



Fall River Retreat

ASHTON, IDAHO



Hunting | Ranching | Fly Fishing | Conservation



LIVE WATER
PROPERTIES

A scenic view of a riverbank with a wooden cabin and dense forest. The cabin is partially visible on the left, nestled among tall evergreen trees. The river is in the foreground, and the background is a dense forest of tall trees under a clear blue sky.

FALL RIVER RETREAT

Ashton, Idaho

±12.95 Acres | Listing Price: \$2,595,000

Anchored directly on the scenic banks of the Fall River, in a serene, private setting, lives a refined riverfront estate set on ±12.95-acres. This beautifully designed four-bedroom, four-and-a-half-bath home spans ±5,000 sqft and offers beautiful living spaces, all thoughtfully oriented to capture the natural beauty of the surrounding landscape. Whether you are entertaining or simply enjoying the peaceful riverfront ambiance, the home's comfort, warmth and elegance of this home make every moment enjoyable. What truly sets this property apart is its direct frontage on the coveted waters of the Fall River, boasting approximately 1,500 ft of riverfront. This is a dream location for fishing, relaxing by the water, or simply savoring the tranquility of this prized natural setting.

Contact

Matt MacMillan, Associate Broker

307.413.3582 | matt@livewaterproperties.com

IMPROVEMENTS

Perched on the scenic banks of the Fall River, this stunning four-bedroom, four-and-a-half-bathroom home offers 5,000 sqft of refined living on +/- 12.95 acres of Idaho splendor. Blending rustic elegance with modern comfort, the home showcases high-end finishes throughout, making it an ideal family retreat or a lucrative investment in one of the region's most desirable destination markets.

Every space in the home was completed with thought and foresight. This home's open floorplan creates easy movement between rooms, and blends luxury, comfort, privacy, and recreation effortlessly. A grand fireplace anchors the view-focused living areas on both the main and lower floor, perfect spaces for entertaining or relaxing with loved ones, while a dedicated wine room and bar in the lower-level walk out great-room adds a sophisticated touch—ideal for collectors and hosts alike. Above the spacious heated 2-car garage, a fully finished bonus space offering limitless possibilities: fly-tying room, guest quarters, a home office, gym, or studio. Whether you are entertaining or simply enjoying the peaceful riverfront ambiance, the comfort, warmth and elegance of this home make every moment enjoyable.

Outside, the manicured lawn blends seamlessly into the natural landscape and offers direct access to the Fall River—a sanctuary for fly fishing, reflection, and year-round enjoyment. Gather around the riverside firepit under the stars, sipping wine as the river flows beside you. In winter, the grand fireplaces offer a warm, peaceful refuge - a feature the owners especially treasure on quiet snowy days.











FISHING

Anglers, welcome home. The Fall River—a blue-ribbon trout fishery and a pristine tributary of the Henry’s Fork—flows through your front yard. This stretch is a hidden gem, offering exceptional fishing with far less pressure than neighboring rivers due to limited public access and a strict prohibition against commercial outfitting. The result? A uniquely preserved fishery—yours to enjoy in solitude.

Your private “path” to the river includes approximately 1,500 ft of exclusive riverbank, ideal for morning casts or quiet observation. Pour a cup of coffee, settle into a lawn chair, and watch the fish rise with the sun.

This river is home to wild brown, rainbow, and the occasional cutthroat trout. Most catches range from 12 to 16 inches, but 20-inch trout are not uncommon in the deeper runs and pools.

Fall River Retreat is ideally located between two boat launches—Highway 32 Bridge (3.5 miles upstream) and Davis Bridge (2 miles downstream)—and includes its own private boat ramp, giving you the flexibility to put in or take out right on the property. For the wade angler, Idaho’s stream access laws allow you to explore miles of fishable water below the high-water mark.



NEARBY FISHING

Beyond your private stretch of the Fall River, you're just minutes from some of the region's most iconic and productive trout waters:

Henry's Fork of the Snake River

The Henry's Fork is a world-renowned blue-ribbon trout stream celebrated for its beauty, diversity, and prolific insect hatches—from the explosive salmonfly hatch to the elegant green and grey drakes. With thriving populations of rainbow and brown trout, it offers year-round opportunities for anglers of all skill levels, especially from May through October.

