



Fall River Hollow

ASHTON, IDAHO

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



Hunting | Ranching | Fly Fishing | Conservation



FALL RIVER HOLLOW

Ashton, Idaho

24.84 Acres | Listing Price: \$2,150,000

Welcome to Fall River Hollow—a private 24.84-acre retreat nestled along the banks of the scenic Fall River in the heart of the Greater Yellowstone Ecosystem. Boasting 1,500 feet of direct river frontage, stunning views of a nearby waterfall, and easy access to some of the West’s most iconic fisheries. This property offers a rare combination of natural beauty, seclusion, and recreation. Whether casting to wild trout in the river, exploring nearby national parks, or simply unwinding on the porch with the river 50 feet away, Fall River Hollow blends the rugged spirit of the West with refined mountain living.

Contact

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ACREAGE

This remarkable 24.84-acre property features 1,500 feet of direct frontage on the Fall River, providing exceptional privacy and immersive riverfront living. The southern end is densely wooded with mature conifers and aspens, creating a natural buffer along the private access road. The landscape transitions from sage-covered flats to an elevated bench where the home sits 50 feet from the water's edge, offering unobstructed views of a nearby waterfall. The lot is eligible for a split under the CCRs. This unique mix of lush woodland, open meadows, and direct river access makes Fall River Hollow ideal for a private retreat or legacy fishing getaway.





IMPROVEMENTS

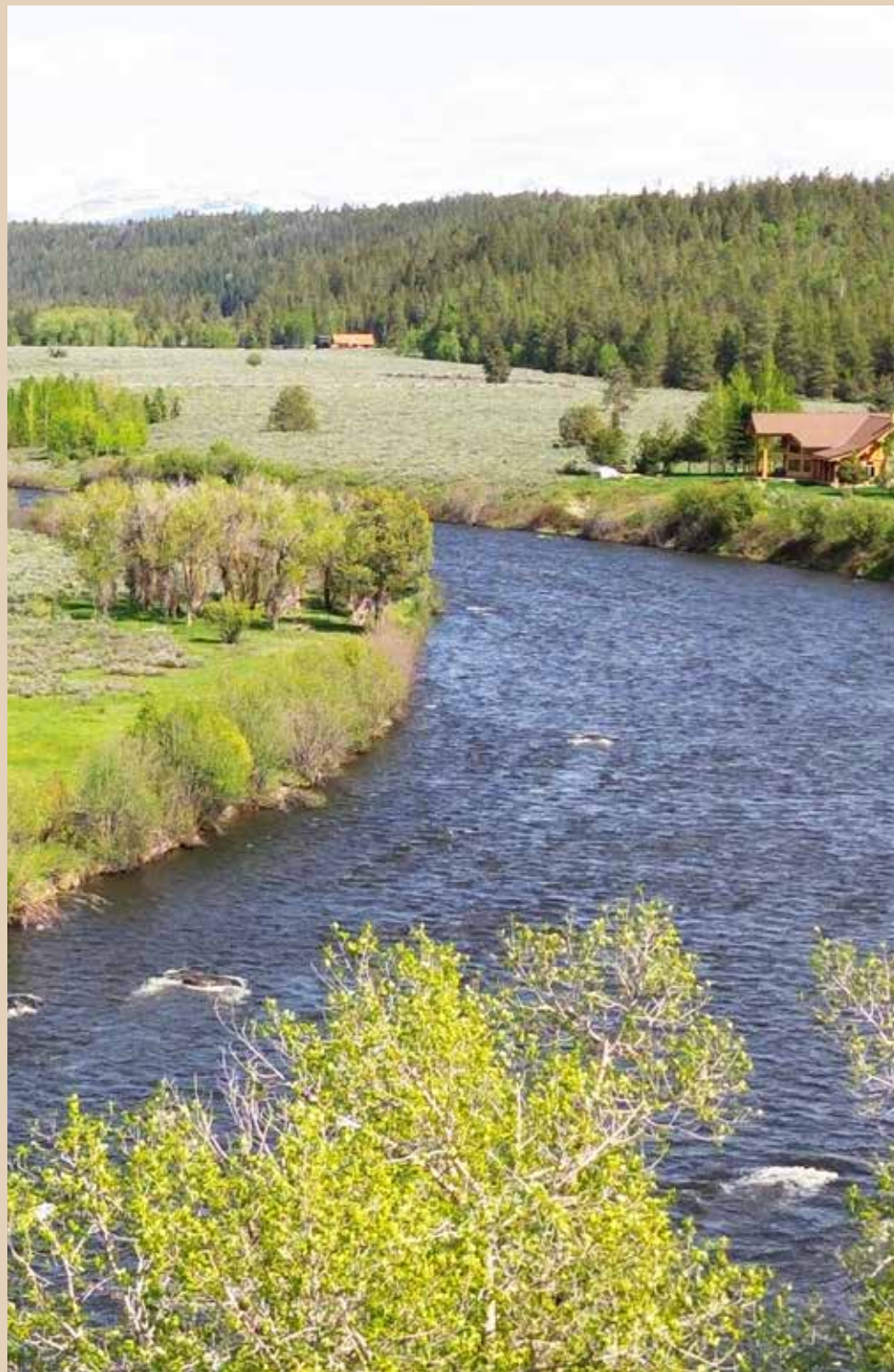
The property includes a custom 2,156 sqft two-story home and a detached 572 sqft two-bay garage. Designed for both beauty and functionality, the home features three bedrooms, two full bathrooms, a half bath, and an office/den. The main-floor primary suite provides convenience, while two additional bedrooms are upstairs. Built with high-efficiency Zip panels and accented by timber framing, the open-concept layout connects seamlessly to the outdoors. Interior highlights include solid wood floors, custom cabinetry, granite countertops, and a natural rock fireplace. Exterior elements feature cedar siding with Core-Ten metal and asphalt shingle roofing for durability and aesthetic harmony. Covered front and back porches with Trex decking sit 50 feet from the river, offering tranquil outdoor spaces. Large windows frame provide sweeping river and forest views throughout. This turnkey property is being sold fully furnished, including most items shown in this brochure.





