



# Teton River Ranch

TETONIA, IDAHO

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



Hunting | Ranching | Fly Fishing | Conservation



# Teton River Ranch

Tetonia, Idaho

76.78 Acres | Listed at \$4,000,000



The Teton River Ranch is located in one of Idaho's most sought-after mountain settings on the western slope of the Tetons in Teton Valley, Idaho. With over a half mile of Teton River frontage and nearly 80 acres with privacy and Teton views, this is the ideal location for the outdoor enthusiast looking to create lasting memories with family and friends in a western landscape setting.

## Contact

Tate Jarry, associate broker

307.413.2180 | [tate@livewaterproperties.com](mailto:tate@livewaterproperties.com)

[www.livewaterproperties.com](http://www.livewaterproperties.com)









## Acreage

The property comprises 76.78 deeded acres in two separate, contiguous parcels. The 5-acre parcel on the river contains the improvements, and the 71.78-acre parcel includes pasture and a small creek and pond. Unobstructed views to the east have been protected in perpetuity on a large 250-acre cattle ranch, which has been placed in a conservation easement. The property lies in the zoning overlay of Lowland Agriculture 35-acre (LA-35), which means the property can only be divided into 35-acre parcels, ideal for creating a family compound. The property is completely perimeter-fenced, allowing for the immediate use of grazing cattle or horses.





## Improvements

The improvements on the ranch consist of a main home, a horse barn, three-car detached garage, a metal barn storage/guest quarters, and a small well/pump house a stone's throw from the edge of the Teton River. The 2,690 sqft two-story, three-bedroom, three-bathroom main home was built in 1990 by a well-known custom builder who oriented the building superbly to capture the views of the river and the Tetons from every room. The upper level consists of 1,345 sqft with a master bedroom and bathroom, an open kitchen living room area with timber frame trusses, and numerous windows allowing natural light and views in all directions. On either side of the house on the second story are two decks that allow for elevated views of the Teton River and the Teton Mountain Range. The bottom level consists of two bedrooms and bathrooms as well as utilities. One of the bathrooms has recently been remodeled to include a jetted tub with large windows and a flowing view of the Teton River. A three bay 1,000 sqft detached garage with concrete slab allows for onsite vehicle and boat storage.

Other improvements include a small 1,200 sqft horse barn with five stalls and a tack room with large doors on either end that allow easy access by utility vehicle or animal access to the pasture. Also onsite is a 1,800 sqft insulated metal shop storage/facility, which has been plumbed for bathrooms and could be converted to guest quarters or caretaker's quarters.









## Location

The Teton River Ranch is located on the north end of Teton Valley, Idaho, downstream of Harrop's Bridge at the mouth of Teton Canyon on the outskirts of the quaint western town of Teton. Teton Valley, Idaho, was discovered by John Colter in 1808, a member of the Lewis and Clark Expedition. The valley was previously known as Pierre's Hole, which was a favorite rendezvous of the Native Americans and trappers during the early part of the nineteenth century. The valley was among the last areas to be permanently settled in the Idaho Territory, which became a state in 1890. It wasn't until 1915 that Teton Valley gained its name and became permanently settled by agricultural settlers, mainly dairy farmers and ranchers. To this day, Teton Valley still retains a strong agricultural heritage, with numerous small grain operators and cattle ranchers dotting the landscape. Still, it is quickly becoming a destination for the second homeowner and outdoor enthusiast due to the countless recreational pursuits offered in the region.

