



South Leigh Creek Ranch

ALTA, WYOMING



Hunting | Ranching | Fly Fishing | Conservation

SOUTH LEIGH CREEK RANCH

Alta, Wyoming

±128.49 Acres | Listing Price: \$7,950,000

South Leigh Creek Ranch is nestled in the breathtaking foothills of the Teton Range. This 128-acre parcel in Alta, Wyoming, offers a rare blend of rolling farmland, native aspens, and mature pines, with direct access to the adjacent national forest for endless outdoor adventure. Approximately 60 acres are dry-farmed on some of the region's richest soil, offering both agricultural opportunity and tax benefits. Large-acreage holdings of this quality are increasingly scarce in the Tetons—especially in Alta. This expansive and undisturbed land offers exceptional privacy in one of the Mountain West's most stable and sought-after markets, making it a compelling long-term investment. Whether you envision a legacy estate, conservation holding, or private retreat, this is a unique chance to own a significant tract in one of Wyoming's most desirable alpine communities.

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ACREAGE

South Leigh Creek Ranch offers an exceptional level of flexibility for future use, combining development potential, agricultural productivity, and conservation benefits. With no CCRs and no conservation easement currently in place, the land is free from limitations that often restrict large Western parcels. The zoning permits 35-acre tracts, allowing for three viable building sites under current county regulations. This makes it ideal for a multigenerational estate, private compound, or small-scale development. The possibilities are as vast as the land itself, allowing you to shape your vision for this remarkable property.

The property features approximately 60 tillable acres, currently dry-farmed for grain, utilizing rich, productive soil that aligns with regional averages. This setup not only showcases the land's agricultural potential, but it also provides annual income possibilities while maintaining its agricultural status. The gently rolling terrain, well-drained fertile soils, and historic productivity make it well-suited for continued farming or ranching operations.

The remaining 68 acres is comprised of stunning forest, including a rich tapestry of mixed conifers and majestic quaking aspen trees. It gracefully merges with the expansive national forest that flanks its northern and eastern edges, while its southern and western boundaries are thoughtfully sheltered by a protective canopy of trees from neighboring properties. These woodlands present an opportunity for creating private homesites nestled among the breathtaking rolling hills, offering an idyllic setting overlooking the Big Hole Mountain Range and Grand Targhee.



RECREATION

The views of Grand Targhee Ski and Summer Resort highlight the property's year-round recreational value, as it is situated near one of the West's most reliable ski destinations and an emerging hub for downhill mountain biking. With direct access to the National Forest, you have thousands of acres available for hiking, horseback riding, and wildlife habitat right at your doorstep.

Grand Teton National Park is approximately a one-and-a-half-hour drive away, offering iconic landscapes, alpine lakes, and world-class climbing and mountaineering opportunities, as well as exceptional wildlife viewing and photography. Yellowstone National Park—America's first and most celebrated national park—is a two-hour drive, providing easy access to geothermal wonders, abundant wildlife, and trophy fisheries suitable for day trips. Harriman State Park, located less than an hour away, offers 11,000 acres of protected meadows, trails, and fly-fishing access along the Henry's Fork River.

Few properties combine stunning alpine views, proximity to wilderness, convenience, and privacy as seamlessly. The closeness to these vital natural reserves not only boosts the lifestyle and recreational appeal of the property but also underscores the long-term conservation and ecological value of the land in this region.





NEARBY FISHING

South Leigh Creek Ranch is located in the heart of one of the richest freshwater ecosystems in the West, surrounded by blue-ribbon fisheries that attract anglers from around the globe. The region features an unmatched diversity of fishing options, ranging from spring-fed meadow streams to powerful tailwaters, enhancing the property's long-term appeal to lifestyle investors, outdoor enthusiasts, and conservationists alike.

