

Grover Ranch

DRIGGS, IDAHO

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

Grover Ranch

Driggs, Idaho

880 Acres | Price Improved to \$11,880,000



Contact

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The Grover Ranch comprises 880 deeded acres in the heart of Teton Valley and is a short five-minute drive from the amenities Driggs has to offer. Traditionally this property has been run as a summer grazing pasture for cattle but represents an exceptional recreational opportunity or family compound at the base of the Teton Range. The owner constructed over five miles of interior roads for easy access to all portions of the ranch. Four spring-fed ponds exist onsite and range in size from 1.5 to 11 acres, all with elevated building sites. A wetlands delineation was recently completed on the property detailing its many natural features, habitat, wetlands, streams, ponds, and vegetation that are present and identifying potential building areas.







Acreage

The Grover Ranch comprises 880 deeded acres in five separate, contiguous parcels. Teton County zoning overlays identify the ranch's location as Lowland Agricultural – 35 acres. This allows for the potential division of the ranch into 25 lots 35 acres in size. The owners contracted and recently completed a full wetlands delineation on the Grover Ranch, identifying the buildable sites throughout the ranch. Natural features include seven spring seeps that feed the four unnamed creeks that run year-round throughout the property on their east-to-west journey before meeting up with the Teton River west of the ranch gate. Four man-made ponds ranging in size from 1.5 to 11 acres dot the landscape, providing a respite for area wildlife and aesthetics for future development. Ease of access to all areas of the ranch is afforded by over five miles of well-established gravel interior roads that wind through mature stands of aspens, willows, and open pastures. The ranch is home to a variety of the region's wildlife, including white-tailed deer, eagles, osprey, porcupine, owls, badgers, blue herons, sandhill cranes, and a healthy population of moose.

The land is completely parameter fenced with numerous internal fence structures designed to break up the pastures for grazing rotations. The ranch is currently leased at \$30,000 annually for grazing rights from June 15 to November 15. The number of cattle grazed varies yearly, but the ranch typically supports 100+ head for the five-month grazing period.





Property History

Through their years of ownership since the early 1990s, the Grover family has continually improved the ranch by constructing more than five miles of interior roads, enhancing four spring ponds, and establishing various building pads throughout the property's landscape. These improvements have transformed the ranch from a historically singular-use cattle grazing operation to a more diverse landscape that includes recreation and development potential. As a former owner of a heavy equipment and construction company in Idaho Falls, Lavar Grover would spend his off days on his ranch turning open fields into magical landscaped areas with lookout points that served as his family's gathering spots beneath the Tetons. His son can remember hauling fuel for the equipment in five-gallon buckets through thick buck brush so they could begin the road construction. Using today's estimates, one could expect to pay approximately \$3M to \$5M for constructing the roads and culverts on the Grover Ranch if one could obtain the proper permits.

