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Island Park, Idaho

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Elk Creek Joe: An Indispensable Asset in Island Park



Elk Creek Joe. Nearly every one of us in Island Park has relied on this man for one service or another, he is an integral part of our community and has been since 1988.

Joe Williams was born and raised in the Pocono Mountains in Pennsylvania, which was only about an hour and twenty minutes from New York City. In the early 80's, the New Yorkers made the Poconos their home, and brought with them their attitudes and demeanor. Neither of which were pleasing to most of the original residents.

After speaking with his Brother-in-law, who had a home on Bills Island, he learned that the Elk Creek shop would soon be available, and he made a trip to Island Park to check it out. Kevin Oliver was leasing the shop at that time, and was in pursuit of his masters degree in engineering during the winter months and only had the shop open from Memorial Day to Labor Day. He planned to move on as soon as he completed that degree.



Just like many of us here, Joe fell in love with our little town. He packed up his belongings, left a job that paid well, with benefits, and moved to Idaho to start over. The first couple of years, he wondered about his decision. It was a tough go, he didn't know many folks, and, as an outsider, didn't feel terribly welcome to begin with.

Joe earned his success, and his friends with his "Golden Rule" approach to both his business and his personal life. He treats every one of us the same, regardless of race, beliefs, or where you might be from. He has a firm position Karma, and treating others as he would want to be treated is the standard by which he judges all of his actions.



Within a few years, the shop was doing well enough to lease space at Elk Creek Station, where he conducted business for the nearly 30 years. The squeeze began around year 15, when his business was booming, and the gas pumps and traffic made it difficult to work from the little shop. It took many more years before he could purchase the ground his new shop is on, and build something a little more conducive to his business in 2017. He admits, he could have built much sooner if he had purchased elsewhere, like Last Chance, but he was Joe at Elk Creek! He did not want to be Joe at Last Chance!

In 1991, Joe met Kari, the love of his life! They met in Island Park, both attending a fund raiser dance at the A Bar, and after some inquiries, learned she was single and sought her out for a date. She obviously said yes, but she also said, "Don't even get serious with me, I am NOT staying in Island Park." After dating for a couple of years, they got married and remained married for 34 years, "A damn good run" as he described it. She was always supportive of everything he did.

Continued on Page 17

Island Park Festival of Trees Kicks off the Holiday Season!



Join us on Saturday November 25th to kick off the Holiday Season at the Island Park Festival of Trees. The event will be held at the Marriott SpringHill Suites at Mack's Inn from 10 AM to 10 PM.

Santa Claus will be on hand, there will be hot chocolate and cookie decorating. Kids are going to love it. For adults there will be wine tasting and an evening cocktail party with a live auction.

There will be five categories people can donate to for the event: Trees, Wreaths, Gift Baskets, Treats or Table decorations. Anyone interested can get an application form and rules at

Continued on Page 18



Crosswords

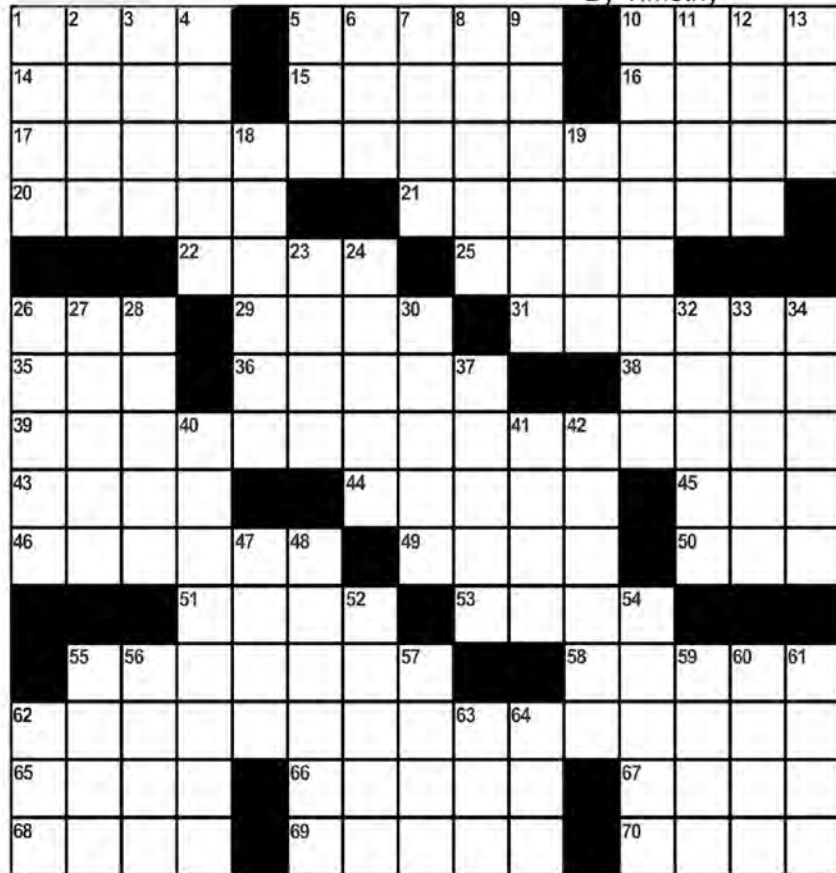
ACROSS

- | | |
|--|---|
| 1) Problems for directors | 43) Cause of some shivers |
| 5) At a quick rate, poetically | 44) Begin an Internet session |
| 10) Some precipitation | 45) 3-D hospital procedure |
| 14) Eye layer | 46) Pungent condiment |
| 15) '70s White House name | 49) Duck's domain |
| 16) Shoppers' bag | 50) Stereotypically stubborn animal |
| 17) Easily achieved goals | 51) Minnow variety |
| 20) Dark | 53) Bygone despot |
| 21) Aspen features | 55) Some kind of nut |
| 22) Whacks | 58) Pigeon's perch |
| 25) Insult but good | 62) Weaponry that's neither large nor small |
| 26) After-hours school gp. | 65) Black cat, to some |
| 29) Common welcomers | 66) Chose not to dine out |
| 31) Last name for an unbalanced egghead? | 67) ___ vera |
| 35) ___ Gabriel | 68) British title |
| 36) Very angry | 69) Year-end tunes |
| 38) Buffalo's canal | 70) Some evergreens |
| 39) It may be needed to be an NFL player | |

DOWN

- 1) Streaming service
- 2) Shakespeare's river
- 3) Cry like a baby
- 4) Colonial title in India
- 5) ___ Arbor
- 6) "Animal Farm" critter
- 7) Line on a graph
- 8) Hits on the head
- 9) Decorate with gold leaf
- 10) Played a banjo, in a way
- 11) It may be proper in a sentence
- 12) Mayberry's self-jailer
- 13) Moist
- 18) Type of energy
- 19) German wife
- 23) "Legal" prefix
- 24) Drag one's feet
- 26) "Don't give me that!" old-style
- 27) Evergreen-forested landscape
- 28) Black ___ (cattle breed)
- 30) Posture problem
- 32) Donna's intro?
- 33) Stadium features
- 34) Abominable creatures
- 37) Cereal grain killer
- 40) It's designed to get your attention
- 41) Charged particles
- 42) Ultimate object
- 47) Hindu Mr.
- 48) "The ___ Cometh"
- 52) A Muse
- 54) Pass on in a race, as a baton
- 55) Disaster relief grp.
- 56) Footnote word
- 57) Leaves home?
- 59) Take-out order?
- 60) Shoot up
- 61) Storm centers
- 62) Like hip Brits in the '60s
- 63) "Shop ___ you drop"
- 64) ___ and outs

By Timothy



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Island Park's Newest Little Souvenir Shop With The Biggest Heart

Ready to take home your unique souvenir or gift from your visit to Island Park? The brand new Island Park Souvenir and Gift Shop is open! Located at 3519 Yale-Kilgore Road, our littlest shop with the biggest heart offers a wide range of specialty and on-of-a-kind items to commemorate the memories you make in our beautiful area.