The Teton River, minutes from South Leigh Creek Ranch, is a renowned scenic freestone stream known for its exceptional dry fly fishing, particularly for native Yellowstone cutthroat trout. This river meanders through the valley, offering deep undercut banks alongside a mix of riffles and pools. Both boat access and wade fishing opportunities are readily available.

The Henry's Fork of the Snake River is a paradise for technical anglers, famous for its challenging spring creek sections, prolific hatches, and intelligent trout. From the legendary Railroad Ranch Section near Harriman State Park to the canyon stretches near Mesa Falls, this river offers endless variety and the chance for trophy-sized rainbows and browns.

The Snake River is a regional icon, flowing from the Tetons through Jackson Hole and into eastern Idaho. It provides a dynamic fishing experience set against dramatic scenery. Anglers can expect to catch cutthroat trout and, occasionally, brown trout in a variety of water types, from braided side channels to deep runs beneath towering cliffs. The river is celebrated for its world-class float fishing, with hatches that rival those of any Western river, and it is known for producing exceptional fish in both size and quantity.

The South Fork of the Snake River, flowing from the Palisades Reservoir through deep canyons and cottonwood river bottoms, is a classic big Western tailwater. With more than 60 miles of fishable water and reliable flows, it provides consistent action for cutthroats, browns, and rainbows. Long regarded as one of the country's premier drift-boat fisheries, it is a year-round destination with excellent public access and robust fish populations, drawing skilled anglers in search of a gratifying challenge.

