

# 12 Springs Ranch

VICTOR, IDAHO

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



Hunting | Ranching | Fly Fishing | Conservation



# 12 Springs Ranch

Victor, Idaho

Parcels #1, 2, and 3 | 300.18 Acres | Listed at \$4,395,000

Parcel #1 | 53.42 Acre | Listed at \$2,136,800

Parcel #3 | 240 Acres | Listed at \$2,400,000



## Contacts

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The 12 Springs Ranch has been owned and operated by the Moulton family for the past 80 years. This property holds a rich history of productivity and seclusion in the stunning backdrop of the Tetons in vibrant Teton Valley, Idaho. The ranch's natural resources offer a new owner the chance to continue the family's ranching traditions or forge a fresh path dedicated to enhancing and safeguarding this remarkable property and its abundant resources.







# History

Charles Moulton and his wife, Rhoda Moulton, were the first members of the Moulton Family to settle in Teton Valley 129 years ago. In 1895, Charles and his wife Rhoda left Heber City, Utah, for Idaho and the Teton Valley, arriving in Chapin and homesteading on the south side of Fox Creek with their four boys and three girls. The Moultons had their pick of land in the valley and chose this location for its fertile soils and abundant water resources, which were necessary to raise crops and keep livestock.

As the story goes, Charles and Rhoda left Heber City, UT, because it was too crowded. The family was in search of open spaces, and they found them in Teton Valley at the end of the 19th century. Charles was the youngest son of Thomas and Sara Moulton, who had left England for America in 1856. Charles was born on the ship as it made its way across the Atlantic. After settling in Teton Valley, three of the Moulton boys, Alma, John, and Wallace, went over the mountain to Jackson, Wyoming, and filed homesteads at the north end of the Blacktail Butte. Filing for homestead was the easy part. “Proving up” was where the work began; this was made more accessible to partners in the enterprise. Alma and John married the Blanchard Sisters, Lucile and Bartha, from Victor.

For the next 30 years, the young Moulton homesteaders improved their land, built houses, barns, and fences, and raised animals and crops in what is now Grand Teton National Park. The barns they built have since become two of the most photographed barns in the country. The Moulton Barn, set on Mormon Row inside Grand Teton National Park, has become an iconic Jackson Hole landmark. John and Bartha’s pink house has become a photographer’s favorite in recent years.

In 1945, John’s son Boyd married Inez May. Boyd and Inez were neighbors and grew up ranching and herding sheep north of Jackson Hole on Blacktail Butte. Once they were married, they felt the pull of Teton Valley, so they moved back “over the hill” to start their family. Boyd and Inez settled on the present-day Moulton Ranch, just west of where Charles and Rhoda had homesteaded. They ranched and raised their nine children there.

It is evident to the first of the Moulton homesteaders as early as 1895 that this area of Teton Valley was exceptional. Although the lands are different now, the physical attributes of the Moulton Ranch still shine bright. With abundant water, fertile soil, and diverse wildlife, the Moulton Ranch is an exceptional spot in what is quickly becoming one of the most sought-after valleys in the West.









## Acreage

The 12 Springs Ranch spans 300.18 acres of gently sloping pastureland with an east-to-west gradient. This topographical feature influences the flow of water and the distribution of vegetation across the property. More than 12 spring seeps originate on the property, creating a network of unnamed creeks trailing the ranch. These creeks add to the landscape's aesthetics and serve as critical habitat for wildlife and resources for stock animals. These water sources support a diverse ecosystem and provide water for various wildlife species, including Sand Hill Cranes, Long-Billed Curlew, and numerous waterfowl species.

Despite the presence of natural water resources, the ranch has undergone little development, apart from the creation of two ponds for fishing and stock water delivery. This minimal development likely contributes to the preservation of the ranch's natural character and the integrity of its ecosystems.

The springs remain open during the colder months of winter, providing water sources that attract waterfowl, further enhancing the ranch's importance as a wildlife habitat.

Traditionally run as a summer cattle operation, the property is fenced on the perimeter with numerous internal fences, allowing easy rotation throughout the grazing season.

Today, the haying operation is primarily done on a 54-acre hay meadow on the eastern portion of the ranch. One can assume 2.5 tons per acre with two cuttings per season around July 4 and late August.







## Zoning

The 12 Springs Ranch has been segmented into two distinct zoning districts as per Teton County, Idaho's recent zoning ordinance, enacted on August 3, 2022. The western sector, comprising 247.2 acres, falls under the LA-35 designation, denoting Lowland Agriculture with an average density allowance of 35 acres per parcel. The eastern section, spanning approximately 53 acres, is categorized as RN-5, signifying Rural Neighborhood zoning district with an average density allowance of five acres per parcel.