Whether it's a t-shirt, hat, postcard, or trinket, we have something for everyone. Friendly staff will be on hand to help you find the perfect gift or keepsake to bring home.

Why wait? Come see us online only for now, at www.IslandParkSouvenirs.com, and take home your piece of Island Park. Can't wait to see you!




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208-223-2382
flintmccloudconstruction@gmail.com

EMS Fundraiser: Great Local Support!

The turn out for this event was fantastic! What a show of support for the Emergency Services team that takes such good care of us. It was an absolutely beautiful day, and all that attended enjoyed the activities, the prizes, the food, and the socialization.



Melissa reported the event

raised \$6,157, which is \$3,657 more than they had hoped for, way to go Island Park!



The kids tent, which was sponsored by Island Park Charter School (thank you Connie Day), was a hit, and many pumpkins were painted. (donated by Fryers Farms, thank you Joei and Mark!)

Thanks to Lynette Tingey with The Mountain Life Team, there were LOTS of great prizes that were raffled, and many happy winners out there! The Mountain Life Team also provided hot dog tossing, which was a hilarious event to say the least!



The chili cookoff was amazing!



Not only were there a large number of entries, but they were all delicious. Glad I was not have wanted to judging that one, I think it was difficult to choose. But, the winners were:

- | | |
|------------------|-----------|
| Brook Unger | 1st Place |
| Brenda Dye | 2nd Place |
| Sterling Nielson | 3rd Place |

Brenda was unfortunately out on a call for part of the event, but her chili made the cut!

To me though, one of the most touching pieces of this great day, was the donation of an AED by Tom and Marcy Gifford of First Street Plumbing. It was one of the pieces of equipment they were hoping to buy, so the dollars raised will go so much further now.

Marcy has a strong connection to Island Park, having been raised vacationing here with her parents and grandparents most of her life. She lost both of her Grandparents while they were in Island Park, and this piece of equipment could have been life saving. She expressed to me, they would be devastated if something like this happened to another family and they had missed the opportunity to have helped in saving that life.

So, thanks to one and all that put their time, energy, and money into this. What a win for Island Park!



IP Bills Island: A History Lesson



IP Bills Island has been an integral part of Island Park since the early days. Sitting at an elevation of 6332 ft, it was formed when the Trude Ranch was flooded as the reservoir filled in 1938. Judge Daniel Trude and his wife loved it as a picnic and outing spot with an abundance of wildlife, flowers, and berries. Since that time, it has an interesting history I thought I would share with you.

Ivan Bills had been using his fishing knowledge and skills to run a small fishing guide service and boat rental operation from forest service land on the eastern side of McCrae Bridge. It was scarcely enough money to live on, and was he looking for a way to improve that.

He approached the estate of Daniel Trude to inquire about purchasing the island. The Trude estate had attempted to donate the island to the Boy Scouts, but they had declined the gift. And, after more than a year of communicating with Ivan, they agreed on a price, but would not sell the island in parcels, he was required to purchase the entire 285 acres with the lodge and outbuildings, Lock Lavin Lodge (the original Lakeside Lodge) for \$15,000 in February of 1948.

The remaining 100 acres that belonged to the forest service on the north east side of the island was eventually traded to the Welling and Wasdin group years later. They owned property that was at least as valuable to forest service and were able to negotiate the trade in order to develop that portion of the island as well.

After moving that spring into the lodge, which was to come complete with all furnishings, including dishes, flatware, and bedding, they found a theft between the sale and possession cleaned out all the belongings, including the plumbing fixtures. They attempted to negotiate a discounted price because of this, and were told to take it or leave it. They began renting a few rooms, cooking meals for guests and others, hosting fishing excursions, selling boats and motors, and operating a marina and camping area.

Island. It wasn't terribly successful as the cattle wouldn't eat the grasses and in the fall were terribly thin.

In that same year, the Rexburg Yacht club approached Ivan to purchase a portion of the Island in order to replace their lease from the forest service at Mill Creek. The group of 5 men that began the club had been bringing their boats and gear to Island Park every weekend in the 1940's, but tired of packing up every Sunday to transport it home. Instead, they formed a non-profit and leased Mill Creek until the forest service declined to continue the arrangement in 1948.

One of the original conditions of moving the little non-profit to the island was to be no cabins, they operated out of tents on platforms that were disassembled at the end of the season.

After selling portions of the island to the Rexburg Yacht Club, it was apparent there may be a demand for lots, so in the Fall of 1948 Mr. Bills had the property he had purchased surveyed into 112 waterfront lots. The material excavated to form the marina was used to create the present causeway and the road that ran behind the lots. Each was sold for \$1,000 to friends and others by word of mouth.

After struggling with the lodge and business, in 1953 they sold just the lodge and it's property to Mel Berritt of Riverton, UT and spent their time devoted to development and sales on the Island. They built a temporary residence in 1954, and

The very first summer, the Bills attempted to run cattle on the

Continued on Page 16



Christie Cameron
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Welling Rental
3 bedroom - 2 bath 1 acre - water access
Large Shop \$699,900



Red Rock Rd
47 acres - Borders Forest Service - near Henry's Lk
\$1,250,000



Macks Inn
Small bunkhouse 3 RV spots. Power, water, sewer 1/2 acre
\$298,900



Last Chance Rental
5.46 acres - 4 bedroom suites, 5 bath
\$1,350,000



Yale Creek Lot
Has power and septic. 1.75 acre lot 2 RV spots
\$205,000



Buffalo River Estates
3 RV spots, 2 Bully barns, power water & septic .75 acre
\$289,900



American Falls Car Wash
3 bays - cash business call for more information
\$689,000



Ashton
1.8 acres Commercial Lot w/ Shop, build storage units
\$289,900

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Equipment Rental Island Park

Lakeside Lodge

3857 Lakeside Lodge

208.558.9770

6 seat Defender	
Full day 9-5	\$409
1/2 day 4 hours	\$289
4 seat Commander	
Full day 9-5	\$389
1/2 day 4 hours	\$259



2023-2024 Winter Season Sled Rentals Beginning December 15th Weather Dependent

Ski-Doo Summit X 850 165 Turbo	\$420
Lynx Shredder 850 4100 Turbo	\$420
Ski-Doo Summit 860 165 / 154	\$299
Lynx Shredder 850 3900	\$299
*Ski-Doo Summit 600 154	\$269
*Ski-Doo BackCountry	\$249
Ski-Doo Expedition Sport 2up	\$229

*Can be converted to 2 seater upon reservation request.

Island Park E-Bike

3413 US Hwy 20

208.351.593

Until Nov 1st, weather dependent
E-Bike 1/2 day \$85 Full day \$125

High Mountain Adventures

4141 Sawtelle Peak Rd

208.558.9572

Until November 15th:
Razor Pro 2 Seat \$379
Razor Pro 4 Seat \$449

Recreation Maps



Scan to download the Avenza Map App. Create an account, it's free. Find the Island Park Motorized Recreation Map, both North and South for all of the Island Park area. Find your trails and enjoy yourself. Please, don't forget, cell coverage here is difficult in most areas, don't count on it for your navigation. Use a paper map, or download your map to be sure you can use it.

TARGHEE TRAIL RIDERS

ISLAND PARK, IDAHO

Association goals are:

- Promote respectful riding
- Respect and keep your distance from wildlife
- Stay on designated trails
- Work with Parks and Recreation to keep trails cleared and open
- Work with local agencies such as BLM, Forest Service and Parks and Recreation to provide summer trails that make a complete loop and do not dead end
- Work with local agencies to provide trails for OHV over 50 inches
- Encourage registration and stickers

This group is open to anyone that shares a love of this area and the trail systems. Simply email us at TargheeTrailRidersIslandPark@gmail.com to join. We have a Facebook group called Targhee Trail Riders Island Park Idaho where information regarding upcoming events and important announcements will be posted.

Please join today!

Invasive plant species (AKA Noxious Weeds Series)

Spotted Knapweed



The forest and meadows in our area produce the most amazing wildflowers! They are stunning to see in full bloom. But among some of those blooming meadows lies a predator that most folks are completely unaware of.

