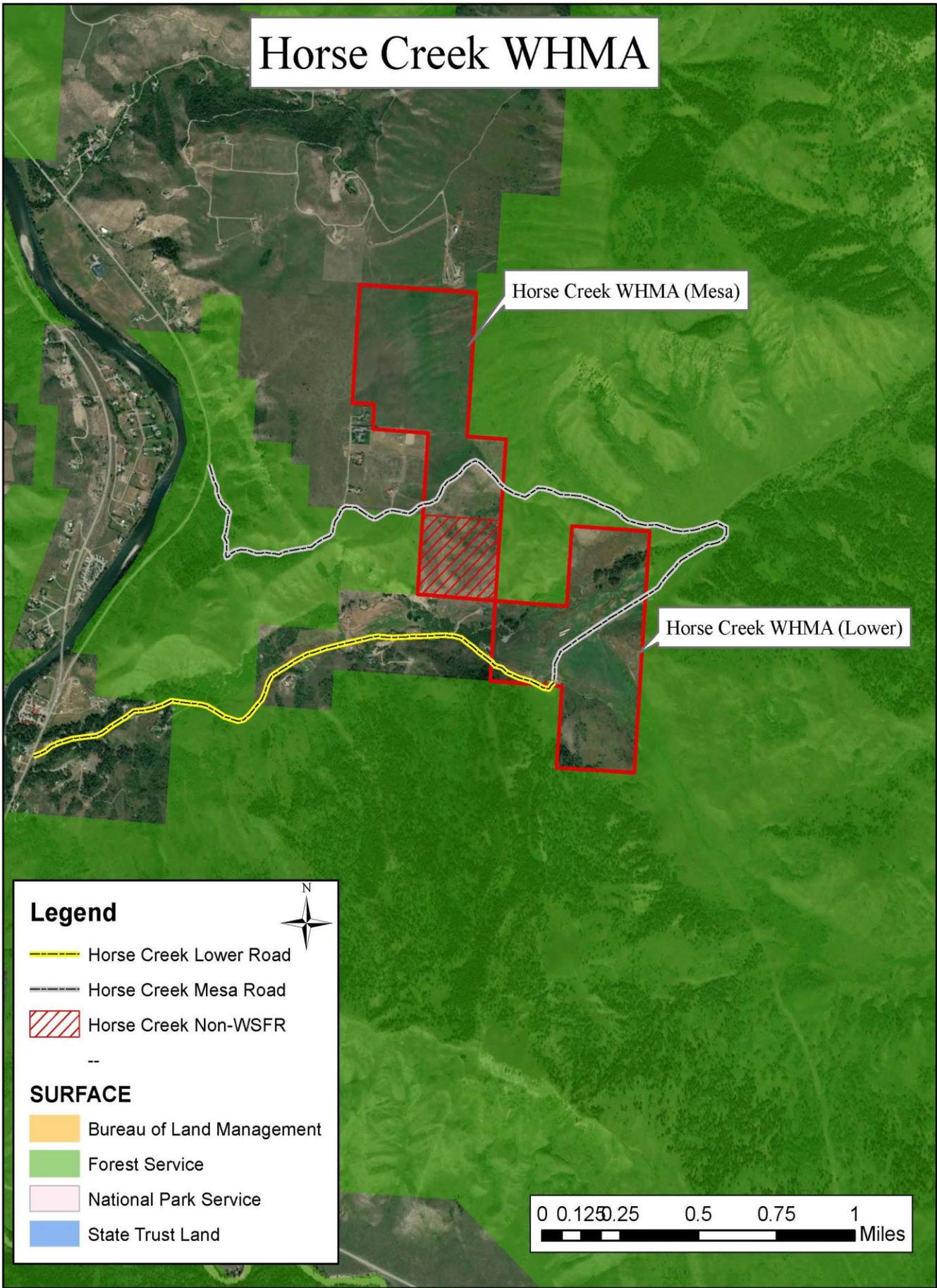
- S. Jackson Bike Path
- Potential Building Site
-

SURFACE

- Bureau of Land Management
- Forest Service
- National Park Service
- State Trust Land



Horse Creek WHMA



Horse Creek WHMA (Mesa)

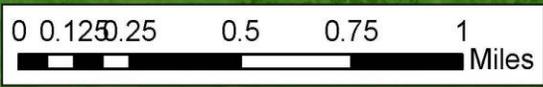
Horse Creek WHMA (Lower)

Legend

- Horse Creek Lower Road
- Horse Creek Mesa Road
- Horse Creek Non-WSFR
-

SURFACE

- Bureau of Land Management
- Forest Service
- National Park Service
- State Trust Land



Horse Creek WHMA

Horse Creek WHMA (Mesa)

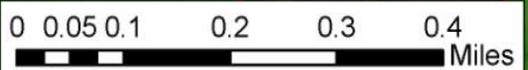
Horse Creek WHMA (Lower)