HUNTING AND WILDLIFE

Located within the Greater Yellowstone Ecosystem, the property enjoys proximity to one of the most ecologically rich regions in North America. This 22-million-acre landscape supports elk, mule deer, moose, pronghorn, black bear, mountain lion, and the occasional grizzly. The nearby Caribou-Targhee National Forest offers expansive public lands with generous hunting seasons and over-the-counter tags for many species. Abundant upland birds, waterfowl, and small game make this a year-round destination for hunters. Whether calling in a bull elk during the rut or glassing for mule deer on a crisp autumn morning, this area offers unmatched hunting experiences against the breathtaking backdrops of the Yellowstone Plateau and Teton Range.



FISHING

The Fall River: Originating in the remote southwest corner of Yellowstone National Park, the 64-mile-long Fall River meanders through pristine wilderness before joining the Henry's Fork of the Snake River, 20 miles west of the property. Known for its crystal-clear waters, dramatic canyons, and unspoiled habitat, the river offers superb fly fishing for Yellowstone cutthroat, rainbow, and brown trout. With commercial guiding prohibited, anglers enjoy a peaceful, uncrowded experience. Reliable hatches of stoneflies, mayflies, and caddis throughout the summer—as well as salmonfly and green drake hatches—make it a fly-fishing gem.

Nearby Fisheries: The property is ideally located for anglers. The iconic Henry's Fork, one of the world's best dry fly rivers, is only 10 miles away at the Warm River confluence. Other nearby waters include the Madison, South Fork of the Snake, and the Teton River—all known for their scenic beauty, hatch diversity, and trophy fish. With so many bucket-list destinations nearby, Fall River Hollow is a premier base for world-class trout fishing.





Location

Fall River Hollow is accessed via River Hollow Drive, which branches off 4625 E on 1200 N (Flag Ranch Road), just east of Ashton, Idaho. Located 20 minutes from the property, Ashton offers small-town charm and access to world-class recreation. Driggs, Idaho is a 35-minute drive, and Idaho Falls—with commercial air service and modern amenities—an hour away.

SUMMARY

Fall River Hollow presents a desirable opportunity to own a secluded, riverfront sanctuary within the Greater Yellowstone Ecosystem. With world-class fishing, abundant wildlife, and striking natural beauty, it's an ideal retreat for those seeking privacy, adventure, and a deep connection to the land. The well-appointed home, dramatic river setting, and potential for a family compound make this offering truly exceptional. Discover the perfect balance of comfort and wilderness at Fall River Hollow.



