



Sage Creek Farm

TETONIA, IDAHO



Hunting | Ranching | Fly Fishing | Conservation



SAGE CREEK FARM

Tetonia, Idaho
±617.4 Acres | Listing Price: \$6,350,000

Welcome to Sage Creek Farm - an exceptionally unique offering of ±617.4 acres set on elevated terrain in the heart of Teton Valley, Idaho. This expansive property, blanketed in seasonal wildflowers and alive with wildlife, combines total seclusion with sweeping views of both the Teton and Big Hole Mountain Ranges, delivering one of the most private and picturesque settings in the region. Despite its serenity, the farm remains surprisingly close to the towns, trailheads, rivers, and ski slopes that make the valley a year-round destination. With ±480 acres of highly productive farmland and the added benefit of 180 acres of neighboring conservation land, Sage Creek Farm represents a truly uncommon opportunity—where beauty, privacy, and legacy align.

Contact

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ACREAGE

Sage Creek Farm rises from the valley floor to reveal highly productive agricultural land paired with million-dollar views. Large-acreage properties such as this are increasingly scarce in the area—especially those with broad market appeal. Of its ±617.4 acres, approximately 480 are tillable, yielding an average of 50 bushels of barley per acre. The land benefits from agricultural tax status, adding to its investment value. Its prime location, well-maintained soils, and consistent crop quality also make it a vital part of a key wildlife corridor, attracting herds of elk and other big game.





RECREATION

This isn't just a property—it's a lifestyle deeply rooted in the outdoors. At Sage Creek Farm, nature is your backyard and adventure is part of daily life. Surrounded by National Forests, the property offers unlimited access to scenic hiking trails, from tranquil nature walks to rugged backcountry routes. A short drive away, Grand Targhee Resort delivers world-class skiing in the winter and becomes a hub for lift-served mountain biking, hiking, and summer festivals when the snow melts.

Nearby alpine lakes and pristine rivers invite paddleboarding, kayaking, and fishing—many with convenient shuttle services for hassle-free access. For unforgettable day trips, Yellowstone and Grand Teton National Parks are within reach, offering iconic landscapes and exceptional wildlife viewing. Whether you are a road cyclist or a trail enthusiast, the area's expansive biking networks cater to every level of rider. At Sage Creek Farm, outdoor recreation isn't just a weekend option—it's a way of life.



FARM OPERATION

Of Sage Creek Farm’s total acreage, ±480 acres of highly productive, tillable land are currently maintained under a five-year crop production lease. The leaseholder is a respected local farmer who has managed the property since 2023, skillfully transitioning land previously enrolled in the Conservation Reserve Program (CRP) back into healthy barley production alongside the rest of the farm.

With experienced hands overseeing its care, the land benefits from improved soil health, effective weed management, and consistent crop yields. This thoughtful stewardship not only enhances the property’s agricultural value but also ensures a smooth transition for future ownership.



WILDLIFE AND CONSERVATION

Cradled in a pristine mountain valley, Sage Creek Farm is a convergence of natural beauty and ecological significance. The remarkable landscape spans lush meadows and sweeping vistas that are teeming with wildlife—from majestic moose and roaming elk herds to vibrant songbirds and soaring raptors. Nearly the entire property lies within designated Sharp-tailed Grouse Breeding Habitat, while a broad stretch of Big Game Migration Corridor and Seasonal Range overlays the land and extends unbroken across adjacent terrain to the east and south, creating a critical, uninterrupted passage for wildlife.