Legend

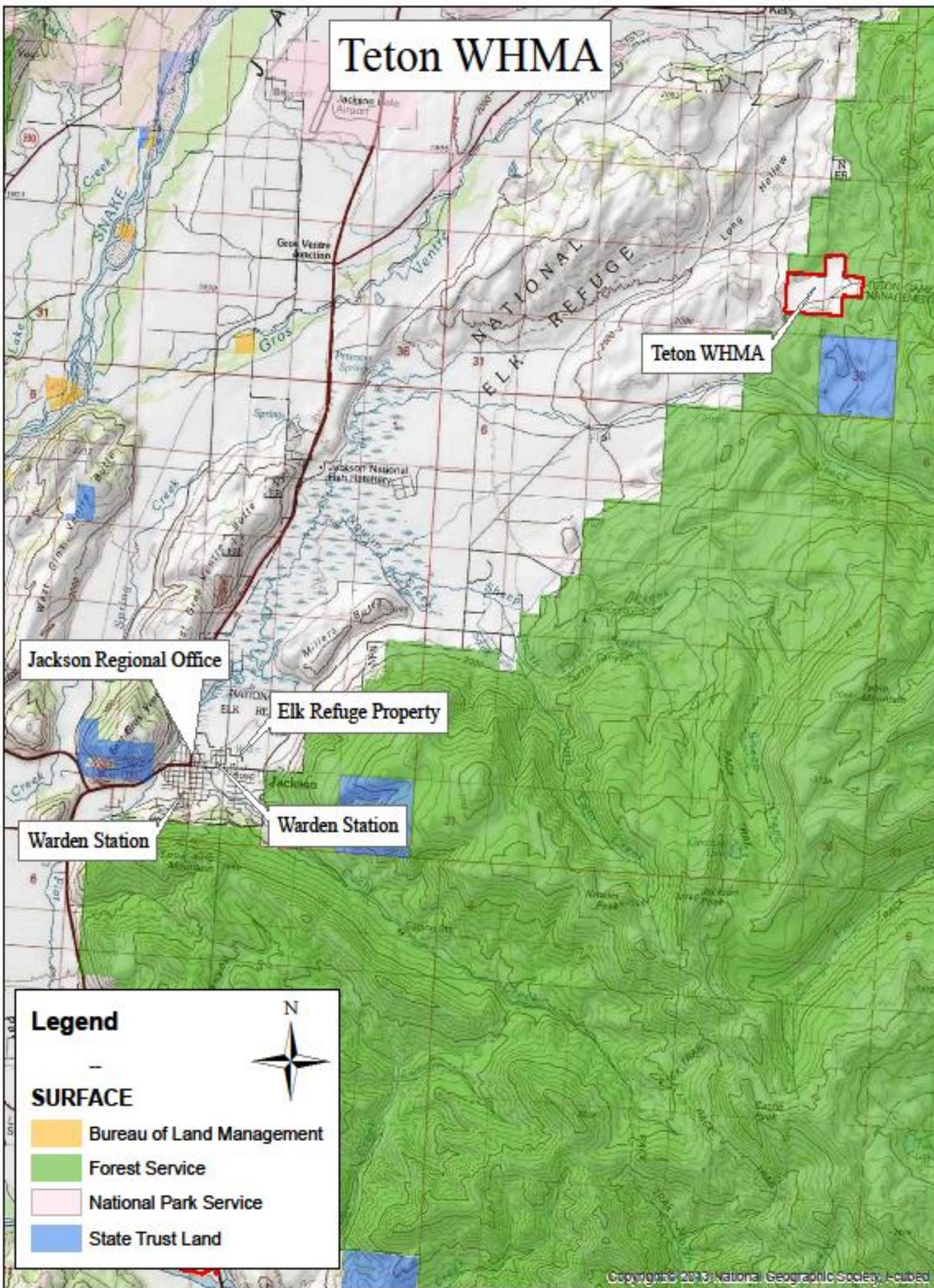
-  Horse Creek Lower Road
-  Horse Creek Mesa Road
-  Horse Creek Non-WSFR

SURFACE

-  Bureau of Land Management
-  Forest Service
-  National Park Service
-  State Trust Land