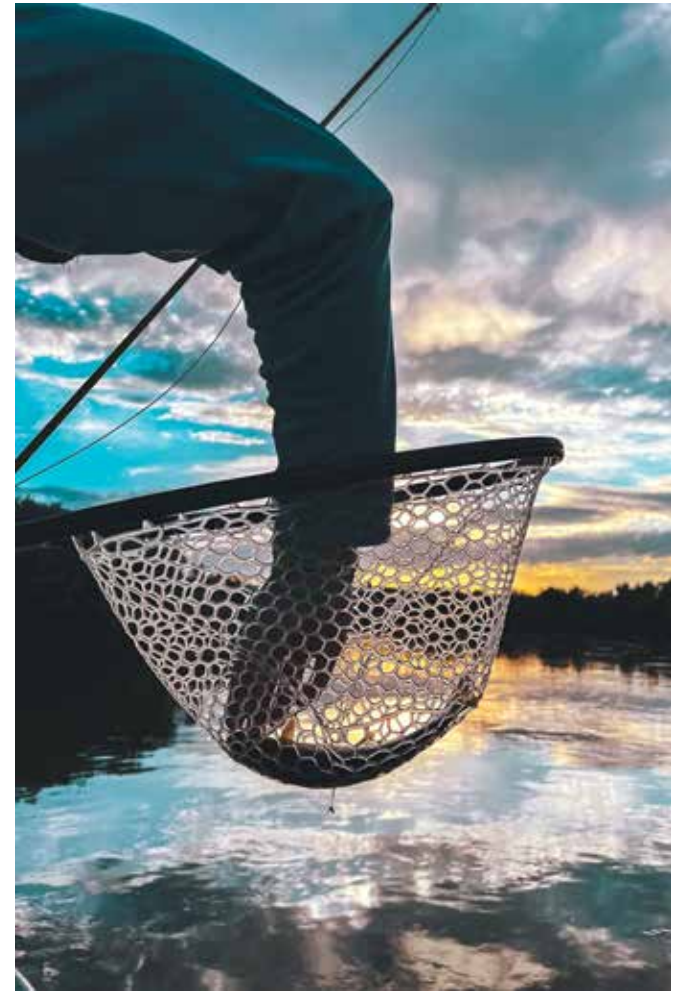




## Getting to the Ranch

The property is only a 35-minute drive to Ashton, Idaho, on HWY 32, where the famed Henry's Fork is located. Many consider Teton Valley the gateway to Yellowstone National Park West entrance, a 1.5-hour drive, Jackson Hole and Grand Teton Park are an hour's drive. Rexburg, Idaho, is a 40-minute drive from the property, offering all of today's modern amenities and a bustling four-year BYU college community. Commercial air service can be found in Idaho Falls and Jackson Hole, Wyoming, while private air service is a 10-minute drive to Driggs Reed Airport.





## Live Water

Harrop's Bridge, one of the many access points on the Teton River, marks not only the start of the property boundary but also the last public access point before entering the narrow, rugged canyon stretch of the river. Because of the lack of public access below this point, the river that flows directly behind the property for over a half-mile is seldom fished by those in drift boats, providing one of the more private stretches on the river system. The Teton River is the last major free-flowing river in eastern Idaho, beginning its 81-mile journey to the confluence of the Henry's Fork in Teton Valley. The headwaters start 20 river miles south of the ranch, upstream, winding through the pastures and meadows, gaining momentum from the numerous spring creeks and seeps. Three major tributaries, Fox Creek, Teton Creek, and Leigh Creek, provide cold, clear mountain runoff and critical spawning habitat, ideal conditions for the famous Yellowstone cutthroat trout to thrive. This meadow fishery is coveted by dry fly anglers who enjoy the thrill of sight fishing for rising trout that often exceed 20" in length. Numerous public access points are prevalent throughout this 20-mile stretch, providing easy access for both wade fishing and launching and retrieving drift boats.









## Hunting and Wildlife

In Teton County, Idaho, most of the land is publicly owned, providing exceptional access to some of the best hunting the West has to offer for elk and mule deer. Teton Canyon, downstream from the property, is considered a critical winter habitat for mule deer and elk that exit the Teton Range in early winter, seeking refuge and reprieve from the wind and snow. Wildlife on the property includes moose, mule deer, whitetail deer, osprey, red-tailed hawk, osprey, bald eagle, blue heron, sandhill crane, and a wide variety of waterfowl.





## Summary

Teton Valley Ranch offers over a half mile of the famed Teton River with well-positioned improvements only steps from the river's edge, expansive Teton Views adjacent to large ranch holdings protected by a conservation easement.