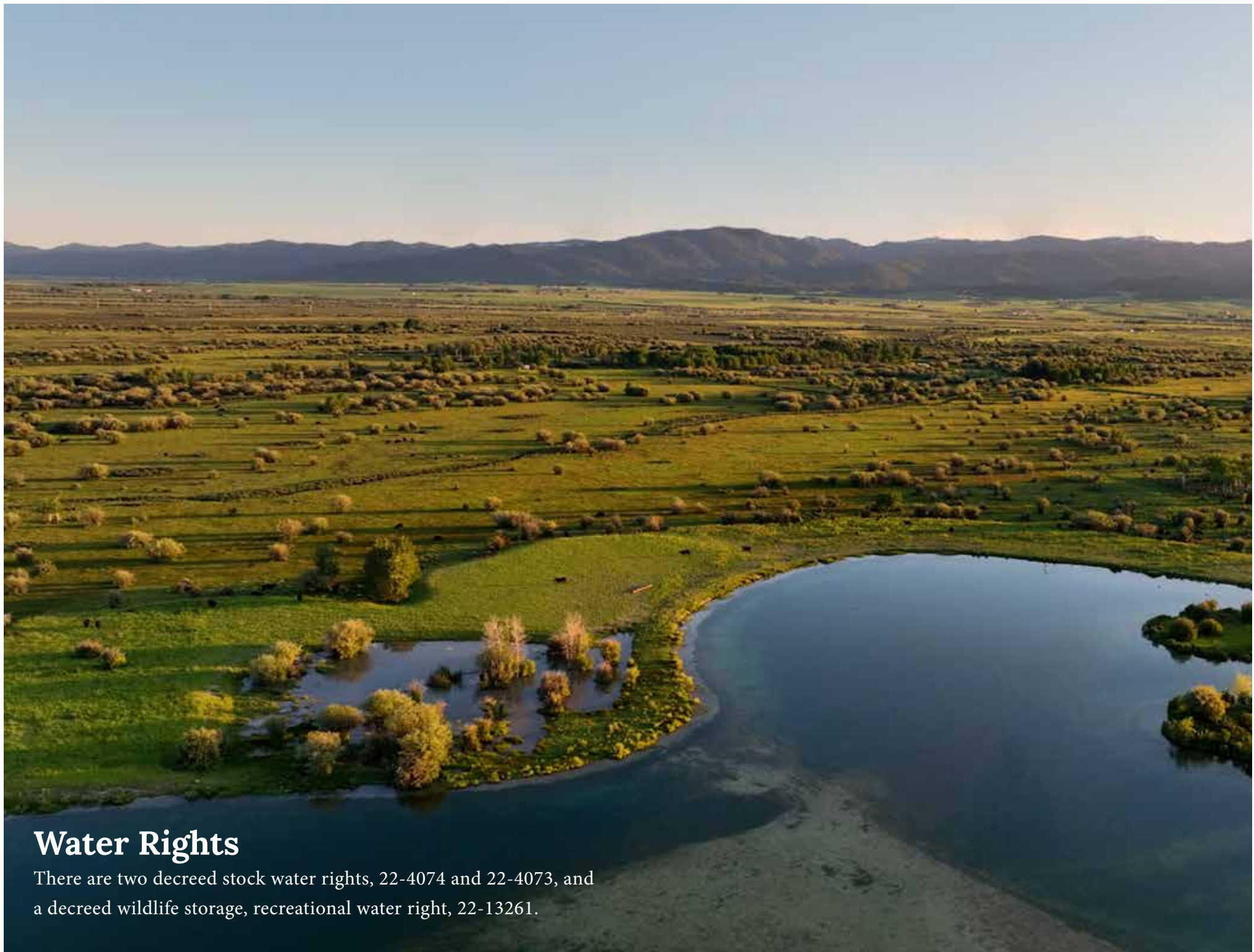




Area & Location

The Grover Ranch is located five minutes from Driggs in Southeastern Idaho near the border of Idaho and Wyoming in the charming town of Driggs. Victor is seven miles to the south via State Highway 33. Victor and Driggs offer restaurants, grocery stores, local shops, and other conveniences. Downtown Jackson Hole, Wyoming, is 32 miles from Driggs. The Driggs-Reed Memorial Airport offers a full-service FBO five minutes from the property for private air travelers. The Jackson Hole Airport offers commercial flights daily and is an hour and fifteen minutes away. Idaho Falls is an hour and thirty minutes drive and has a commercial airport as well.

Driggs, Idaho, a town in Teton Valley, has a rich and storied history. Originally known as Pierre's Hole, it played a significant role in the fur trade era for trappers and Native American tribes. With the advent of the railroad, the town experienced growth, becoming a vital hub for transportation and commerce. Over the years, Driggs has evolved into a charming mountain community, attracting residents and visitors with picturesque surroundings and abundant recreational opportunities. Today, it boasts a thriving arts scene, a strong sense of community, and keeping its historical roots while continuing to grow.



Water Rights

There are two decreed stock water rights, 22-4074 and 22-4073, and a decreed wildlife storage, recreational water right, 22-13261.



Nearby Fisheries

The Teton River is one of North America's most scenic trout streams, with majestic Teton Mountain views along the eastern horizon and Big Hole Mountains to the west. The Teton River originates on the west slope of the Teton Mountains and flows westerly to its confluence with the North Fork of the Snake River. Trophy-sized Yellowstone cutthroat and rainbow trout lurk in the meandering meadow stream of the upper sections of the river as it runs through the Teton Basin, only minutes from the property. Much of the water that originates on the Grover Ranch flows into the Teton, providing critical spawning habitat for Cutthroat Trout.