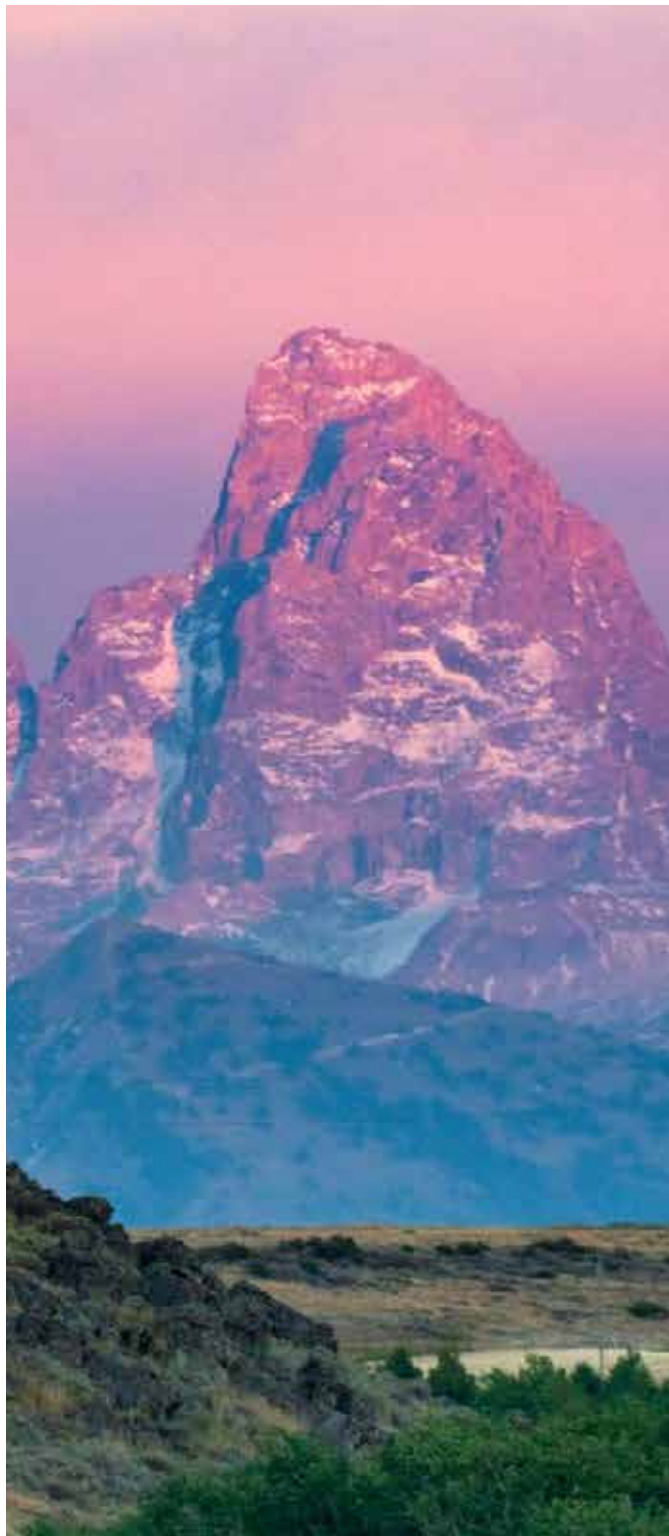
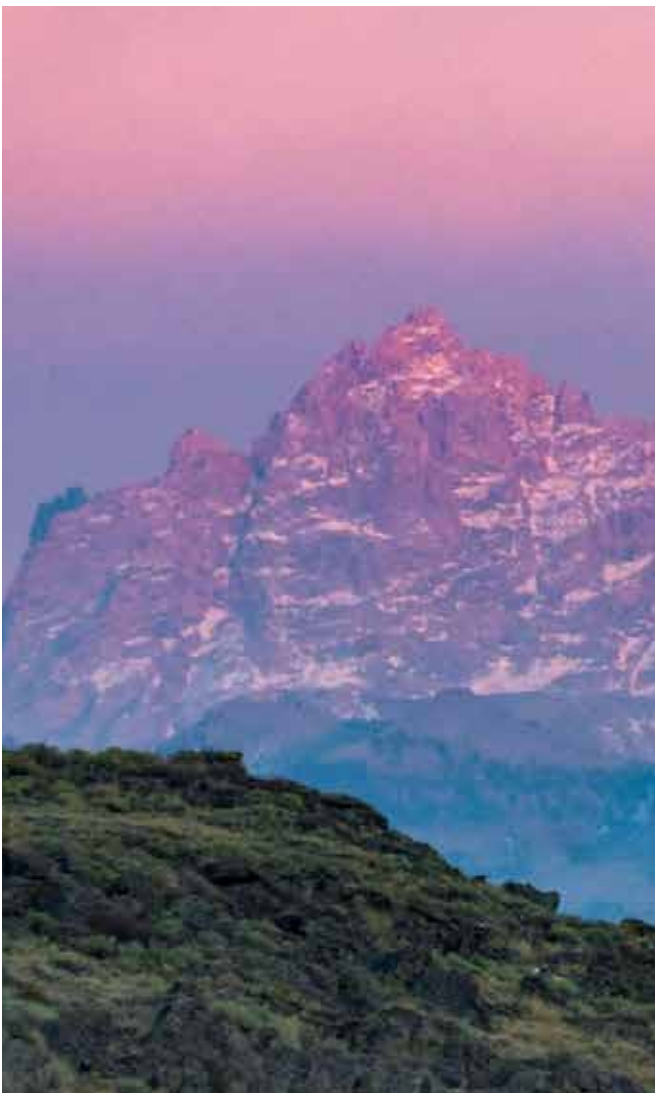
HUNTING AND WILDLIFE

South Leigh Creek Ranch is located in an active wildlife corridor that attracts mule deer, elk, moose, and upland game, providing excellent hunting prospects along with a prime vantage point for observing the migration patterns in the Greater Yellowstone Ecosystem. With direct access to national forest land, property owners can take advantage of hunting opportunities on thousands of acres of nearby public land. This confluence of private and public habitat boosts both recreational and conservation value, making it ideal for Buyers interested in wildlife management, hunting rights, or habitat stewardship. The area's creeks, native vegetation, and tree cover additionally support the wildlife populations and year-round game activity.