Spotted Knapweed, does the photo look familiar to you? It is native to Eastern Europe and was introduced to North America as a contaminant in alfalfa in Victoria, British Columbia in 1883, and through soil discarded from the ships ballast. By 1997 it was found in 14 western states and in every county in Idaho, Montana, Washington, and Wyoming, as well as nearly every Canadian province. There are also 15 National Parks that have identified Knapweed within their boundaries and consider it a threat to natural habitats. It has been found in elevations of 0 to 10,000 feet, and areas that receive 8 to 80 inches of rain in a year. It prefers forests dominated by ponderosa pine and Doug fir, as well as grass-dominated prairie lands. It is prolific and hardy!

The predator portion of this plant? Its roots produce a poison that kills the plants around it, thus allowing the 4,000 – 50,000 seeds a mature plant can produce to thrive and quickly overtake any area it is rooted in. It has also been shown to reduce the germination of crested wheatgrass, blue bunch wheatgrass, and rough fescue, furthering its ability to overtake an area.

This perennial can grow up to 3 feet tall and live up to 9 years, producing seeds every year. It has a basal rosette with deeply divided, lobed leaves that form 1-8 slender, erect stems with roughly haired branches. Pink to purple, urn-shaped flower heads occur solitary on the tip of each branch, or in clusters of 2-3 at branch ends.

The underside of this flower has small black specks, hence the name. This plant blooms from June through September, and seeds can be carried by wind, water, vehicles, bikes, equipment, and infested hay, as well as animal dung.

Controlling this plant early, when the stand is small, larger stands present larger problems, roots are deep and seeds are plentiful. Hand-pulling the plant, along with the long stem root, is the best solution, disposing of the plant by bagging prior to disposal. The use of long sleeves and gloves is highly recommended, as the plant can be a skin irritant in most people.



Mowing the flowers prior to seed production can be helpful in preventing further spread, but your mower should be washed thoroughly after in order to prevent seeds from being transplanted to other areas. You will also have to mow multiple times during the flowering months, as they will continue to try to produce from June to September.



Cattle are not as likely to graze on Knapweed, but sheep and goats graze it well. The seeds digested by sheep or mule deer can remain viable up to 3 days after traveling through their digestive track, making easy transportation to an entirely new area! It is highly recommended that any animal grazed in an area with Knapweed be held for at least 3 days before being placed in a weed free pasture.

There are 13 insects that have been approved for release in controlling this plant as well. Knapweed Gall Flies were released over 20 years ago in Montana and have been found to reduce seed production by 50%. The Seed Head Weevil feeds on the foliage and flowers and are widely established. Root boring Weevils, a Sulphur Moth, and the Bronze Root Borer all attack the roots of the plant.

With any of these solutions, you should replant healthy, native plants to reduce the chances of regrowth in the area. And never burn them, this can actually stimulate growth and germination.

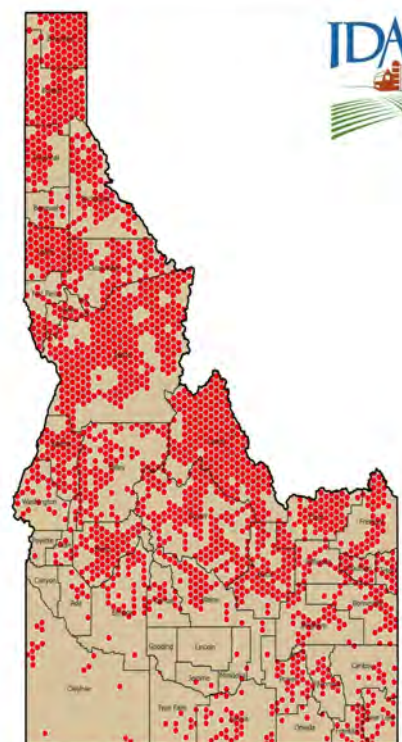
There are laws, both state and county, that require homeowners to control the noxious weeds on their property. In Fremont County it is ORDINANCE NO. 2009-03, which reads as:

- 2): REMOVAL OF WEEDS: It shall be unlawful for the owner or the person in control of any land or parcel of land within the County to allow, permit, or suffer weeds or offensive plants to grow or exist on such land within the County and the existence of such weeds or offensive plants are declared to constitute a public nuisance. The owner or person in control of such premises shall destroy and remove such weeds or plants.
- (3): PARKING STRIPS, SIDEWALKS, CURBING, CANALS, VACANT LOTS AND FIELDS: It shall be unlawful for the owner or the person in control of any land within the County, whether within a subdivision or outside a subdivision, to allow, permit, or suffer weeds or offensive plants to grow or exist on, or in, parking strips, sidewalks, curbing, canals, or upon vacant lots and fields, and subdivisions

Fremont County is dedicated to helping you eradicate this weed on your property. Through a department of Agriculture grant funds are available to assist in paying for the treatment of noxious weeds. With that grant, Fremont County will charge \$35 an acre to spray including cost of chemical or for those who want to do it themselves, herbicides at half price. They are also available to help with weed identification and herbicide questions. For more information contact Bryce Fowler at 208-624-7442.

For me, this year and every year, I work hard at keeping it away from our property. I walk my own, and my neighbors' lots, I pull what I can in the spring, when the soil is wet. When they flower and are more easily identified, I clip the flower off, place them in a trash bag, and then spray what is left of the plant with Round-up. So far, I have effectively reduced the new plants every year, so I am hoping to be completely weed free soon!

SPOTTED KNAPWEED DISTRIBUTION MAP



Stay vigilant, stay educated, and stay weed free! I'll be doing a series every month on a different noxious weed so we are prepared when the weather warms again.



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4216 Shoshone Rd VACATION RENTAL Comes "Turn Key" w/ all Furnishings! True Log Home in Island Park Village Resort & Golf Course. Beautiful cabin Offers a Cozy Fireplace, Kitchen w/ great Counter Space & Open Flow Dining room & living room for Gathering, vaulted Ceilings, Open Loft w/ wet Bar and Master En Suite. Downstairs Game Room w/ Walk Out Basement. Perfect Location, Year Round Access.



5085 Trumpeter Stunning Cabin in a Secluded and Quiet Lake Front Subdivision On Henry's Lake, Very Successful Vacation Rental. Fully Furnished & SOLD "Turnkey". Take in the Most Beautiful Lake, Mountain, & Sunset Views, Perched on a Manicured Corner Lot, Beautifully Landscaped, Firepit Area, Room For RV, & Huge Deck Wrapping the Home, Large open Kitchen, Dining and Living room for Gathering & Entertaining. Attached Heated Garage for all the Toys. World renowned fishing! MLS#2157924 \$1,399,000



5085 Taylor Mountain Luxury Living with Rustic Charm New Build in Centennial Shores Gated, Waterfront Community, Fully Furnished & Turn Key, This cabin boasts 360 Lake & Mountain Views, 5 bedrooms 5.5 baths (2 masters) fully landscaped yard front & back, granite throughout, custom cabinetry, heated bath floors, Forced Air heat & AC, huge shop w/ full apartment above. Very short walk to one of 3 private Island Park Reservoir accesses. Year Round Access. \$1,999,000



GATED WATERFRONT COMMUNITY! 2 community Boat Launches w/ docks & an acre of manicured park, the South end has a sandy beach for swim days. Vacation Rentals allowed, corner lot. \$239,900
3802 Arange Peak Dr. MLS#2154889



Eagles View Subdivision Centennial Mountain & Lake Views. Subdivision borders 1300ac of Trude. Short term rentals allowed. Private Runway/Landing Strip and Sandy beach access exclusive to HOA, 3.13 Acre lot. Allows for Short term rental and has year round access.

3327 Eagles View MLS #2153148 \$180,000



Elk Creek Estates
3912 Chief Joseph Drive, Island Park
MLS# 2155048
\$495,000



3512 Glen Tree, Island Park MLS#2155521
\$299,000

Beautiful **WATERFRONT LOT** in gated Centennial Shores Subdivision. Outstanding Centennial Mountain Views & Island Park Reservoir Views coupled with Unobstructed Sunrise and Sunsets. Allows for Vacation Rentals & Guest House in Addition to Main House. One of the last remaining! **3760 Cove Ct** MLS #2153167
\$950,000



ICE HOUSE CREEK subdivision. Creek Frontage, woods and fantastic views. This subdivision is mostly 5ac + parcels so plenty of elbow room. Year Round Access, Option for Rental Use, Allows Horses, PERC test already done with standard septic approved.