Warm River

The Warm River offers a serene, spring-fed experience with crystal-clear water, steady temperatures, and abundant aquatic life. Its gentle currents and easy access make it ideal for wading and dry fly fishing. With fewer crowds than other Idaho rivers, it's a peaceful escape, surrounded by lush forests and rich wildlife.

Teton River

Set against the dramatic backdrop of the Teton Mountains, the Teton River in Teton Valley delivers a breathtaking fly fishing experience. Anglers can target healthy populations of cutthroat, rainbow, brook, and brown trout—particularly during prolific summer hatches of pale morning duns, green drakes, and caddis.



RECREATION

Ashton, Idaho, is a haven for outdoor enthusiasts, offering a wide range of year-round adventures and seasonal experiences in a stunning natural setting. The Ashton-Tetonia Trail, a nearly 30-mile route along a former Union Pacific rail line, is ideal for hiking, biking, horseback riding, and cross-country skiing. The trail features panoramic views of the Teton Range and historic trestle bridges, making it as scenic as it is accessible. Harriman State Park offers serene hiking trails, premier fly fishing, wildlife viewing, and a glimpse into the area's ranching history—all set within a beautifully preserved landscape. The Mesa Falls Scenic Byway leads to the breathtaking Upper and Lower Mesa Falls along the Henry's Fork River. Well-maintained trails, overlooks, and photo-worthy vistas make this a must-visit destination in any season.

In winter, the Brimstone/Buffalo River Park N' Ski Area, located just north of Ashton, offers miles of groomed Nordic ski trails and family-friendly loops perfect for snow-filled adventures. For snowmobiling enthusiasts, Ashton is a premier destination, boasting over 400 miles of groomed trails that wind through the scenic Targhee National Forest—a thrilling way to explore the backcountry.





Location

Located in Ashton, Idaho—gateway to world-class recreation and stunning scenic byways—this riverfront property offers a special blend of privacy and convenience. The Fall River flows steps from your door, creating a peaceful, picturesque setting without compromising access to town amenities.

With easy proximity to Island Park, Yellowstone National Park, Grand Teton National Park, and Teton Valley, the home is ideally situated for exploring the region's premier outdoor destinations. Whether you're casting a line, hiking a scenic trail, or hitting the slopes, adventure awaits in every direction.

Conveniently located, the property is within driving distance to various airports offering private and commercial flights.

- DIJ-Driggs-Reed Memorial Airport: 45 minutes/35 miles
- IDA-Idaho Falls Regional Airport: 55 minutes/50 miles
- JAC-Jackson Hole Airport: under 2 hours/80 miles
- BZN-Bozeman International Airport: 2 hours 50 minutes/155 miles
- SLC-Salt Lake City International Airport: 3 hours 45 minutes/265 miles

Surrounded by stunning mountain views, rolling farmland, and pristine rivers, Ashton offers a unique opportunity to live immersed in nature without giving up the comforts of a close-knit, small-town community. Here, locally owned businesses and friendly neighbors foster a spirit of connection, simplicity, and authentic rural charm.

SUMMARY

The Fall River Retreat ideally blends the serenity of riverfront living with the outdoor lifestyle that makes Ashton, Idaho, so desirable. Whether you're looking for a private mountain escape, a luxury vacation rental, or both, this home offers a prime combination of opportunity and lifestyle.

Wake up to the sound of the river, spend your days immersed in world-class recreation, and return home to comfort and elegance. As the sun sets on another unforgettable adventure, unwind by the fire and relive the day's best moments in the place you've always dreamed of calling your own.