CONSERVATION EASEMENTS

South Leigh Creek Ranch's intrinsic ecological value, which includes short visits from both Leigh and Kiln Creek, expansive conifer stands and aspen groves, wildlife habitat, and direct access to national forest land, makes it an exceptional candidate for a future conservation easement. Such an easement could offer significant tax advantages while preserving the land's character and legacy.



LOCATION

Alta, WY, is among the most sought-after small communities in the West, prized for its beauty, quietude, and Wyoming residency benefits. Teton County, WY, offers no state tax, no capital gains tax, and no estate tax, making it a preferred destination for those seeking asset protection and tax efficiency. This location offers rural seclusion without sacrificing access to top-tier services. The property is situated just minutes from Driggs, ID, a charming town with a vibrant community, welcoming atmosphere, rich blend of outdoor activities, and stunning mountain views. The world-renowned resort town of Jackson Hole is approximately an hour and a half away, offering a rich cultural history rooted in the Western lifestyle, Grand Teton and Yellowstone National Park, river adventures, and upscale shopping and dining. Both towns showcase thriving arts scenes, with local galleries, festivals, events and local culture. This convenient access to top-tier services ensures that you can enjoy the comforts of modern life alongside the serenity of rural seclusion.

Despite its peaceful, rural setting, South Leigh Creek Ranch is easily accessible year-round. The Driggs-Reed Memorial Airport (DIJ) is 20 minutes away, offering full FBO services to support private aviation. For commercial flights, Jackson Hole Airport (JAC) and Idaho Falls Regional Airport (IRA), both within a one-and-a-half-hour drive from the property, offer direct service to major U.S. cities.

SUMMARY

South Leigh Creek Ranch is an exceptional 128-acre property in Alta, Wyoming, offering a unique investment opportunity in one of the most sought-after regions of the Rocky Mountains. Nestled in the stunning Teton foothills, the land features approximately 60 acres of fertile, dry-farmed land with rich soil, providing not only agricultural potential but also beneficial tax advantages in tax-friendly Wyoming.

Opportunities to acquire land of this size and caliber in Alta are exceedingly uncommon. The area is known for its tightly held properties, with generational ownership and limited turnover preserving its unmatched character and exclusivity. South Leigh Creek Ranch stands out as one of the few large parcels available in this coveted corner of the West.

South Leigh Creek Ranch combines peace and privacy with easy access to a vibrant community, making it an ideal spot for a family estate, conservation holding, or private retreat. Just minutes from Driggs, Idaho, and an hour and a half from Jackson Hole, residents enjoy the serenity of rural living alongside modern amenities and cultural experiences.

With great long-term investment potential and its location within the Greater Yellowstone Ecosystem, South Leigh Creek Ranch presents a unique opportunity to own a piece of unspoiled land in a stable and thriving market. Whether considered for development, stewardship, or strategic land banking, this property presents versatility in a tightly held market.



SOUTH LEIGH CREEK RANCH

±128
A C R E S

LOCATED IN ALTA, WYOMING

LISTED AT
\$7,950,000

A RANCH OFFERING RICH FOREST AND ROLLING, FERTILE, DRY-FARMED LAND WITH FLEXIBILITY FOR DEVELOPMENT, AGRICULTURAL PRODUCTIVITY, AND CONSERVATION BENEFITS.

HIGHLIGHTS

- 60 tillable acres currently dry-farmed for grain
- 68 acres of forest comprised of mixed conifers and aspen trees
- Three viable building sites for potential future development
- The northern and eastern edges of the property are flanked by national forest