4067 St. Ryan's Way
5.11 Acres \$387,000
MLS #2151065

4059 St. Ryan's Way
6.39 Acres \$399,000
MLS #2152830



756 Idaho Street, Ashton
MLS #2151988 \$259,900

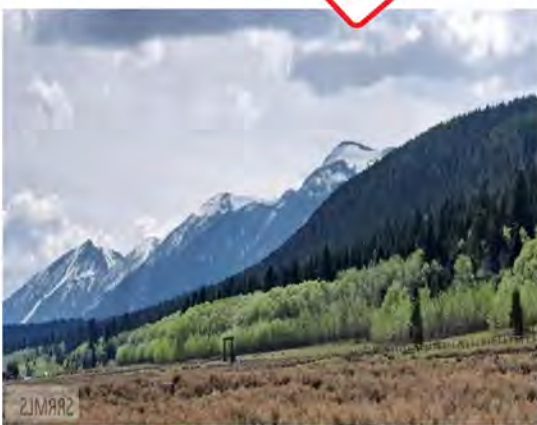


Stunning 5 bedroom 5 bath Home, In Centennial Shores, Lakefront Gated Community on 2.09 AC of Pure Serenity. Astonishing Lake and Mountain Views from Front a back decks and Every Room in the Home. Multiple Open Space Gathering Areas with Vaulted Ceilings 2 Master Suites, Granite Throughout and Tasteful Finishes and Quality Materials such as Anderson Windows, Propane Forced Air Furnace and Central AC, Cedar Ceiling, Double Sided Fireplace. Expected completion by mid November. Allows Short Term Rentals and has Year Round Access. Only 45 to Yellowstone National Parks West Gate Entrance. Subdivision HOA includes 2 Private boat docks and launch, Marina and Beach for Island Park Reservoir.
3425 Kestrel Ct. \$1,687,000



Fisher Pointe Lots

Gorgeous, 100+Contiguous Acre Subdivision Positioned above the SW end of Henry's Lake. These 5-7 Acre Parcels offer Boat Launch Access, Soaring Centennial Mountain Views, Pavement to Road and Surrounded by State Land, BLM and Caribou National Forrest. Buy 15 of these Amazing Properties and Build Your Dreams. Allows for SHORT TERM RENTAL. Just a 20 min drive to YELLOWSTONE NATIONAL PARK. Lots 1,2,3,4,5,6,12,13,14,15,16,17,21,22,23 All ranging from 215k-265k



FISHER POINTE AT SAWTELL MEADOWS SUBDIVISION

ACREAGE	
Lot 1=5.43	Lot 14=5.64
Lot 2=5.43	Lot 15=5.53
Lot 3=5.31	Lot 16=5.59
Lot 4=5.45	Lot 17=6.49
Lot 5=5.28	Lot 18=6.04
Lot 6=5.41	Lot 19=6.20
Lot 7=5.41	Lot 20=5.90
Lot 8=5.37	Lot 21=5.27
Lot 9=5.25	Lot 22=5.25
Lot 10=5.27	Lot 23=5.49
Lot 11=5.08	Lot 24=5.29
Lot 12=6.05	Lot 25=5.45
Lot 13=6.29	Lot 26=5.49

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**MOUNTAIN LIFE
CHARITABLE
FOUNDATION**



ABOUT US

The Mountain Life Charitable Foundation was formed to give back to the community we all love and build an even better town for future Island Parkers. We are fundraising to establish a fund to support residents facing hardships, and to grow an endowment for a community housing program. We will also host or sponsor events to support other local organizations.



CONTACT US

(208)-860-4846
PO Box 441
Island Park, ID 83429

MountainLifeCharity.org
Info@MountainLifeCharity.org

**Caldera Restaurant
Days and Hours**

Anglers Lodge & Riverfront Restaurant
3363 Old Hwy 191 208.558.9555
Thursday - Monday 4 pm to 10 pm
Closing for season on Oct 30th

Cafe Sabor
4298 Hwy US-20 208.558.9300
Wednesday - Saturday 11 am - 9 pm
Sunday 12 pm - 8 pm
Closed Monday and Tuesday

The Cafe at Island Park Lodge
4149 N Big Springs Loop Road 385.227.1197
Monday - Friday 10 am - 6 pm
Serving Breakfast all day

Connie's Restaraunt
4130 Quakie Lane 208.558.6987
Closed until December

Happy Anglers Cafe
3340 Hwy 20 208.497.9455
Closed for Season
Call or message for baked goods

Lakeside Lodge
3857 Lakeside Lodge Lane 208.558.9770
Daily
Lunch 11 am - 5 pm
Dinner 5 pm - 9 pm
Bar 10 am - Close

Meadow Creek Lodge
Meadow Creek Road 208.351.2787
Closed until Snowmobile season

The Parlor at Mack's Inn
4169 N Hwy 20 208.558.2450
Tuesday - Saturday 11 am - 9 pm

Pond's Lodge
3757 Hwy 20 208.558.7221
Sunday - Thursday 11 am - 9 pm
Friday and Saturday 11 am - 10 pm

Springhill Suites Island Park
4292 N Highway 20 208.558.2400
Thursday - Monday 4 pm - 10 pm
Closed Tuesday and Wednesday

Subway
4141 Sawtelle Peak Rd 208.558.9884
Closed for the season

Twisted Pine @ Historic Phillips Lodge
3907 Phillips Loop 208.390.8303
Check Facebook for openings

Trouthunter-Last Chance Bar & Grill
3327 Hwy 20 208.558.8006
Closed for the season

Island Park

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Dennie
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Colleen
(208) 317-4872

Next Illegal Scam

By Karen Schumacher

This scheme is nothing more than an illegal way to deprive Americans from using both private and public land, and using their money to enrich the corporate world.

As part of this administration's agenda to implement the international 30x30 plan, that is, placing 30% of land into conservation by 2030, it only makes sense to weaponize federal agencies. In this particular case it is the U.S. Fish & Wildlife Service (USFWS).

One perfect place to execute this plan is in Montana, called the Missouri Headwaters Conservation Area. While this map shows the boundary map clearly within the Montana border, it isn't clear what that red boundary line extending into Idaho means, but it does capture Centennial Valley.

First some background, but one almost needs some sort of economic background to get the gist of what is being done.

Globalists began looking at the environment as having "Natural Assets" ([whitehouse.gov/omb/briefing-room/2022/08/18/A-New-National-Strategy-to-Reflect-Natural-Assets-on-Americas-Balance-Sheet/](https://www.whitehouse.gov/omb/briefing-room/2022/08/18/A-New-National-Strategy-to-Reflect-Natural-Assets-on-Americas-Balance-Sheet/)), meaning the environment could be used as justification for economic gain. a "key to sustainable development" ([unep.org/news-and-stories/story/management-natural-assets-key-sustainable-development-inclusive-wealth](https://www.unep.org/news-and-stories/story/management-natural-assets-key-sustainable-development-inclusive-wealth)). Natural assets are defined as assets of the natural environment that consist of wild or produced biological assets, land, water, ecosystems, subsoil, and air. Basically anything in the environment. These assets are sometimes called "ecosystem services".

Using climate change hysteria, globalists plotted the latest snow job called Nature Based Solutions (NBS). Since climate change allegedly destroys everything, NBS "are actions to protect, sustainably manage, or restore natural ecosystems", or natural assets, especially if those solutions address societal challenges such as water security and disaster risk reduction, while providing biodiversity benefits.

Alas, since natural solutions receive little financing for preventing and Jobs Act which was really intended to fundamentally transform America towards the Sustainable Development Goals (SDG).