FALL RIVER HOLLOW

±24.84
A C R E S

LOCATED IN ASHTON, IDAHO

LISTED AT
\$2,150,000

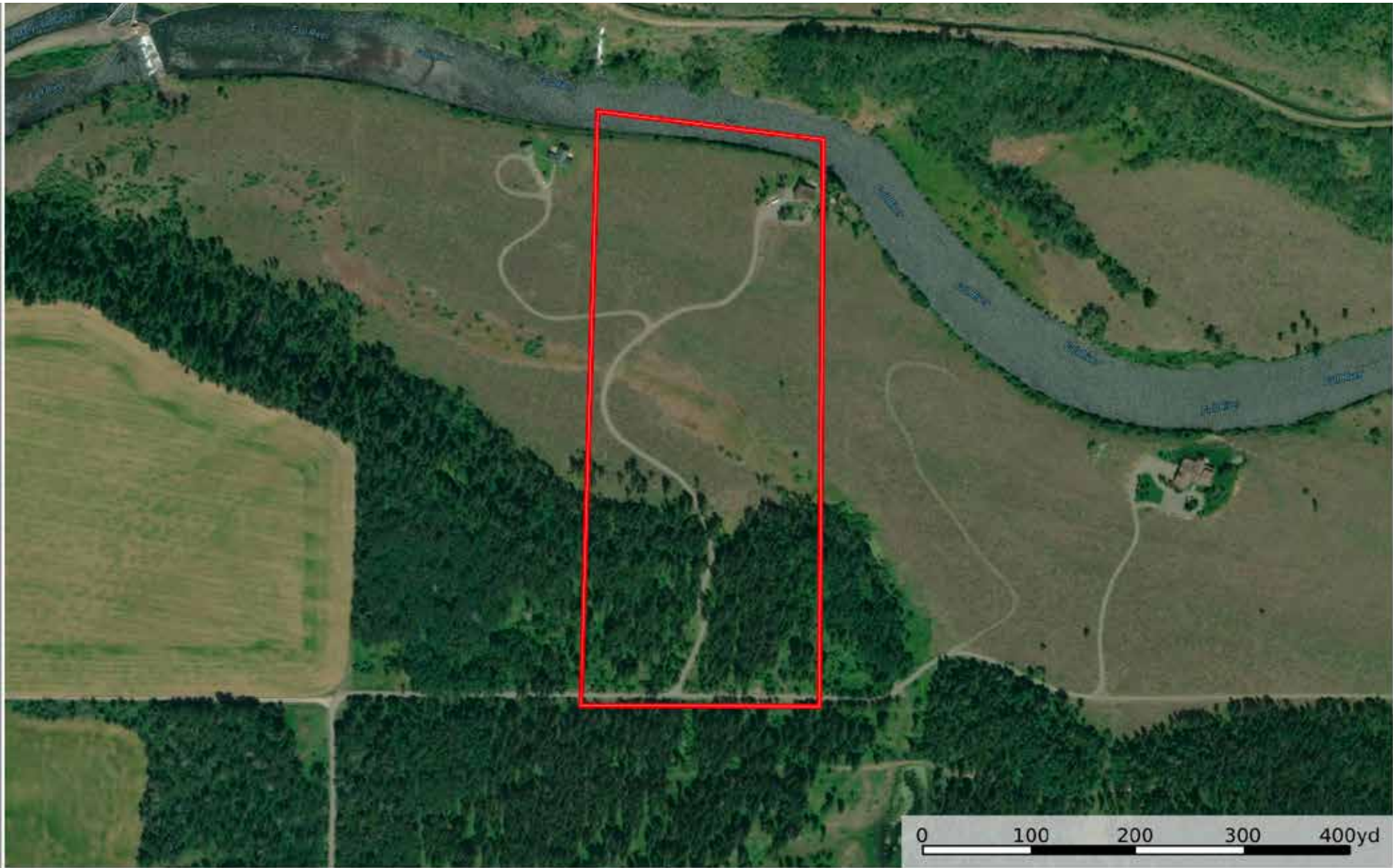
CUSTOM-BUILT HOME BEING OFFERED “TURN-KEY” ONLY 50’ FROM THE FALL RIVER. EXCEPTIONAL LOCATION IN A PRIVATE SETTING WITH CLOSE PROXIMITY TO YELLOWSTONE NATIONAL PARK AND GRAND TETON NATIONAL PARK.