# Property Details

Tetonia, Idaho | 76.78 Acres

Listed Price: \$4,000,000

Taxes: \$6,200 in 2022

## IMPROVEMENTS

Exceptional Teton and Big Hole Mountain views

2,690 sqft main home with three-bedrooms and three-bathrooms

1,200 sqft horse barn

1,800 sqft insulated metal barn storage/ guest quarters

Well/pumphouse near the river's edge

## ACREAGE

±76.78 acres

Over half a mile of Teton River frontage

Views of the Teton Mountains

## LOCATION

10 minutes from downtown Driggs, Idaho

35-minute drive to Ashton, Idaho

1.5 hour drive to Yellowstone National Park West entrance

One hour to Jackson Hole, Wyoming and Grand Teton National Park

## GETTING TO THE RANCH

10 minutes from Driggs-Reed Memorial Airport in Driggs, Idaho, a full service FBO

One hour from Jackson Hole Airport offering commercial flights daily

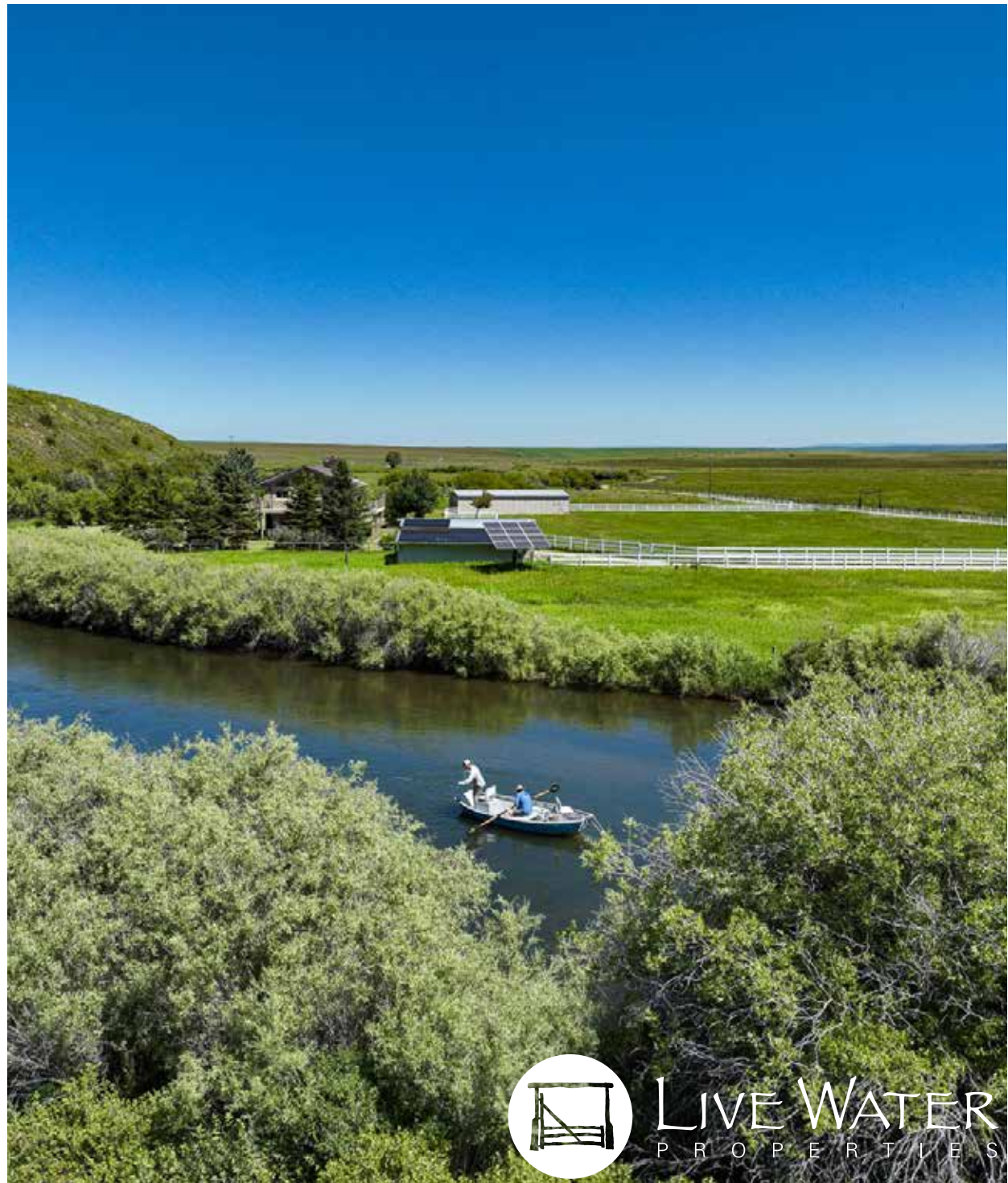
1 1/4 hour from Idaho Falls' commercial airport