On page 112, the Federal Emergency Management Agency (FEMA) was allocated \$1 billion for a "pre-disaster mitigation program" which of course will be used for nature based solutions, promising "monetary...benefits...economic growth, green jobs, increased property values and better public health", all hornswoggle. In this April, 2022 Executive Order 14072, ([federalregister.gov/documents/2022/04/27/2022-09138/strengthening-the-nations-forests-communities-and-local-economies](https://www.federalregister.gov/documents/2022/04/27/2022-09138/strengthening-the-nations-forests-communities-and-local-economies)) Section 4, the administration announced its plan for nature based solutions, which was followed in November, 2022 by the White House Nature Based Solutions Resource Guide (<https://www.whitehouse.gov/wp-content/uploads/2022/11/Nature-Based-Solutions-Resource-Guide-2022.pdf>). Of course this idea didn't come from the people, it came out of the United Nations (UN) COP 27 as a way to fight "climate change" and increase resilience to life. Ah yes, this president's brilliance will lead to protection for all. And the World Economic Forum (WEF) is drooling over how much money corporations can suck from us with this sham they created.

Heck, the White House has already put into place a "roadmap" (<https://www.naturebasedsolutionsinitiative.org/news/us-government-release-nature-based-solutions-roadmap-at-cop27/>) to assist



moneygrubbing schmuck globalists by "Unlocking funding for domestic and international projects, and encouraging Federal agencies to do more to prioritize nature-based solutions in funding decisions." For those who are morbidly curious, a full review of potential funding avenues can be found here. No matter which way you look at it, the cost will be borne by us serfs to the elite. The really tough part in understanding this is how profits are made. One thing for sure, it does involve restoration, protection, and conservation of nature. But money will be made now that new economic markets have been created.

Natural Asset Companies (NAC) were created for this specific purpose, "to develop an asset class that converts the value of nature and the ecoservices designed to sustain it into financial capital." An NAC allows "investors to financially back services that directly benefit the planet". Intrinsic Exchange Groups (IEG) are a type of company "whose equity captures the value of natural assets and the ecosystem services they produce." IEG basically determines how much value will be assigned to nature.

Wall Street is on board but Whitney Webb hit the nail on the head, "The ultimate goal of NACs is not sustainability or conservation – it is the financialization of nature, i.e. turning nature into a commodity that can be used to keep the current, corrupt Wall Street economy booming under the guise of protecting the environment and preventing its further degradation", her words validated by this author. It is nothing more than another form of Environment, Social Governance (ESG).

This author does a fine job in explaining with one example how to make money from this scam when it comes to water. Buy property, create a mitigation bank (buy cheap land and restore it to some ecological state that's deemed to be functional), and investors come in. As he explains it, it is like building houses only you are building wetlands. It is no wonder the corporate saturated WEF supports NBS. The World Bank might have given NBS a more appropriate name in this video, "green infrastructure".

Enough of the economic lesson, back to Montana. The American Stewards for Liberty wrote an article about this land grab by the feds (<https://americanstewards.us/biden-administration-targets-5-8-million-acres-in-mt-for-30x30/>), indicating that central Idaho will be involved in it. While the article describes the agenda to connect protected lands together in Montana, Idaho is in the crosshairs for the same expansion, that area being within the red box in the map. Private land will also be usurped in this scam whether voluntary or not and property owners will be forced to comply with restricted and controlled land use. Private property rights will go down the drain. The article also talks about NACs and describes hybrid areas as part of the plan.



At the end of the article there is an excellent link (<https://americanstewards.us/natural-assets-monetizing-the-air-we-breathe/>) that explains

Continued on page 18

Peak Fly Hatch for October



Blue Winged Olive (Baetis several species)



Characteristics: Two tails. Light to medium olive/gray body with light to medium gray wings.

Timing of Hatches: Mid-March through early May during afternoon hours and in the mid-summer around dusk & September through October during afternoon hours.

Habitat: Widespread on most sections of the Henry's Fork, Madison, Firehole, South Fork of the Snake, and other local rivers and tributaries.

Comments: Many species are multi-brood, meaning a species may produce two or more broods during the calendar year. They are classified as swimmer nymphs. The most important species emerge in the spring and again in the fall. These mayflies produce exceptional dry fly fishing during these periods. Egg laying spinners often crawl under the water to oviposit their eggs.

Patterns: Pheasant Tail Nymph, Halfback Emerger, CDC Emerger, Paracripple, BWO Soft Hackle, BWO Nohackle, Sparkle Dun, Thorax, and Parachute Adams

Hook Sizes: 18, 20 & 22

Suggested Flies



Cocktail Nymph

Harrops
Last Chance
Cripple



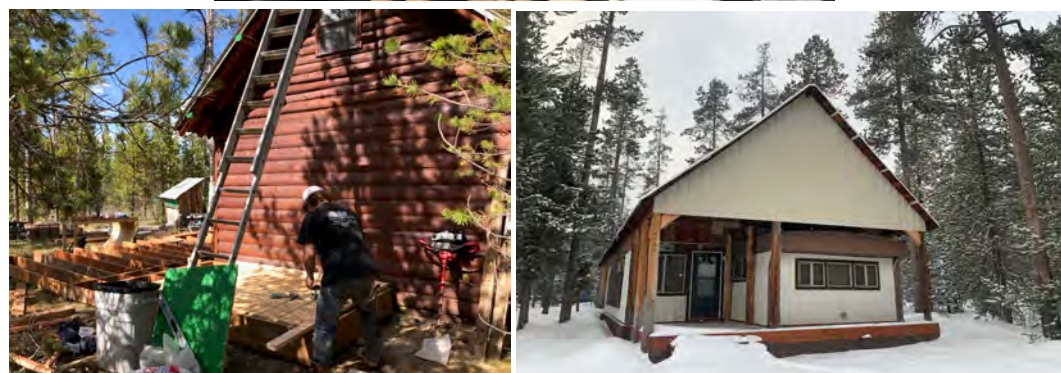
The Road to Residents! One Families Journey

Some of my fondest childhood memories are summer vacations spent with my grandparents Marlin and Ethel Galbraith at the end of Brady St in Island Park. From hitting the tree line on the drive up the hill to learning how to ride and crash their trail 90s, Island Park has always held strong memories for our family. My grandparents built their cabin in 1971 after my Grandpa, who was a forester for the USFS, had discovered Island Park in his assignments. I remember him talking to neighbors on the CB going by the handle "old forester". His next door neighbor was George Maryott, who built his butt and pass cabin and bunkhouse from the ground up in 1969. George taught us how to tie flies (I still have some of his tying gear which he left behind) and did not bat an eye when I drove a Kawasaki right into his Idaho statesman mailbox.



My wife Teara and I had placed his property on an automatic alert, just in case it ever came on the market and eventually we were lucky enough to purchase it in 2012, and have shared those same experiences I had with our children. Teara spent the summers in Island Park with our three girls while I worked weekdays as a boiler mechanic and spent the weekends with my family. As time went on our childrens' extracurricular activities consumed more time in the summer and the cabin was vacant much of the time.

To help subsidize the costs of owning a vacation property we decided to rent out a few weeks to friends and family which quickly blossomed into listing them on the then, newly developing online rental platforms. One cabin then shortly turned into two, as Teara and I remodeled the "bunkhouse", from shambles into a honeymoon suite. We now have five cabins in Island park and Teara is a full time resident and has built and operates an Island Park Souvenir and Gift shop in Shotgun. I spend every weekend and much of the summer maintaining and remodeling our properties. I consider all of my time spent in Island Park, regardless of working or recreating, to be precious and will happily retire here with my beautiful wife someday.