The South Fork of the Snake River is a tailwater fishery that flows out of Palisades Dam on the border of Wyoming and Idaho. It can be reached within a one-hour drive and is arguably one of the finest fisheries in North America. The South Fork is an angler's dream with varied hatches and a healthy population of brown, rainbow, native Yellowstone cutthroat, and Snake River fine-spotted cutthroat trout. The South Fork flows for 60 miles through high mountain valleys, rugged canyons, and broad floodplains to its confluence with the Henry's Fork, making it as picturesque as it is a famed fishery.





Summary

Teton Valley, Idaho, is a melding of the old and new West, with strong agricultural lifestyles existing alongside recreational-based lifestyles. As expansion continues into the valley, finding larger, intact ranch properties like the Grover Ranch has become increasingly difficult.

Property Details

Driggs, Idaho | 880 Acres

Price Improved to \$11,880,000

Taxes: \$1,500 in 2022

IMPROVEMENTS

Exceptional Teton and Big Hole Mountain views

Five miles of interior roads

Mature stands of aspens, willow-lined creeks, and large open grass pastures

A wetlands delineation has been completed

ACREAGE

±880 contiguous acres

Four ponds ranging in size from 1.5 to 11 acres

Numerous spring resources, creeks, and irrigation delivery systems

Two decreed stock water rights

One groundwater permit for wildlife storage/recreation

LOCATION

Five minutes from downtown Driggs, Idaho

GETTING TO THE RANCH

The Driggs-Reed Memorial Airport located in Driggs, Idaho and offers a full service FBO

Jackson Hole Airport offers commercial flights daily and is an hour away

Idaho Falls is about an hour and fifteen minutes away, which has a commercial airport