LOCATION

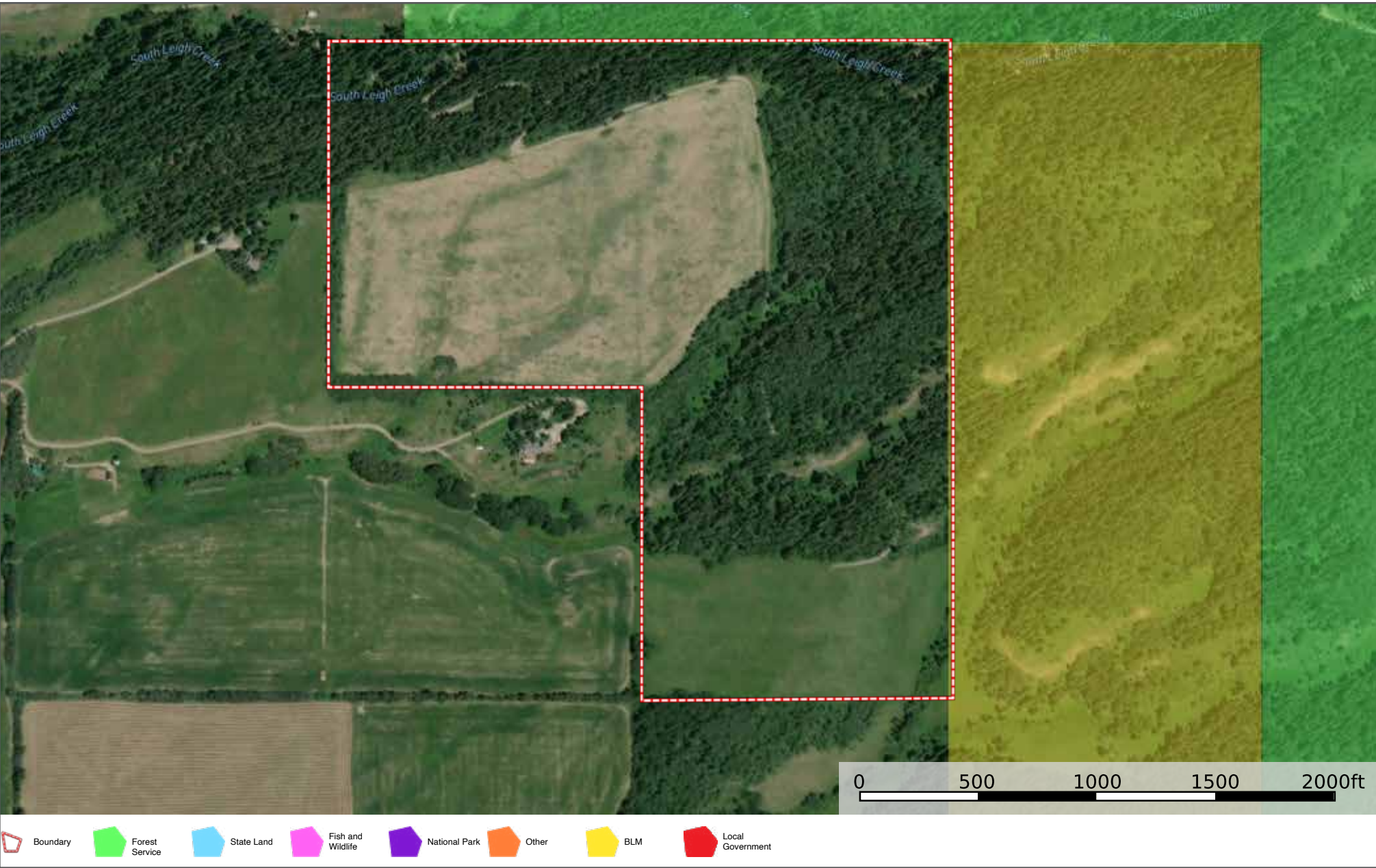
- Rural seclusion in one of the most sought after small towns in the West, yet close to towns, recreation, and major travel routes
- Conveniently located an hour and a half from Jackson Hole and Idaho Falls airports
- Twenty minute drive from the Driggs-Reed Memorial Airport with private air services