## CONTACT

For more information please contact

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or [tate@livewaterproperties.com](mailto:tate@livewaterproperties.com)



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## Teton River Ranch- Aerial Map

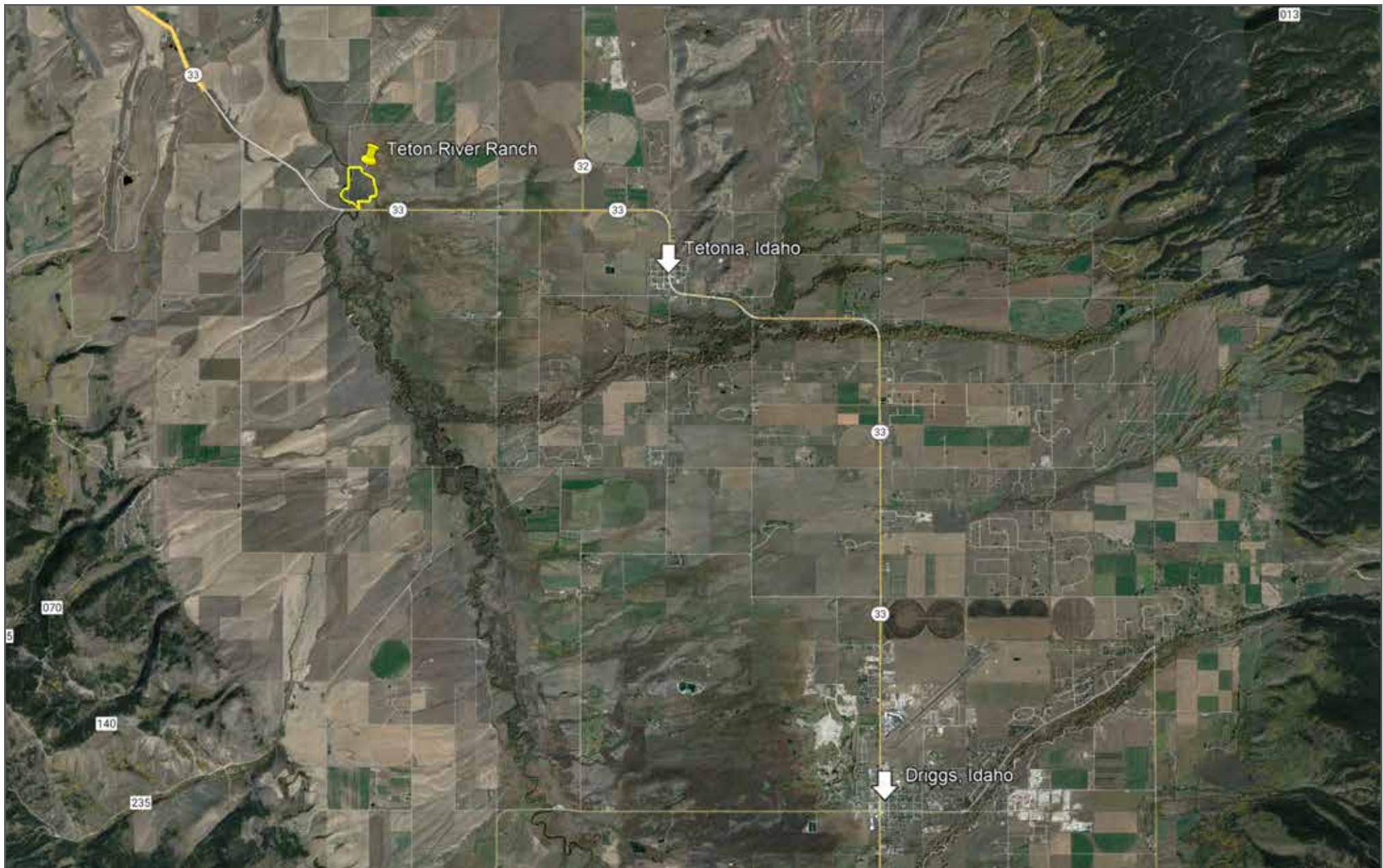
••Maps are for visual aid only accuracy is not guaranteed.



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## Teton River Ranch - Location Map

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



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## Teton River Ranch- Public Lands Map

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



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