CONTACT

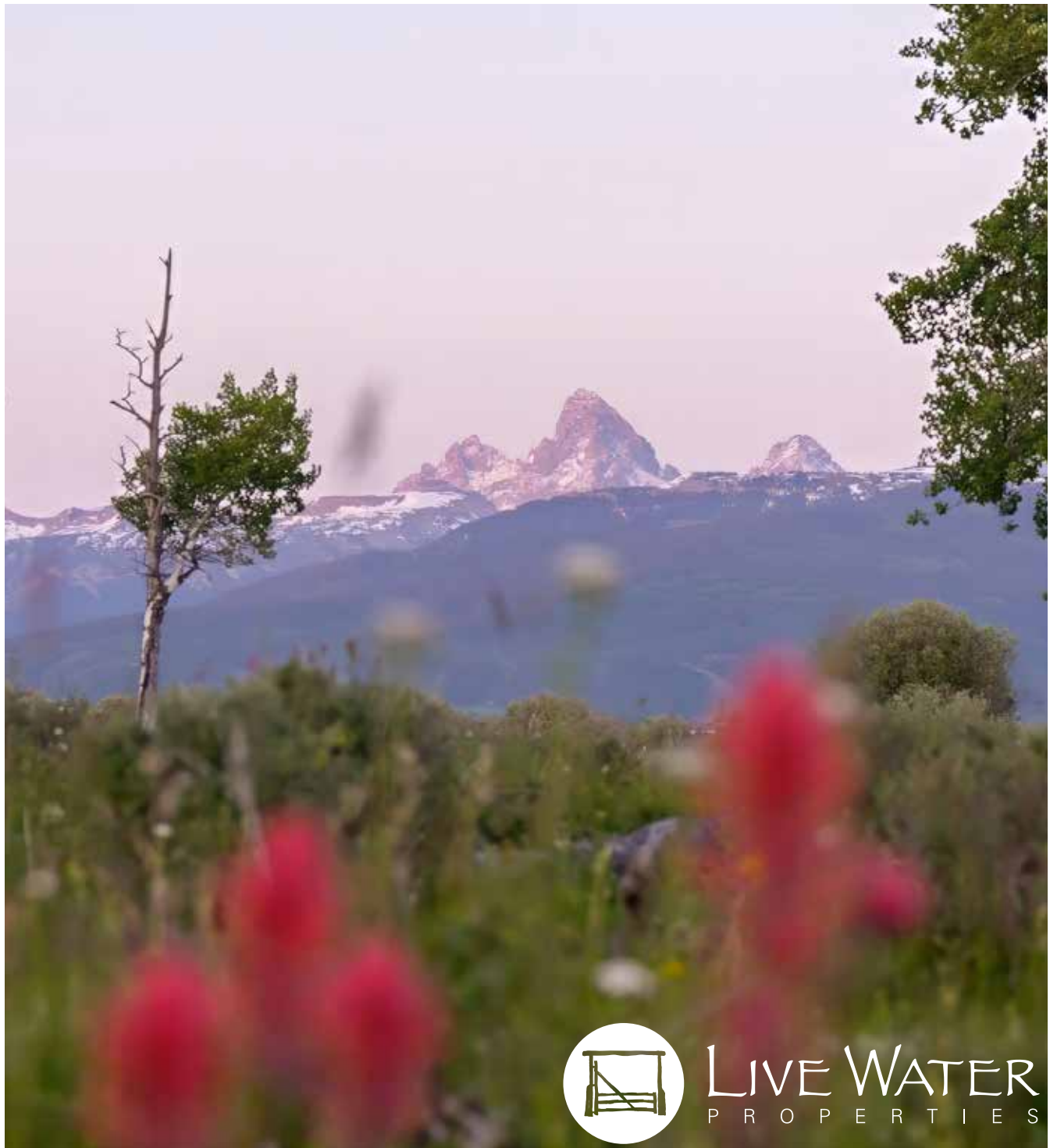
For more information please contact

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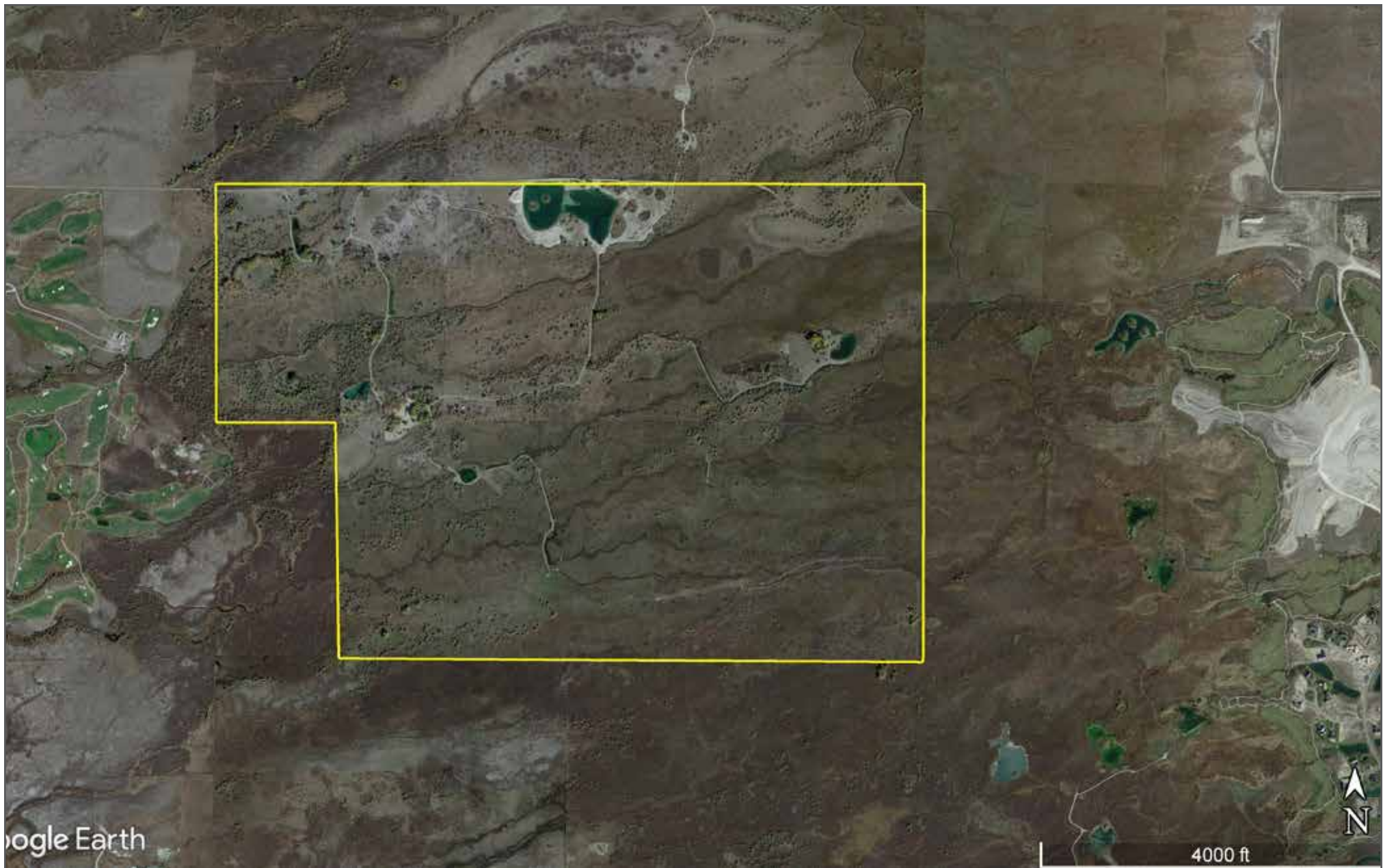
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Notes:

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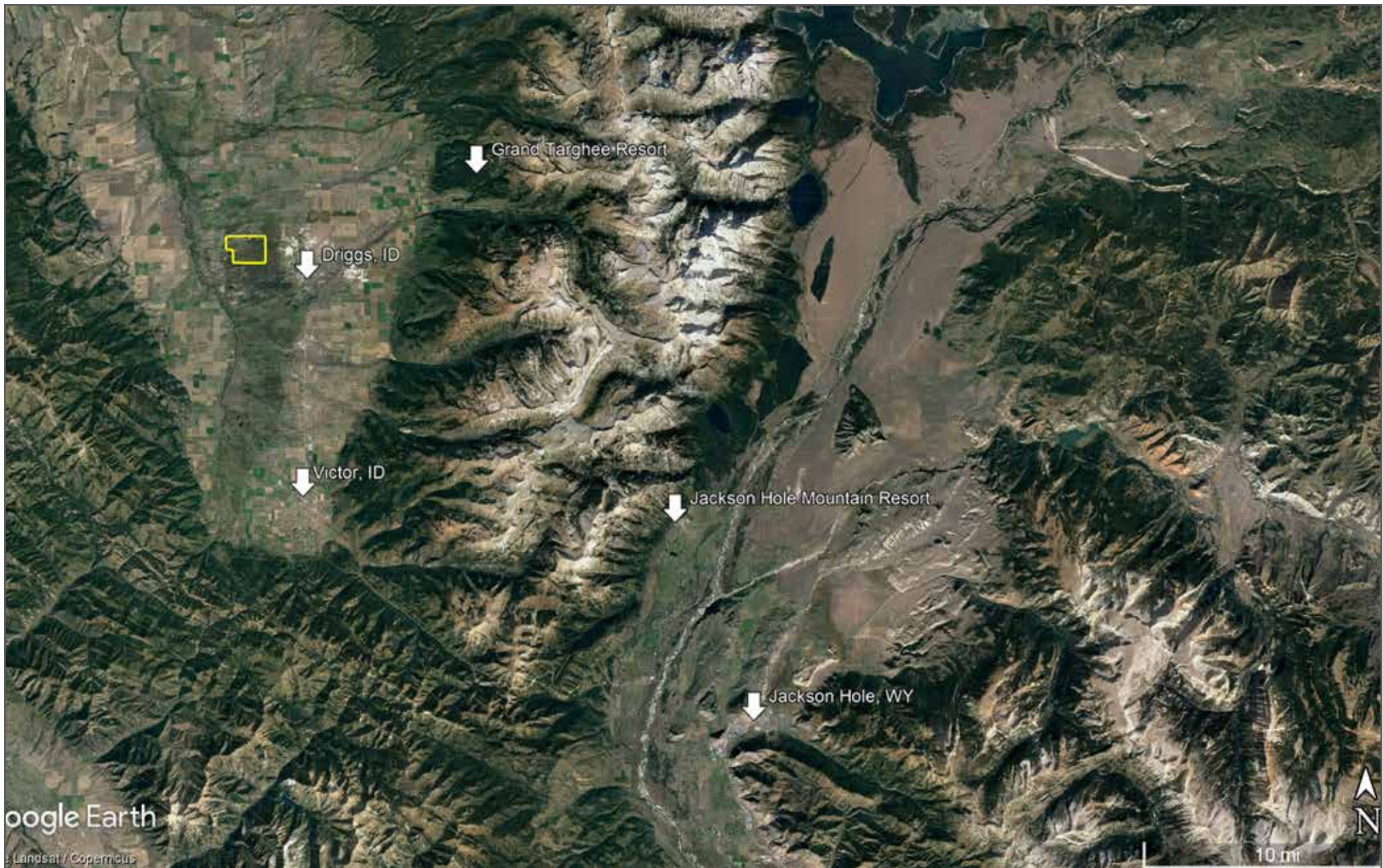
Grover Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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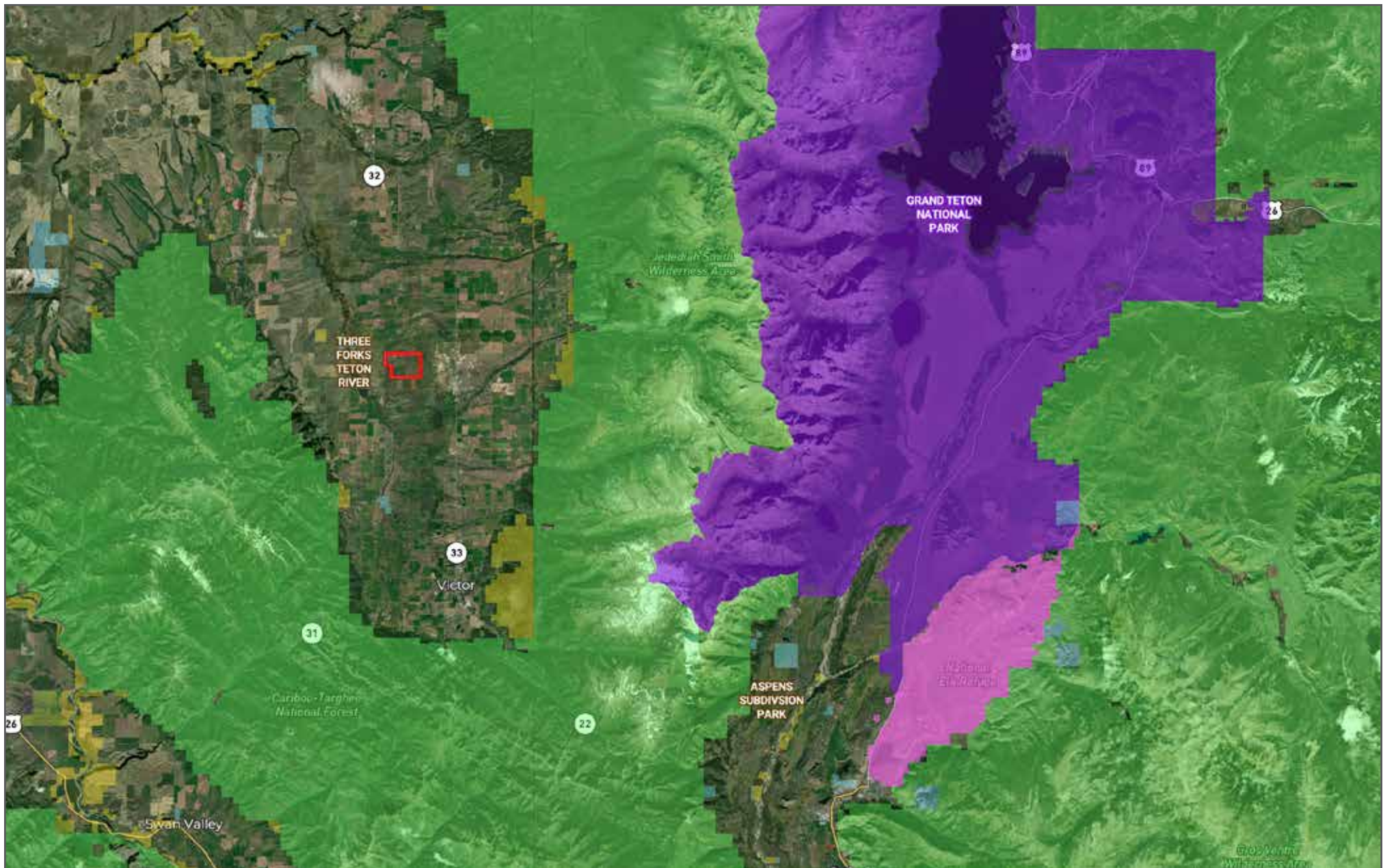
Grover Ranch - Location Map

••Maps are for visual aid only accuracy is not guaranteed.



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Grover Ranch - Public Lands Map

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- Property Border
- Properties Under Conservation Easement
- USFS