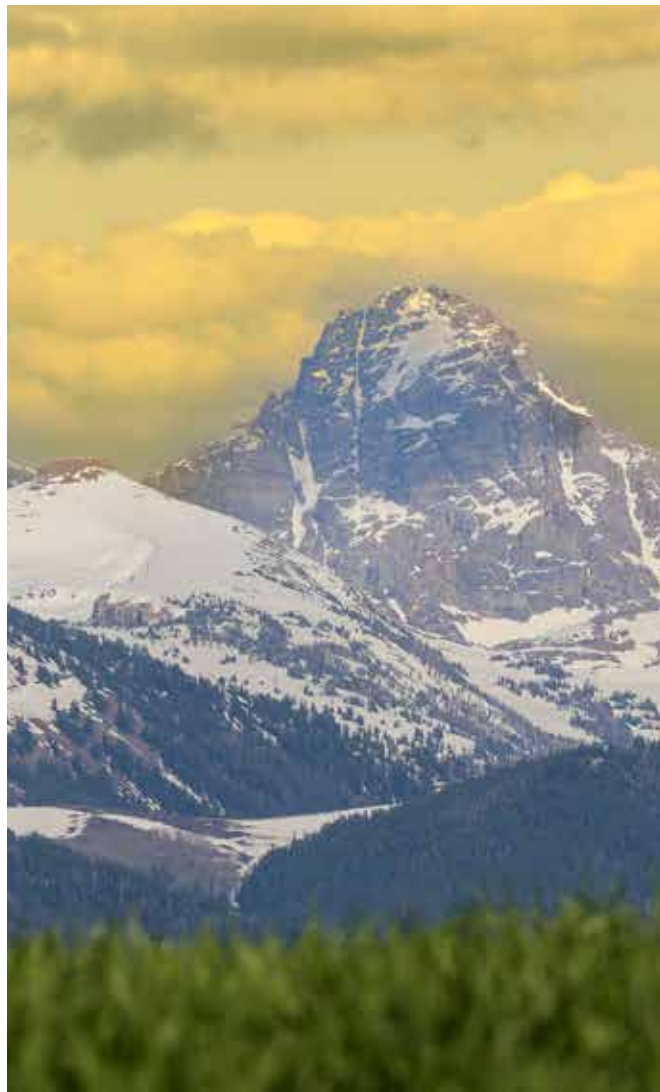
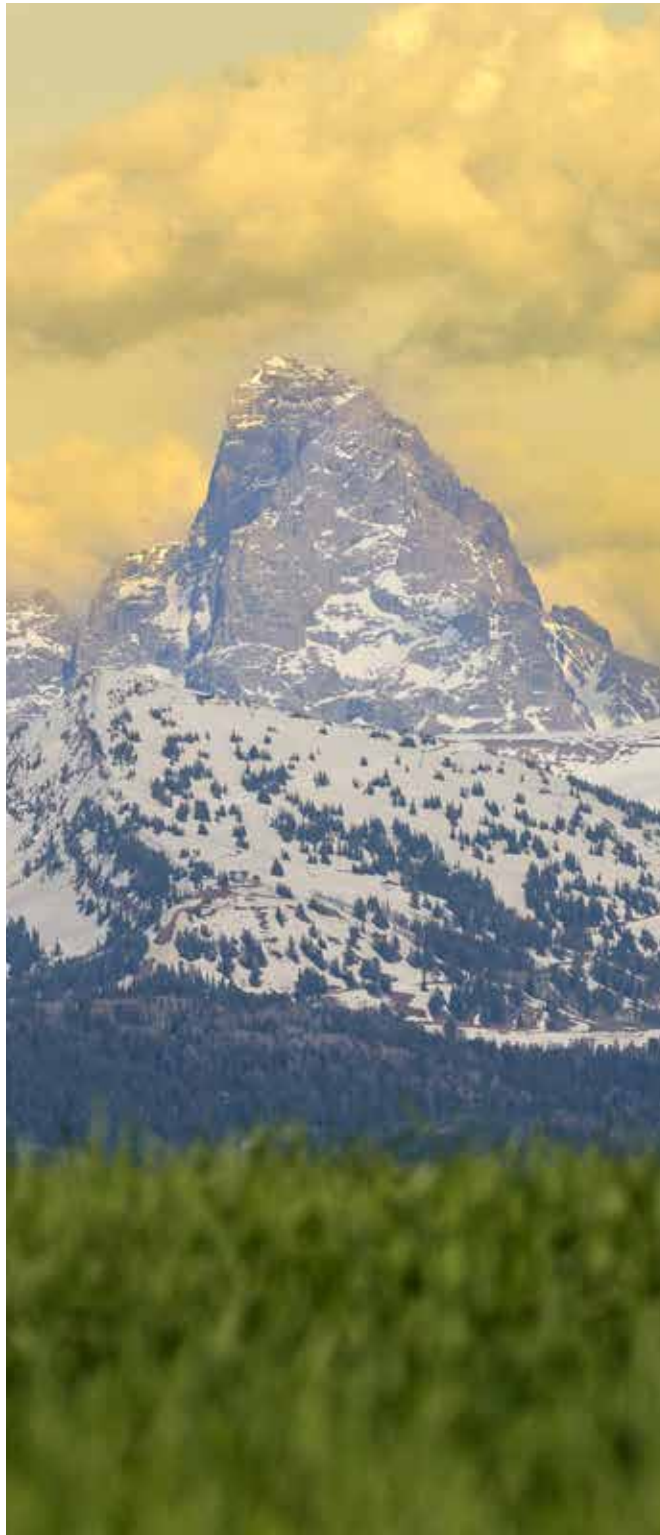
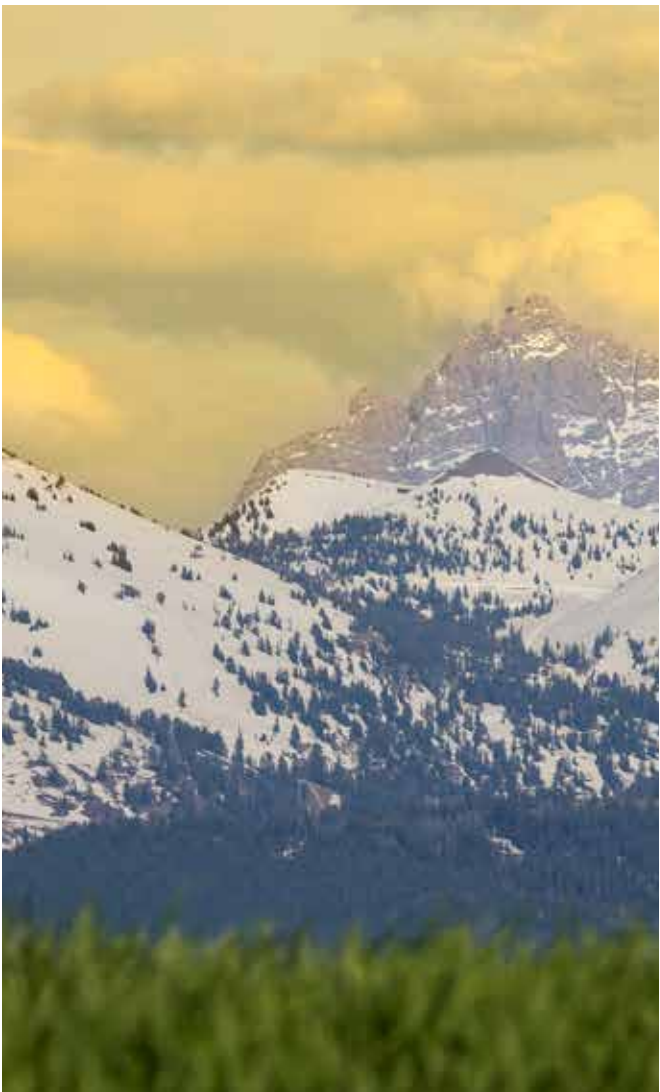
Adding further to its ecological value, the farm borders essential Songbird and Raptor Breeding and Winter Range Habitat, offering year-round sanctuary for diverse avian species. Underscoring a deep commitment to conservation, the former owners permanently protected an adjacent 180-acre parcel along the northeastern boundary prior to its sale. This preserved land, will never be developed ensuring a protected valley views in perpetuity.