## Water Rights

Water used for the ranch irrigation operations is sourced primarily from Fox Creek via the Fox Creek Canal Company's extensive ditch delivery system. These rights are sufficient to irrigate 218 acres with flood irrigation through numerous ditches coursing the property from east to west. Crops traditionally grown on the ranch include small grains, sweet peas, and alfalfa grass hay mixture. Currently, the property is being irrigated to raise grasses for summertime grazing.

| Water Right Number | Priority Date | Source       | Tributary | Ben. Use       | Diversion Rate |
|--------------------|---------------|--------------|-----------|----------------|----------------|
| 22-14005           | 1891          | Fox Creek    | Teton     | Irrigation     | 2.83 cfs       |
| 22-11770           | 1934          | Ground Water | n/a       | Stock/Domestic | .08 cfs        |

Prior appropriation grants priority based on the date use begins. This principle is known as "first in time, first in right." Water Right 22-14005, appropriated to the 12 Springs Ranch has a priority date of 1891, one of the earliest in Teton Valley. This ensures that the ranch has priority over other water users when there is a water shortage.

The process of delivering the decreed Fox Creek water to the ranch sinks a lot more than the decreed water and recharges groundwater levels. The higher ground water levels keep the 12 springs running more robustly. Between the springs and the decreed water, the ranch provides enormous benefits for fish, fowl and many forms of wildlife. The opportunity for enhanced wildlife benefits are enormous.











## Improvements

- 1,759 sqft 4 bedroom, 3 bathroom single story home built in 1950, with detached 624 sqft garage
- 80' x 30' metal pole barn with a metal roof
- 25' x 25' metal Cleary barn with slab concrete floor





## Location

The 12 Springs Ranch is located ten minutes from Driggs in Southeastern Idaho near the border of Idaho and Wyoming. Victor is five 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 has kept its historical roots while continuing to grow.





## Getting to the Ranch

Situated a stone's throw from Victor, Idaho, 12 Springs Ranch boasts convenient access via County Road 5000 South, which connects seamlessly to US Highway 33, a reliable, well-maintained route open year-round.

For those craving the vibrant energy of Jackson Hole, Wyoming, it's a mere 27 miles away, offering easy access to its renowned attractions and amenities. Meanwhile, the bustling city of Idaho Falls, Idaho, is a comfortable 65-mile drive, providing access to additional services and resources.

With its strategic location near major roadways, 12 Springs Ranch offers an ideal blend of seclusion and accessibility, ensuring that modern conveniences and adventure are never far away.







## Hunting and Wildlife

Teton County, Idaho, sits along the western edge of the Teton Range within the Greater Yellowstone Ecosystem at an elevation of 6,200 ft. The valley creates a natural funnel for large game animals traveling along the migration routes to their winter and summer ranges located throughout the valley.

It offers excellent hunting opportunities for elk, mule deer, whitetail deer, and moose. Numerous access points provide exceptional access to the thousands of acres of public lands, which are easily accessible via foot, horseback, UTV, and mountain bike along well-established trail systems.

Hunting on the 12 Springs Ranch includes upland birds, waterfowl, and whitetail deer hunting. While drawing a moose tag in Idaho is a once-in-a-lifetime event, one could easily fill his or her tag on the property.

John Colter discovered Teton Valley, Idaho, in 1808, as a Lewis and Clark Expedition member. 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, in 2024, Teton Valley still retains a strong agricultural heritage with numerous small grain operators and cattle ranchers dotting the landscape but is quickly becoming a destination for the second homeowner and outdoor enthusiast due to the countless recreational pursuits offered in the region.



# The Teton River

The Teton River, located 1.5 miles from the ranch's western boundary, stands as the last major free-flowing river in eastern Idaho. It embarks on an 81-mile journey to the confluence with the Henry's Fork north of Rexburg. Three main tributaries—Fox Creek, Teton Creek, and Leigh Creek—contribute cold, pristine mountain runoff, nurturing critical spawning grounds and groundwater recharge areas. These conditions create an optimal habitat for the renowned Yellowstone Cutthroat trout, known to thrive in the river's waters.

This meadow fishery is highly sought after by dry fly fishermen who relish the excitement of spotting and casting to rising trout, some of which can exceed 20 inches long. The Teton Valley boasts numerous public access points along its 20-mile stretch, making it easily accessible for both wade fishermen and those launching and retrieving drift boats.