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The Mountain Life Team has had a great year launching our new brokerage and starting a charity together to support our local community. Looking forward to more fun and fundraising in the future to bring us all together as neighbors and support our town as it grows. You can keep tabs on what we've got going on or join our mailing list online at: <https://mountainlifecharity.org/>

Upcoming Event: Festival of Tress - November 25 @ Last Chance Bar and Grill - Trouthunter



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Patty@IpIdaho.com
(208) 846-4846



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Tina@IpIdaho.com
(208) 573-8304



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Kristen@IpIdaho.com
(208) 360-8850



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(208) 851-8474



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Shawna@IpIdaho.com
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Extra Lots - Potential

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\$650,000



Henry's Lake

5436 Pintail Road
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\$1,645,000



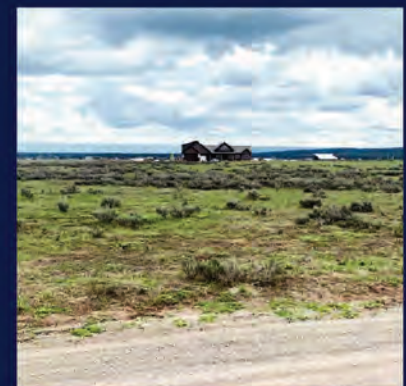
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Looking to buy or sell?

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Oct 28th- Halloween Costume Party
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Nov 23rd- Closed for Thanksgiving

Dec 1st & 2nd – Unknown Band 7pm

Dec 2nd- Lighting of the Lodge

Dec 9th – Sweet Nickole 7pm

Dec 16th- Papa Stitch 7pm

Dec 23rd – Ugly Sweater Party

Dec 23rd- Perfect Chaos 7pm

Dec 24th- Closed at 2pm

Dec 25th- Closed for Christmas

Dec 30th & Dec 31st – Scratch

Dec 31st- New Years Eve Party

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Oktoberfest: Munich Style

By Tom Bittel

Most of us have heard of Octoberfest. Even if we're not familiar with THE Oktoberfest in Munich, Germany, it's a common festivity celebrated around America every Fall. Going to the real Oktoberfest has long been a bucket list item. This year for our 30th anniversary my wife and I took a cruise around the British Isle, and while we were there it turned out we had some friends from Boise that were also going to be at Oktoberfest right after our cruise ended. So we figured we could fly from London to Munich and meet them. And we did. Our hotel was just shy of a mile from the Oktoberfest grounds.



People ask me what the real Oktoberfest is like? I say, well it's a lot like a state fair. About 50% bigger than the Blackfoot State Fair but some similarities. There's a lot of rides, great food booths and carnival games. But instead of animal barns you have huge beer tents. They call them tents, but that is a misnomer. They're really huge buildings with yards of tables plus kitchens and a bandstand. And the music is great... Ein Prosit "a toast" is sung regularly. There is food and drink galore and so much fun.

I was amazed at the amount of international people from everywhere, including plenty of Americans and a lot of native Germans. People are so friendly they ask you where you're from if you're sitting next to them. Then the question is did they speak German or English or what. Fortunately my wife's mother is German so she knows German pretty well and I know a little, just enough to get by simply.

One of the great things, however, was that we got to meet up with some friends from Boise that were there the same day. Meeting people you know from Idaho in Europe is pretty cool.

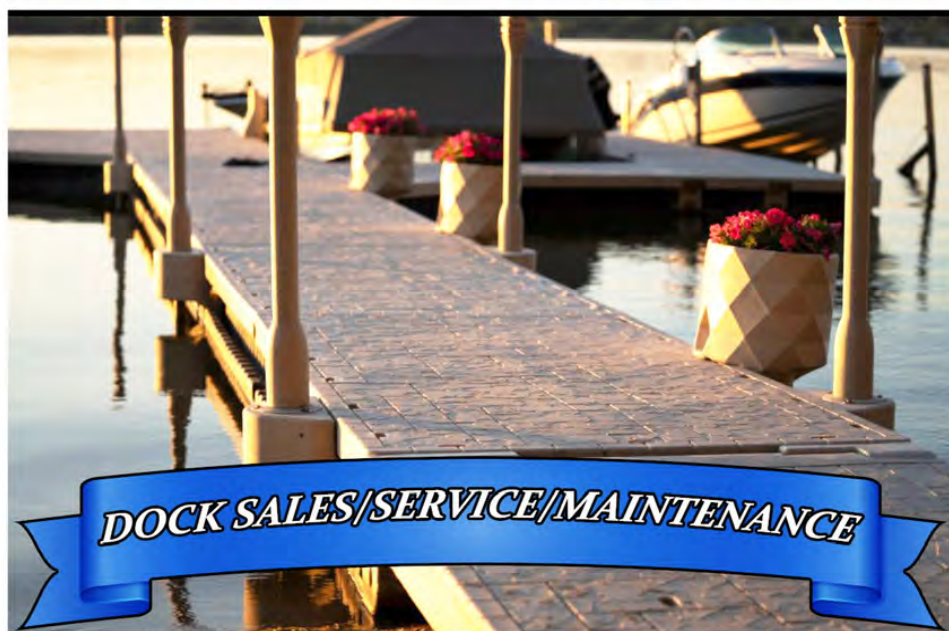
These guys are from Hailey, Idaho originally, so they know how to ski, as do I from growing up in Pocatello. Well we met these Austrians who are very proud of their skiing and their mountains. So we had to brag about our Idaho skiing skills. In Pocatello if you could ski the Black Diamond runs at Pebble Creek, you could ski anywhere. It held true for my experiences, and Sun Valley is no slouch either. We had a lot of fun talking with these guys in broken English and limited German.



The food at Oktoberfest is phenomenal. Actually in Germany as a whole. The brats, sauerkraut, the potato salad, the beer. It's all so good. And then there are the deserts. German chocolate is the high bar of chocolate. It's a ways to get to Munich. More or less you'll spend 24 hours getting there and then you have to get used to it being 8 hours ahead of home. But I will say if you have Oktoberfest down on your Bucket List, it's worth it.

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Events this Month



Lakeside Lodge
Saturday Oct 28th
starting at 7 pm




Oct 27th 3 to 6 pm
at Twisted Pine
Full Bar
Hot Dogs & Chili
For the Kids
Trunk or Treat
Goodie Bags
Hallowfest 2023
Oct 27th 3 to 6 pm
Twisted Pine
Raffle
Prizes for best trunk
Decorate Your Trunk
And Join us for some
Hallowfest Fun!



West Yellowstone Public Library
LEGO CLUB
—FREE! All ages welcome!—
Tuesdays 3:15 - 4:15 pm
Starting September 19
Questions? Contact the library at:
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No registration necessary.
Legos & optional themes will be provided.

Yellowstone Public Library
Every Tuesday 3:15 pm



West Yellowstone Public Library
STORYTIME
Every Wednesday at 11 am
Pre-K
songs
stories
activities

Yellowstone Public Library
Every Wednesday 11 am



REXBURG MOTORSPORTS
SNOW XPO
2023
OCTOBER 27 & 28

Rexburg Motorsports
October 27th and 28th
5 pm - 8 pm



Idaho Family Reading Week
ART IS ALL AROUND US
November 6-12, 2023



RENEWAL
WOMEN'S RETREAT

Sawtelle Resort
Nov 3rd - 5th

Island Park Library Family Reading Week
Come join us at the Island Park Library November 6 through November 10 for some fun activities centered on Family Reading and "Art is All Around Us". Activities include:

- Escape Room activity—A fun Escape Room activity based on Vincent Van Gough's artwork.
 - o Please call or come into the library to schedule a time to do the Escape Room
 - o Sign up as a family. At least one adult must accompany the children
 - o Complete the Escape Room and each participant will receive a prize
- Community Art Project—each family will help recreate a Vincent Van Gough painting. You will create your own version of one piece of the painting. The final painting created will be displayed at the library for all to see.
- Family Reading Minutes—Record the number of minutes you read together as a family. It must be family reading, not individual reading, since the focus for the week is on families reading together.
 - o Record your minutes read from Sunday, November 5 through Saturday, November 11.
 - o Submit your total minutes read to the library no later than November 15.
 - o A prize will be awarded to the family with the highest number of minutes.
- Prizes—families participating in Family Reading Week will receive special prizes that include:
 - o Art Bookmarks
 - o Paperback books (one per family)
 - o Mini-Sketch Notebooks

Please come into the library or contact us with any questions or clarifications you might need. Our current hours (through October 31) are:

Mon-Thur--10:00am to 6:00pm
Friday—10:00am to 5:00pm
Saturday—10:00am to 1:00pm

Beginning November 1 our winter hours will take effect and will be:

Mon- Wed--12:00pm to 6:00pm
Thursday--10:00am to 6:00pm
Friday—10:00am to 4:00pm
Closed Saturday and Sunday

Island Park Library
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IP Bills Island: A History Lesson

Continued from page 4

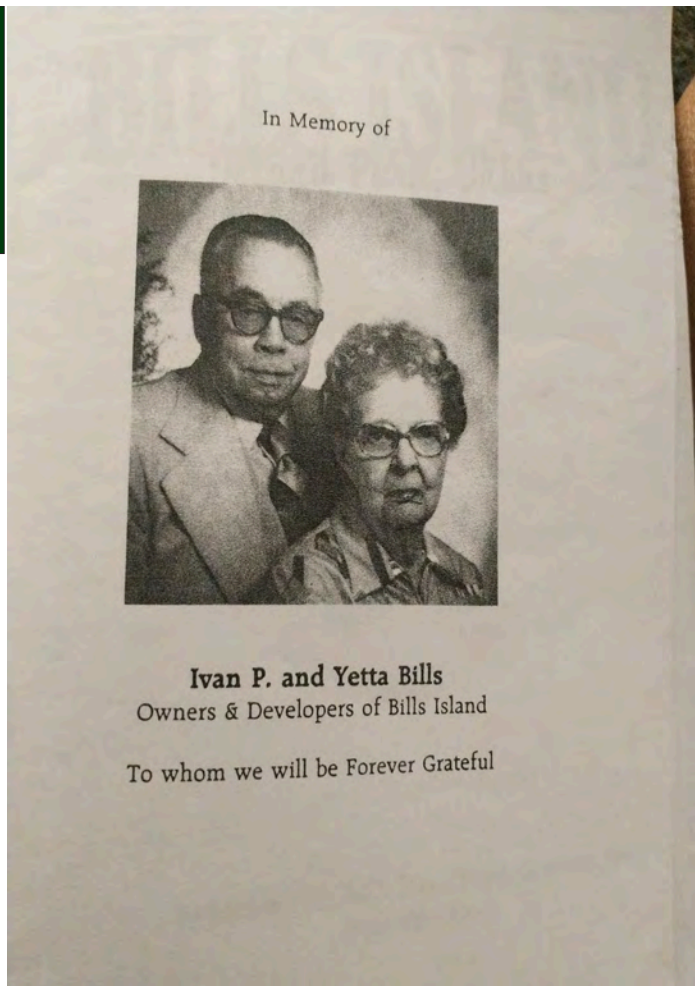
completed their permanent cabin on lots 43 and 44 in 1957.

In 1964, 96 inside lots were platted and offered for sale. Mr Bills essentially ran the island for the next 22 years, patrolled the roads, made the rules, and maintained the locked access. In 1971, as Ivan was turning 73, it seemed doubtful that he would be capable of continuing the care of his Island alone, so Bills Island Association was formed.

In 1972/1973 a 99-year lease was granted by the Ivan and Yetta for the Security Contractor Cabin, and a street light was installed at the gate. A caretaker was hired for the first time, and a trust fund was set up for the road maintenance and turned over to the association, who assumed those duties thereafter.

In 1974, fire protection equipment was purchased, but in 1976 was upgraded to a fire truck with 4 wheel drive and a 500 gallon water tank with high pressure pump for 2 hoses. The annual assessments were raised this year from \$50 to \$75.

During the summer of 1978 it was decided the caretaker cabin should be built. Many of the Association members gave up their weekends and vacation time to assist. The cabin was built with donations of labor and money, and in the end, the cost of the 816 sq ft cabin was around \$23,500 and was completed in 3 months.



In 1988 an upgraded fire truck from the Ribby fire department was purchased, and the county upgraded the road from the gate to Buttermilk, raising it by 18".

In 1990 land was deeded by Quitclaim deed to provide more room for parking near the boat ramp site, and to provide access to the reservoir for those interior lots on Bills Island.

In July 1993, new snow blowing equipment was purchased by donations and given to the association. The roads were maintained by the caretakers rather than an outside hire and could be plowed whenever needed, thus making the roads on Bills Island some of the best maintained in the area. The exit gate was also installed this year

Since 1993, there isn't a lot of readily available information. The association continues to be one that involves the owners as often as possible. They host a 4th of July parade, as well as a boat parade.

The volunteer fire department continues it's duties, and this August even had a training session on running the fire truck. More recently, the long time caretaker, Walt, retired and moved to Mississippi and the newest caretaker, Jesse is trying to fill his very large shoes.

Between 1981 and 1983, a volunteer fire department was formed, annual assessments increased to \$100 for improved lots, a flagpole was donated and installed, and outlets were installed at the gate to plug in block heaters and battery chargers. A section was also cleared and marked for snowmobile parking near the gate.

On January 7, 1984, Ivan Bills died of a heart attack at age 86. The same year, the first major road repairs were made, the island purchased its' own road grader for \$4,000 and the board voted to install an electric gate with a card system. An easement was also granted to the Welling-Wasden group to access the property they had traded for from the forest service.

In 1987, the boat ramp and land along with access land between it and the main road were quit claim deeded to the association. That same year, they widened the boat ramp and safety signs were put in place. This is also the year Yetta Bills passed at the age of 88.



It is most definitely not the Island it started as, with no cabins being the goal. The Rexburg Yacht Club has 42 homes, the remainder of the land that the Bills developed and Wellings developed has approximately 320 homes today. The interior of the Island was also developed and, while there are many lots that have not been built on, approximately 12 have been built there as well. A far cry from no cabins on the Island.

Most of this information comes from the Bills Island Association Archives, which are fantastically detailed! Thank you much.

Elk Creek Joe: An Indispensable Asset in Island Park

Continued from Page 1

In 1997, Joe and Randy Gravatt broke the world record for number of miles ridden on a snowmobile in one day. They did 913 miles in a blizzard. But, the following year, they set a goal of 1,300 miles. They made 1,289.7 before mechanical failure kept them from the lofty 1,300. It was plenty to achieve the Guinness World Record, and they jointly still hold that record!

In 2018, he and Kari were the Grand Marshalls for the Wild West Winterfest, and he led the opening parade from his shop to The Pines that year. Snowmobiling, motorcycles, ATV's, and Fly Fishing are some of his favorite things, all part of why he loves Island Park so much.

During his 35 years in Island Park, Joe has served 18 years on Search and Rescue for Fremont County, served on the Chamber of Commerce, was president of the Fugowee Snowmobile Club for 8 years, and is currently on the Board of Directors for The Friends of Island Park Ambulance. He is a member of the Little Church in the Pines, and while not as active as he used to be, singing in the choir is something he loves, and I'm told he is very good! He has

always been willing to help the community, both with time and donations.



The last few years have been difficult ones. With Karis' illness, they needed to be in Mesquite for her health, and since Joe was her primary caretaker, he was with her. He feels extremely lucky to have the crew he does, they have managed his business well in his absence, but after her passing, Joe is a little uncertain of the direction he wants life to take him.

He grew up in the garage and towing business with his Dad. He was in a shop from 8 years of age turning wrenches, that has made him feel like he was meant to do it his entire life. So I asked what he would do when he no longer owned the shop. The answer? Buy a motorhome or camper for summers in Island Park to enjoy fly fishing and razor riding, and winters in Mesquite with his friends and neighbors, riding his Harley, razors, bowling and golfing there. All thing he rarely got to enjoy much with a 24/7 towing business.



In his 5,000 sq foot shop with 5 bays, the motto is "They fix everything but a broken heart". Joe is certified in every major brand of small engines, as well as having owned a Ski-Doo dealer for 13 years in PA, and small engines is their passion. Anything from snowblowers to chain saws (he's the best chain saw sharpener anywhere!), but can also handle autos, UTV's, ATV's, dirt bikes, and so much more. There are a few things they stay clear of, motorhomes, boats, and major engine rebuilds are on the list.