For the discerning Buyer who values wild beauty, lasting privacy, and responsible stewardship, Sage Creek Farm offers a truly unmatched opportunity to own and preserve a landscape where the natural world thrives in harmony.

NEARBY FISHING

Some of the most iconic waters in the Rocky Mountain West are minutes from Sage Creek Farm, offering anglers an incredible range of world-class fishing destinations. The Teton River, with its dramatic canyon views, is renowned for its healthy population of native cutthroat trout. For dry fly enthusiasts, the legendary Henry's Fork offers unmatched opportunities and technical challenges in a breathtaking setting. The South Fork of the Snake River provides the chance to pursue trophy trout on unforgettable float trips through spectacular scenery. The broad, untamed Snake River promises endless angling potential, especially within nearby parklands, while Bitch Creek, rugged and remote, rewards the adventurous with solitude and wild beauty. Wherever you choose to cast a line, the waters surrounding Sage Creek Farm deliver an angler's paradise.





LOCATION

Though Sage Creek Farm offers unmatched privacy and seclusion, it remains remarkably accessible—ideal for both full-time living and seasonal retreats. Conveniently situated, the property is a scenic one hour and fifteen minute drive east to Jackson Hole Airport (JAC), which offers direct flights to major U.S. cities. Idaho Falls Regional Airport (IDA) is also one hour and fifteen minute drive west, providing additional commercial air service. For private aircraft or charters, Driggs-Reed Memorial Airport (DIJ) is located in Driggs and offers FBO services minutes from the farm.

Despite this ease of access, Sage Creek Farm feels a world away. Surrounded by majestic mountains, abundant wildlife, and endless skies, it delivers a true sense of escape—yet remains close to the amenities of town and the conveniences of modern travel.

SUMMARY

Sage Creek Farm offers a blend of raw natural beauty, abundant wildlife, protected views, and unmatched privacy—all complemented by access to a world-class lifestyle. Whether you're seeking a wise investment, a serene retreat, or a generational legacy, this is a place to live between worlds—where rustic solitude meets Western sophistication.