Among these access points, Fox Creek East is located 1.5 miles from the ranch. It provides wade fishing access and a convenient launch site for small watercraft. While drift boats cannot be launched from this access point, it remains a popular spot for anglers looking to enjoy the serene beauty and exceptional fishing opportunities.





# Live Water & Enhancement

The water on the 12 Springs Ranch holds significant importance within the Teton Valley watershed. It serves not only as water for irrigating crops but also as a major contributor to groundwater recharge, ensuring healthy Teton River flows and the watershed's overall health. Water from Fox Creek is diverted through a significant ditch system, starting at the mouth of Fox Creek and ending on 12 Springs Ranch. The water used on the hay pastures seeps through the soils, entering the groundwater aquifer and recharging the dozens of spring seeps found throughout the property and downstream.

The 12 Springs Ranch recognizes the abundant natural resources found onsite, including water resources from Fox Creek and the spring seeps. By utilizing these resources thoughtfully, the ranch can enhance its ecological and recreational value while promoting sustainable land management practices through the creation of ponds and the enhancement of the spring seeps and creeks.





# Property Details

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## IMPROVEMENTS

±1,759 sqft four-bedroom and three-bathroom home built in 1950

624 sqft garage

80'x30' metal pole barn with a metal roof

25'x25' metal Clearly barn with slab concrete floor

## ACREAGE

12 spring seeps and numerous unnamed creeks

2.5-acre pond

218 acres of irrigated hay meadows

1891 priority date water right providing 2.83 CFS

## LOCATION

Five minute drive from downtown Victor, Idaho

Ten-minute drive to Driggs, Idaho

32 miles to Jackson Hole, Wyoming and Jackson Hole Airport

## CONTACTS

For more information please contact

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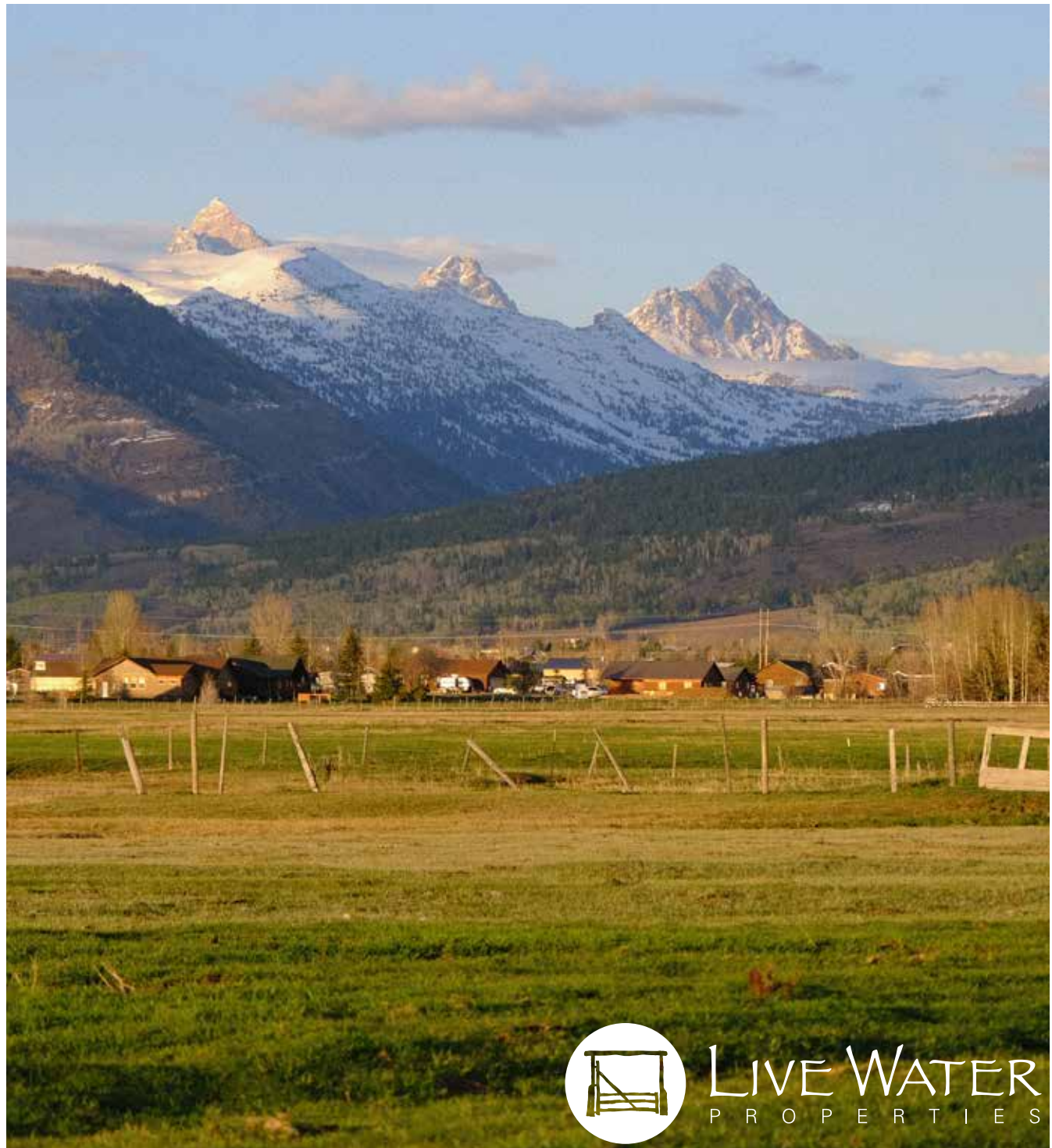
Matt MacMillan at 307.413.3582