FALL RIVER RETREAT

±12.95
A C R E S

LOCATED IN ASHTON, IDAHO

LISTED AT
\$2,595,000

RIVERFRONT SERENITY MEETS YEAR-ROUND ADVENTURE
IN THE HEART OF IDAHO

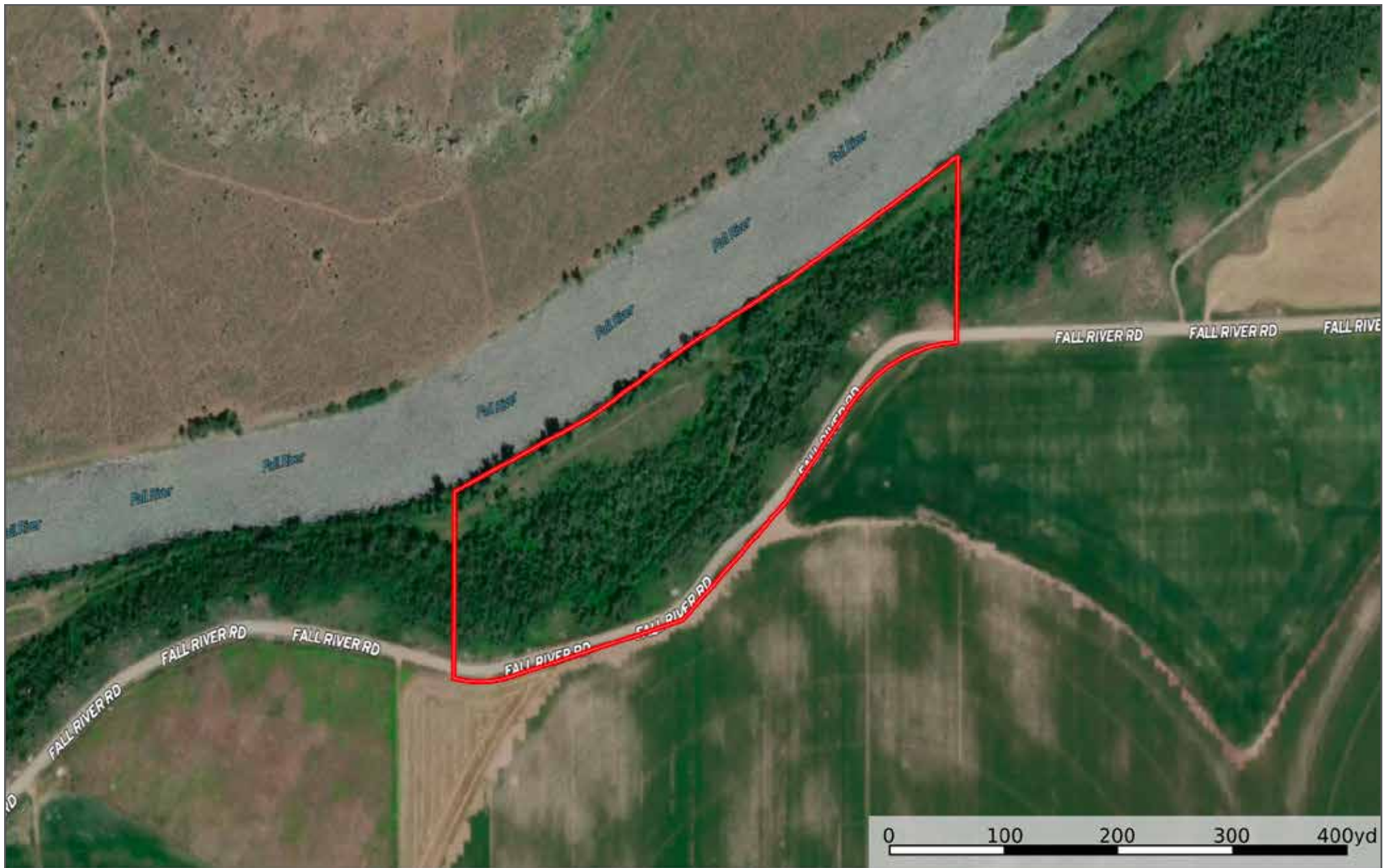
IMPROVEMENTS

- High-end finishes, premium materials, rustic elegance with modern comfort
- Two spacious living rooms, dedicated wine room, open layout with natural light and river views
- Manicured lawn blending with natural landscape, direct Fall River access, outdoor firepit by the water

LOCATION

- Prime riverfront location in Ashton, Idaho — privacy with easy town access
- Close to top outdoor destinations: Yellowstone, Grand Teton, Island Park, Teton Valley
- Surrounded by mountain views, farmland, rivers; small-town charm with local community feel





Fall River Retreat - Aerial Map

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



LIVE WATER
PROPERTIES

www.livewaterproperties.com



Fall River Retreat - Aerial Map

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



LIVE WATER
PROPERTIES

www.livewaterproperties.com



Fall River Retreat - Location Map

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



LIVE WATER
PROPERTIES

www.livewaterproperties.com