SAGE CREEK FARM

±617.40
A C R E S

LOCATED IN TETONIA, IDAHO

LISTED AT
\$6,350,000

±617-ACRE FARM OFFERING PRIVACY, PANORAMIC MOUNTAIN VIEWS,
PRODUCTIVE FARMLAND, AND UNMATCHED OUTDOOR LIFESTYLE.

IMPROVEMENTS

- Elevated privacy next to permanent conservation land
- Panoramic views of the Tetons, Big Hole Mountains, and the valley
- Large ±480-acre productive tillable farmland
- Easy access to fishing, skiing, hiking, and recreational and national parks

LOCATION

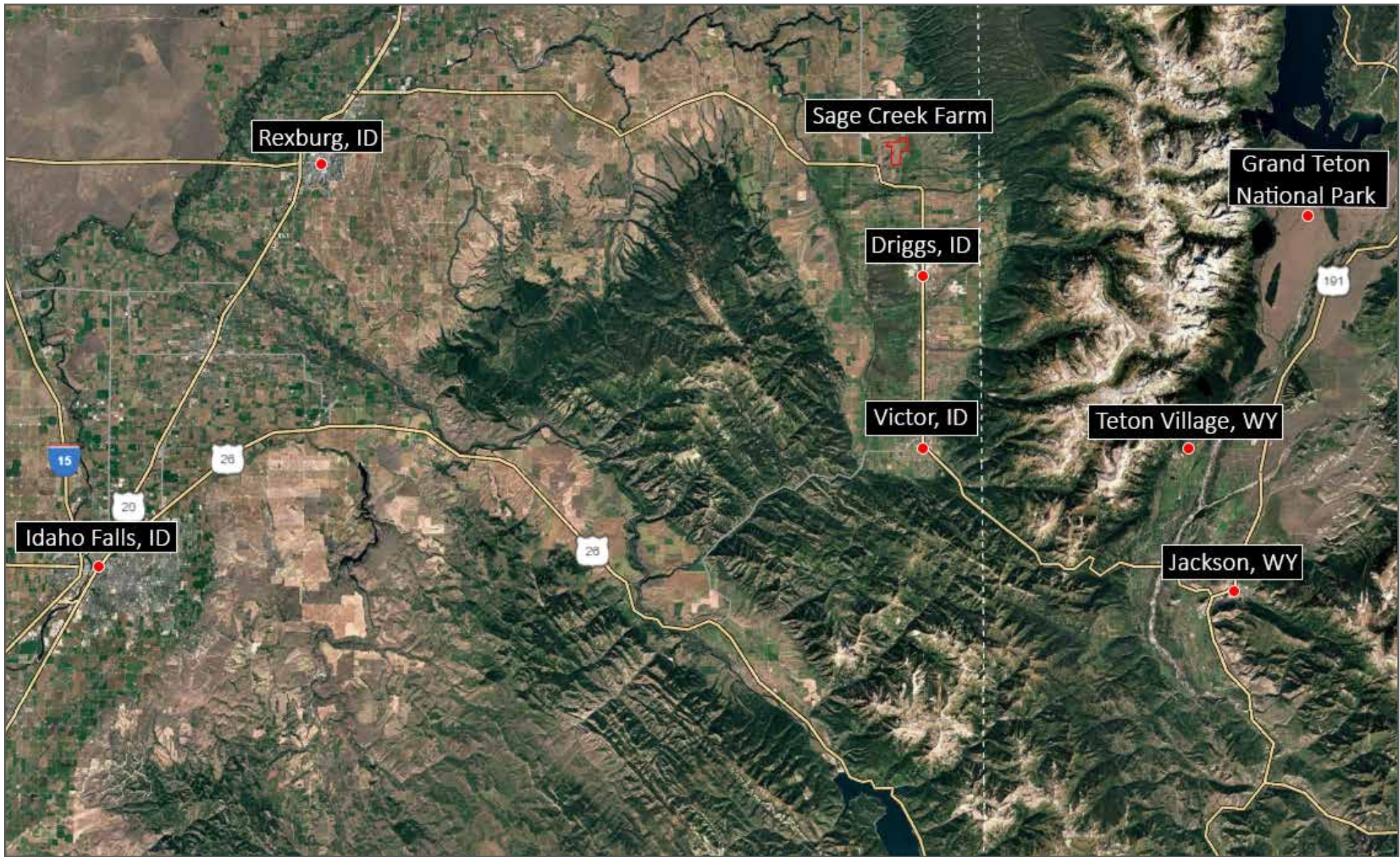
- Conveniently located one hour fifteen minutes from Jackson Hole and Idaho Falls airports
- Minutes from Driggs-Reed Memorial Airport with private air services
- A private escape close to towns, recreation, and major travel routes



Sage Creek Farm - Aerial Map

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





Sage Creek Farm - Location Map

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