IMPROVEMENTS

- Custom 2,156 sqft home + 572 sqft detached garage
- Three bedrooms, office/den, two and a half bathrooms, open floor plan, timber accents
- Solid wood floors, granite counters, rock fireplace, premium finishes
- Covered porches, large windows, fully furnished, 50’ from river

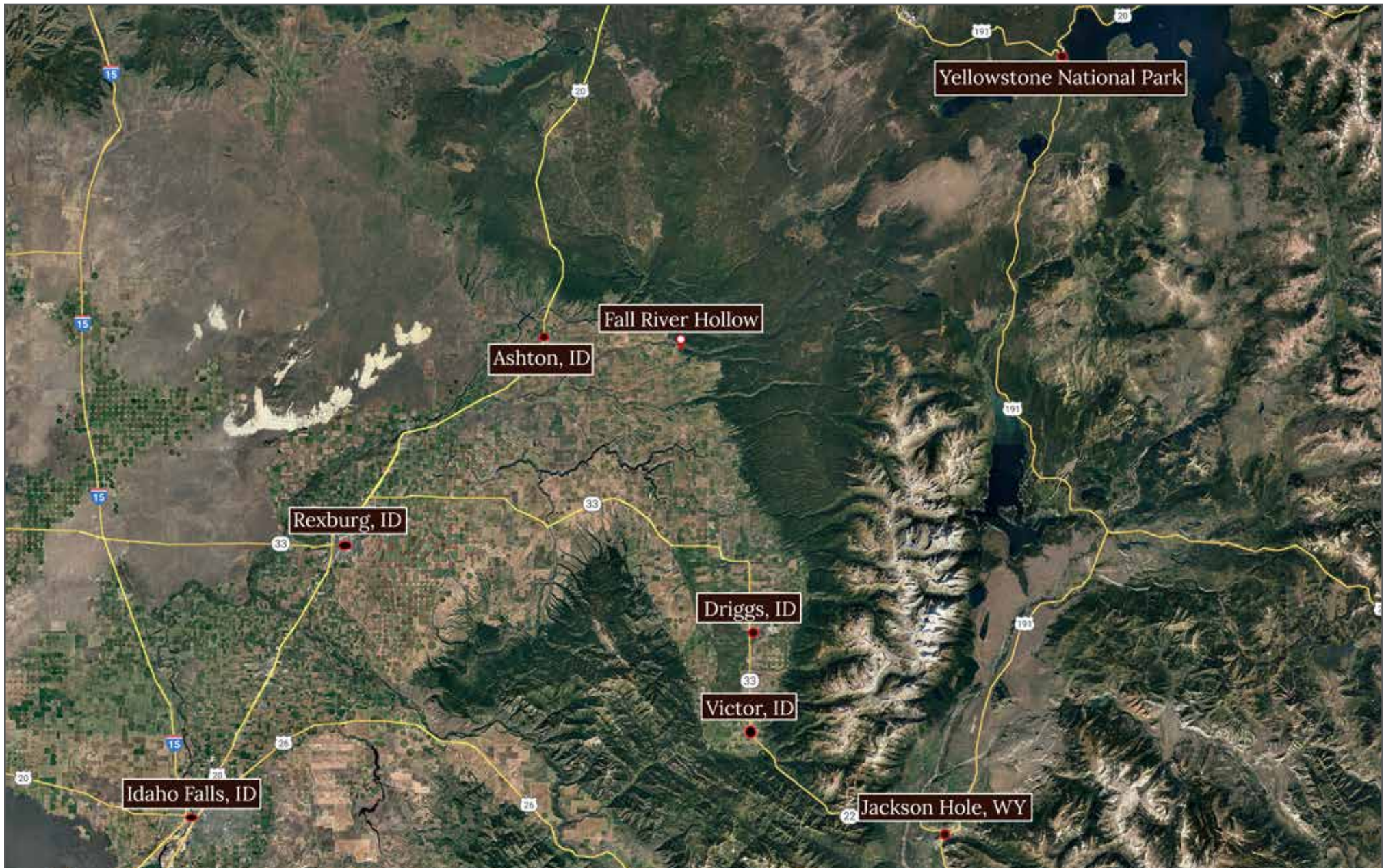
LOCATION

- Located east of Ashton, Idaho
- 20 minutes to Ashton’s amenities and recreation
- 35 minutes to Driggs, an hour to Idaho Falls with air service



Fall River Hollow - Aerial Map

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



Fall River Hollow - Location Map

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