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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

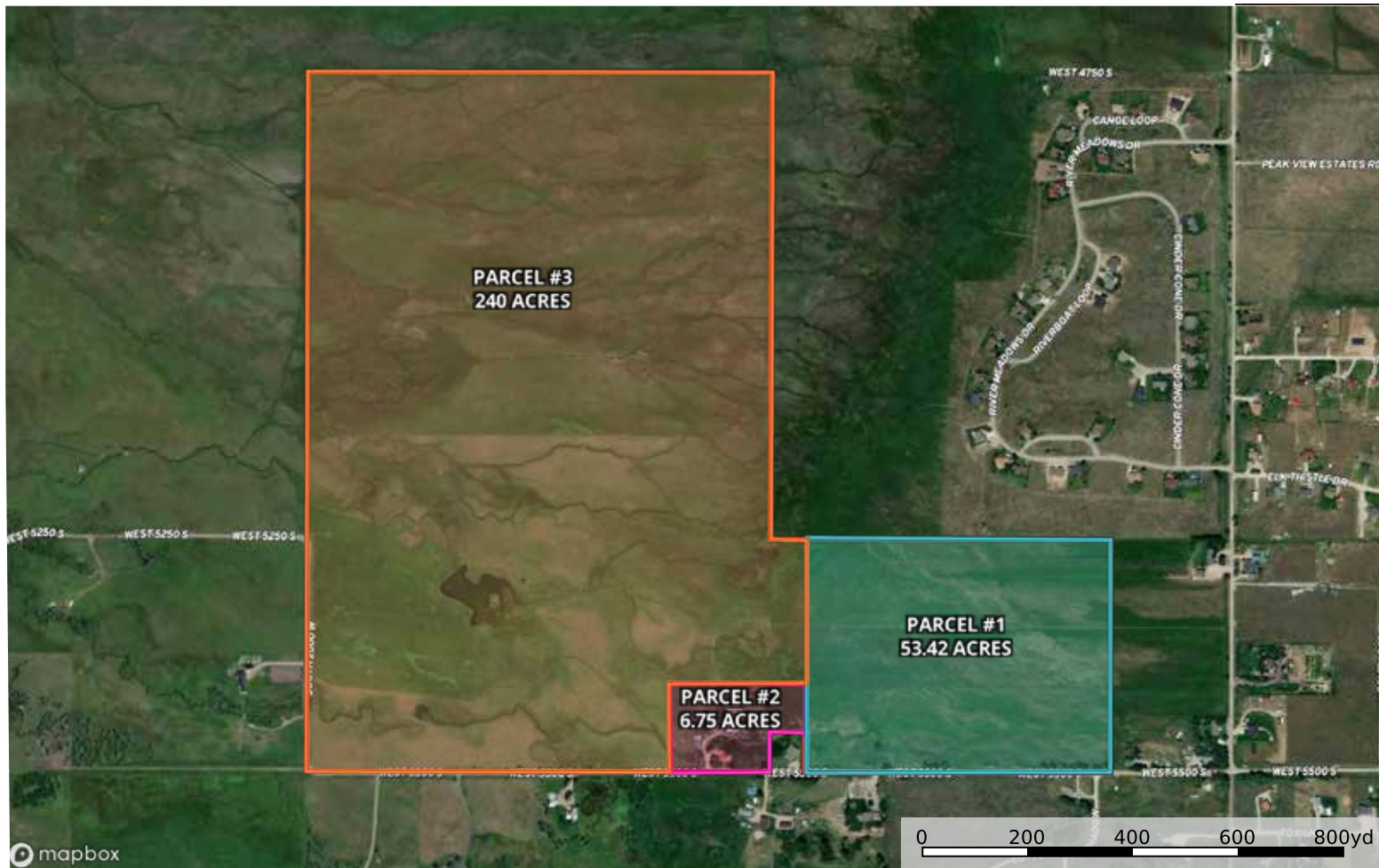
### Notes:

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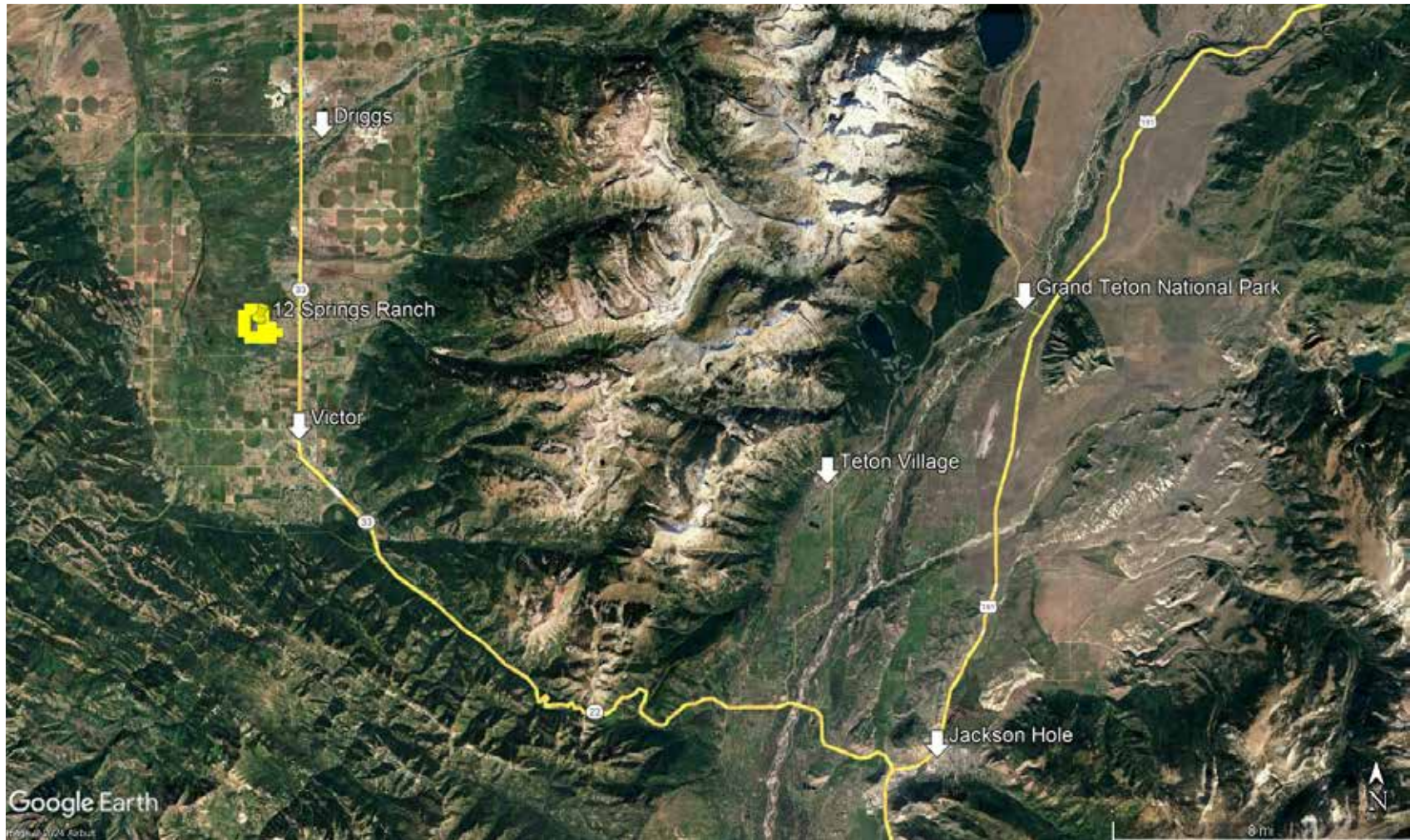




## 12 Springs Ranch - Aerial Map

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





## 12 Springs Ranch - Location Map

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