Teton WHMA



Jackson Regional Office

Elk Refuge Property

Warden Station

Warden Station

Teton WHMA

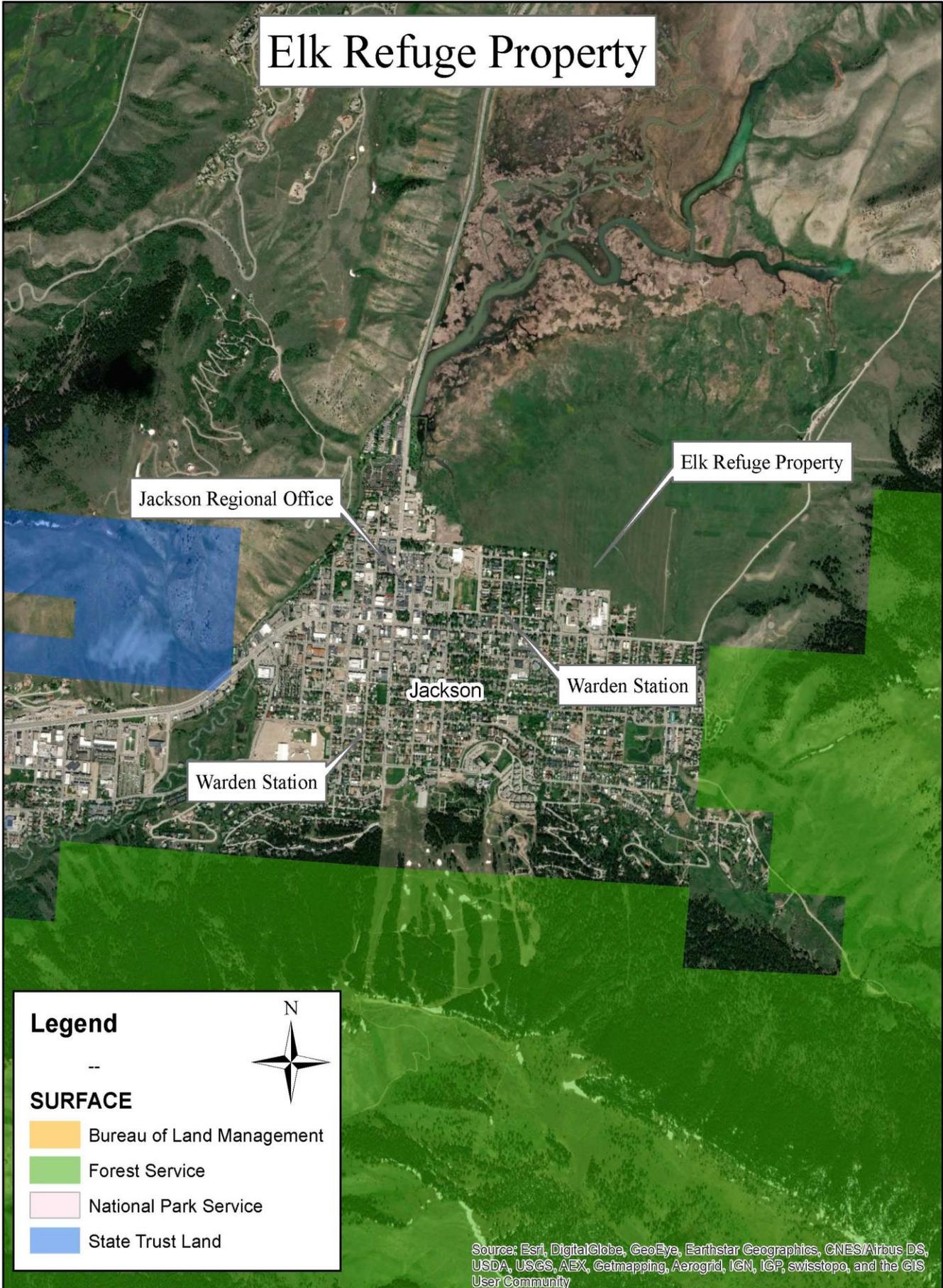
Legend

SURFACE

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- Forest Service
- National Park Service
- State Trust Land



Elk Refuge Property



Jackson Regional Office

Elk Refuge Property

Jackson

Warden Station

Warden Station

Legend

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SURFACE

-  Bureau of Land Management
-  Forest Service
-  National Park Service
-  State Trust Land



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

TETON COUNTY EMPLOYEE HOUSING

Current costs of two Warden Stations in Excess of Average Housing:

PROPERTY TAX GAME WARDEN STATIONS

Address	2018	2017	% Increase
345 E. Deloney Ave.	\$7,033.64	\$6,303.83	15.76
465 S. Cache	\$5,647.87	\$4,878.92	11.58

Property taxes on comparable sized homes run \$2,000 to \$5,000 less per home.

Upkeep and maintenance is excessively high as labor costs run much higher than other parts of the state, this includes any work on the regional office facility.

Regional Office

PROPERTY TAX JACKSON REGIONAL OFFICE

Address	2018	2017	% Increase
420 N. Cache St.	\$48,210.82	\$22,481.52	114.45

*Teton County re-evaluated all their commercial property in 2018 to bring up to market value.

For Comparison the Cheyenne Headquarters property taxes in 2018 were \$61,821.82 and the Laramie Regional Office taxes were \$39,630.68.

Cost for Future Suitable Housing

Housing inventory in the Jackson area remains low. Pricing for suitable housing with a minimum of 3 bedrooms and 2 baths, between 1,600 and 2,800 sq. ft. range from **\$800,000 - \$1,600,000** in price depending on the location the valley. Homes closer to Hoback Jct., tend to be less expensive than those closer to Jackson.

Cost of Construction on Commission Owned Land

We interviewed several contractors in the Jackson Area that reported new home construction at \$300-\$400 per sq. ft.

Ex: One level, 3 bed 2 bath home, 1,800 sq. ft. = \$540,000 - \$720,000

For a single family home the higher range would be most appropriate for an estimate.

JACKSON AREA HOUSING

- Minimum 3 Bedroom, 2 Bathroom
- Single Unit Dwellings
- 14 Available Properties as of January, 2019
- Asking Price Range: \$715,000 - \$1,500,000
- Size Range: 1269 sq.ft. - 2789 sq.ft.
- Average Price: \$1,152,357