This last week, for the first time ever, he closed his business for an extended period of time. The boys, Scott and Hayden, had only had Sundays off for the last 18 months. No time for vacations at all. They were burned out. Joe speaks so highly of them, and knew they needed a breather to recover.

There are only a handful of residents that have lived in Island Park full time for 35 years. He is proud to be named as one of them. He is so appreciative that the community has accepted him for him, and loves to live among us! In my opinion, and I think I can speak for most of us, it is our blessing and privilege to have had him here!




The holidays are coming!

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Next Illegal Scam

Continued from Page 9

how this whole scheme is only about monetizing nature, and notes the same bewilderment, "no investment professional can explain how investors will make money", but rest assured, these scallywag globalists are figuring it out.

Both the USFWS and Bureau of Land Management have conservation areas. However, according to the Department of Interior "national conservation areas are designated by Congress" (page CRS-8) (<https://sgp.fas.org/crs/misc/R45340.pdf>) and only by the Bureau of Land Management, not the USFWS. Is the USFWS using a slight of hand by leaving out "national" or mixing national in with other wording? Or is this really just another White House violation of the law?

Public scoping on this action ends November 27, 2023. The American Stewards article has recommendations for action at the end. Although the deadline for amendments has passed, H.R. 4821, sponsored by Rep. Mike Simpson, has little chance of passing. Regardless, Idahoans should contact congressional representatives (especially Simpson) and state representatives, ask them what Idaho can do for protection against this 30x30 agenda, the proposed conservation area, and ban NAC activity. Perhaps everyone should consider putting together a bill for state reps to sponsor.

Definitely send an email to the USFWS at MOHWCA@fws.gov and let them know it appears they are proceeding without congressional approval, and if anything, this action requires an Environmental Impact Statement.

There is so much more to be written on this as it does extend into every aspect of our lives. This isn't being done for the environment, it is about taking away land use through conservation easements and ruling over how people live.

You did not bear the shame.
 You fought back.
 You gave the great,
 Forever tireless
 Sign of change,
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FREE DOOR TUNE UP,
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OUR SERVICES

- ✓ Preventative Maintenance
- ✓ Broken Spring Repair
- ✓ Broken Cable Repair
- ✓ Door Off Track Repair
- ✓ Panel Replacement
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(208) 252-5881**

DRAWING WILL BE HELD ON JANUARY 2ND VIA FACEBOOK LIVE.

 FOLLOW US ON FACEBOOK @THE DOOR MAN



Island Park Festival of Trees

Continued from Page 1

MountainLifeCharity.org/festival-of-trees/. The deadline to apply is November 17th.



The Mountain Life Charitable Foundation was formed in 2023 to raise money for Island Park Community needs. Our first event was helping to put on the Island Park Fun Run last February to raise money for Island Park Emergency Medical Services.

In July we put on a Bingo Game with Shotgun Bar to raise money for a local citizen's medical expenses. On Labor Day we cooked up free hamburgers and hot dogs donated by Sam Patch and raffled off a BBQ Grille.

Most recently, this October, we donated the brats for the Island Park EMS Oktoberfest Fundraiser with several of our members participating in the Chili Cookoff. We're excited to keep the momentum and fun going with our first Festival of Trees this November. Please come one and all.




Loon Cottage

Waterfront home on Island Park Reservoir for sale
 Forest Service across the water, view will never change
 3 bed/2 bath
 Currently successful short term rental
 Will owner finance
 Broker owned
 Call Jen Lower
 406.209.0022







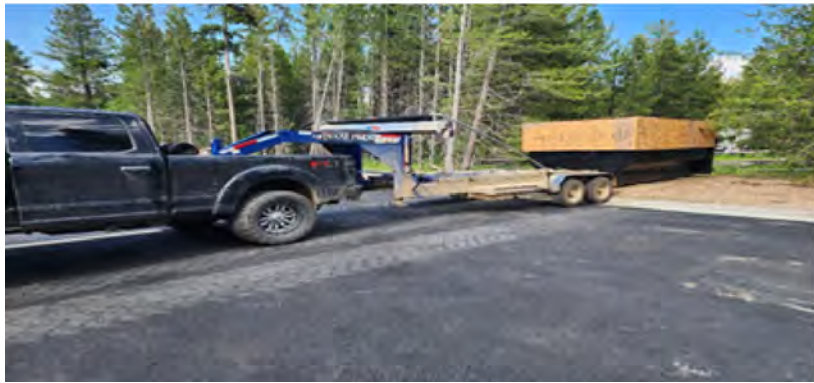




DAD'S CONSTRUCTION AND SERVICES

208-932-3152 OR 208-380-4967

- Trash Service Weekly pick up Bear proof containers
- Dumpster rental 7 x 14 x 4 Bins \$200/wk + \$100/delivery + dump fee
- Equipment rental Forklift \$210/day call for discounted long term pricing



Restaurant

Lunch 11am-5pm
Dinner 5pm-9pm

Tavern

Full Bar w/ Patio Seating
Pool Table
Shuffle Board



We Proudly Serve Idaho Grown Miller Ranch Beef



Lakeside Lodge



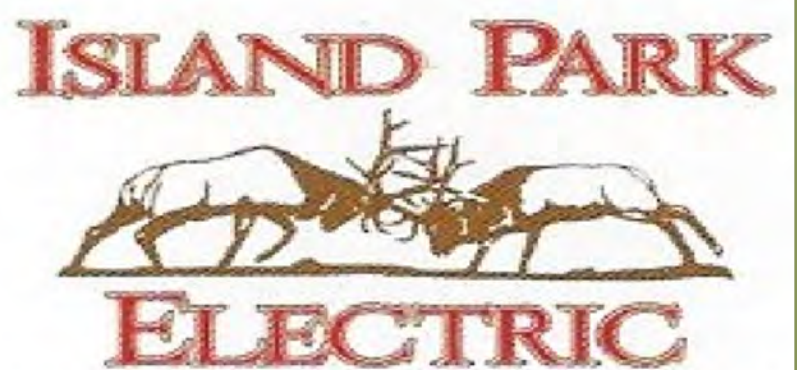
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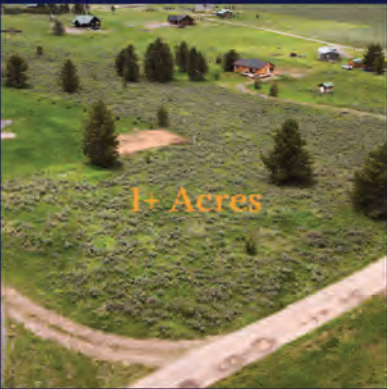
INCOME - Commercial
3519 Yale Kilgore
MLS # 2157469
\$1,250,000



4 active nightly rentals - 5+ Acres - Commercial
3555 Yale Kilgore
MLS # 2156139
\$2,000,000



YALE CREEK
4125 Ponderosa Dr
MLS # 2160382
\$250,000



SHOTGUN AREA
3994 Dirk Drive
MLS # 2142308
\$159,900



CREEK ON LOT
4119 Pine Crest Drive
MLS # 2155933
\$430,000



MACK'S INN
4266 Gooding Street
MLS # 2153381
\$1,500,000



Active Nightly Rental
3549 Old Shotgun Rd
MLS # 2155182
\$699,900

LIST RIGHT

I prepare a strong value proposition for potential buyers. We get the cabin in the right condition to list at the right price, then highlight your home's attributes with professional photography, drone footage, and/or 3D tours as appropriate to the market.

BUYER PREPARATION

MARKET READY

- Get your financing in order and be market ready with a pre-approval letter
- Stay on top of new listings so you hear about the right property before its gone
- Keep ready to hit the ground running and compete with high market activity

NEEDS AND WANTS

- Dial into what you are looking for in a property and location.
- Delineate between what is essential and what is negotiable
- Align expectations with your budget and market availability

TRANSACTION MANAGEMENT

- Draft and submit offers quickly to avoid missing out
- Negotiate for the best deal
- Stay on top of deadlines and submissions to keep the deal flowing
- Coordinate with transaction participants to adjust to changing circumstances and keep the deal alive