South Leigh Creek Ranch - Aerial Map

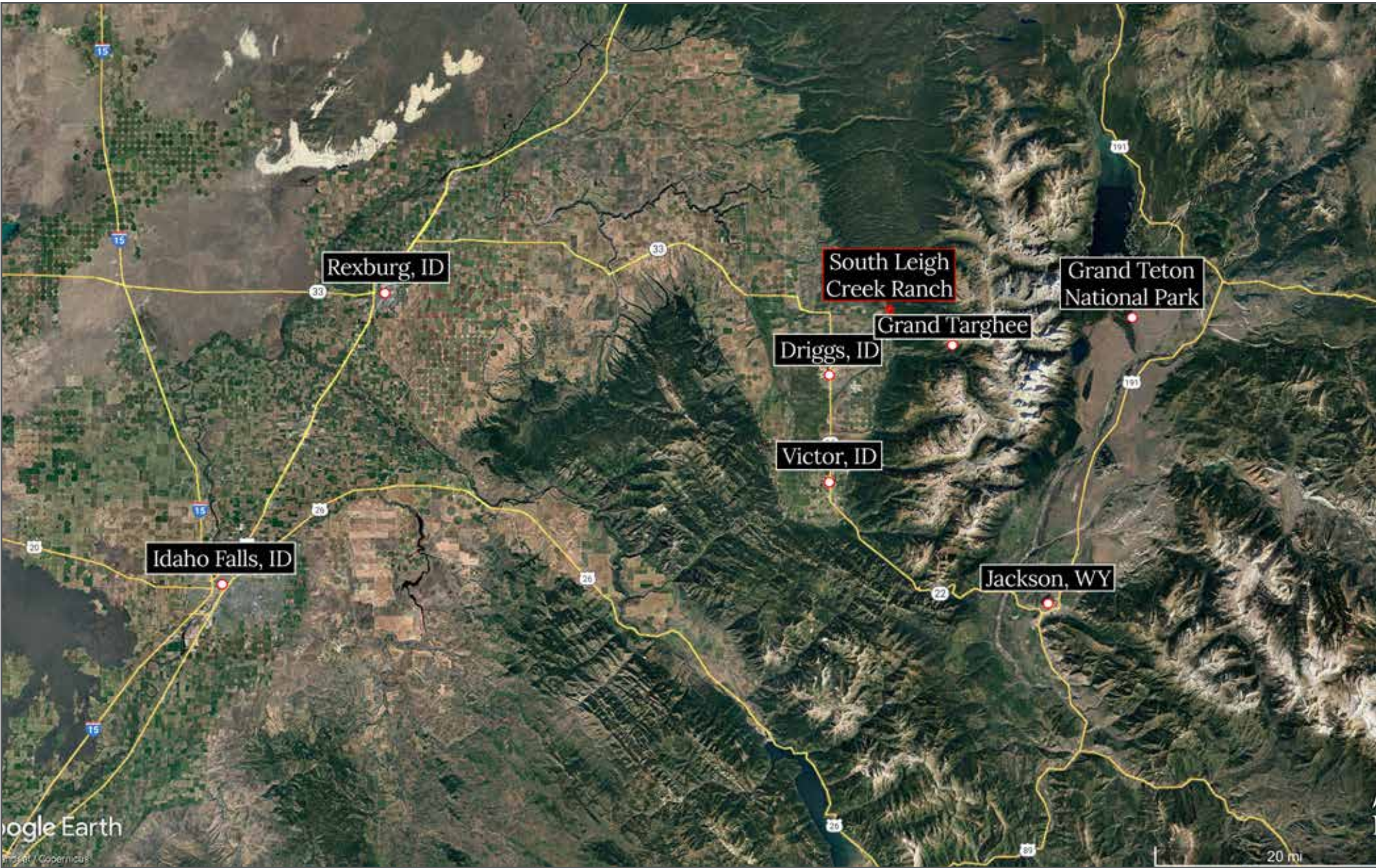
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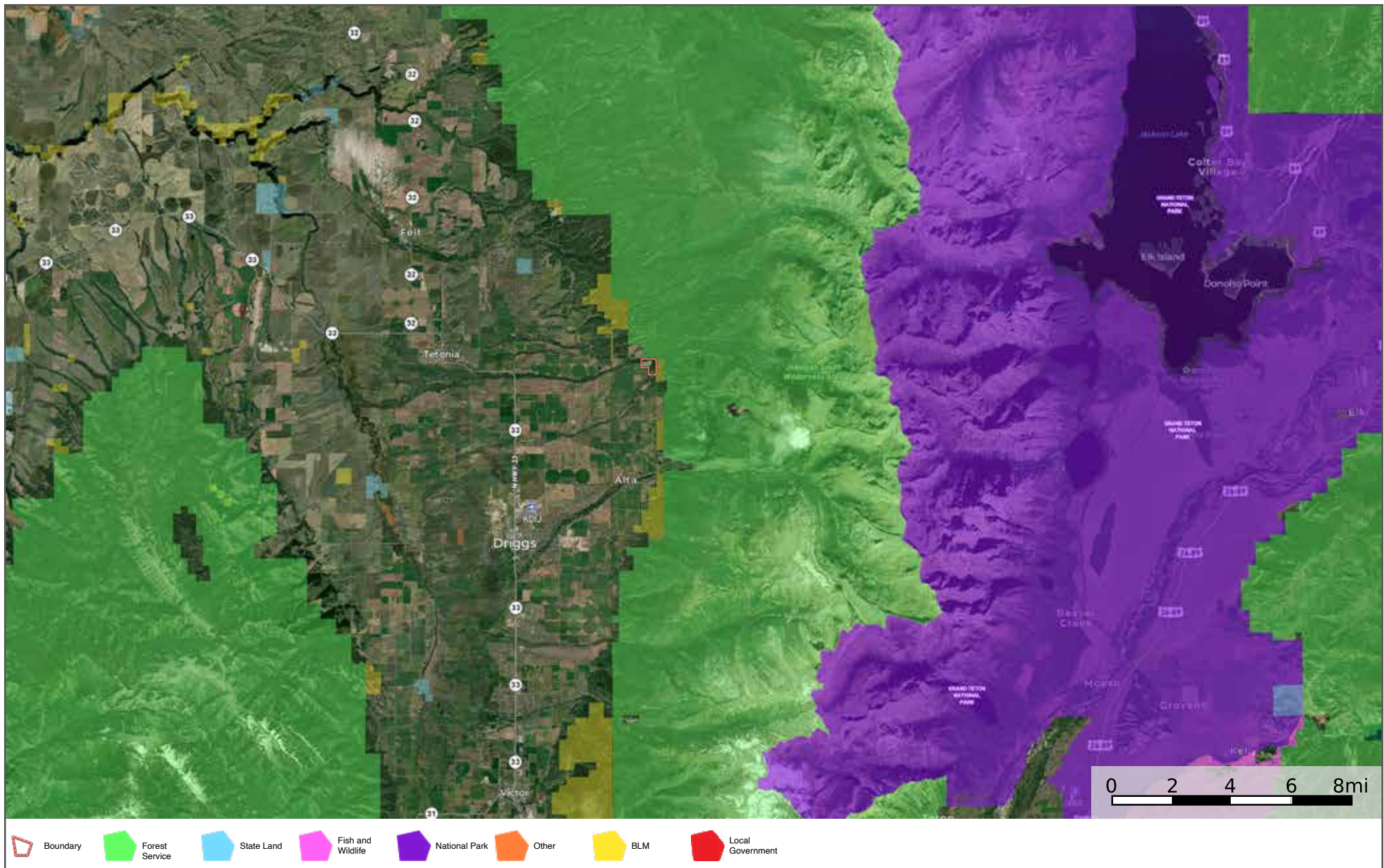
South Leigh Creek Ranch - Aerial Map

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South Leigh Creek Ranch - Location Map

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South Leigh Creek Ranch - National Forest Map

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