



River Pointe Ranch

ASHTON, IDAHO



Hunting | Ranching | Fly Fishing | Conservation



LIVE WATER
PROPERTIES

RIVER POINTE RANCH

Ashton, Idaho

±115 Acres | Listing Price: \$2,600,000

Set along the iconic Henry's Fork of the Snake River, River Pointe Ranch is a ±115 acre retreat in the heart of eastern Idaho's most scenic and ecologically rich corridor. With 2,500 feet of private river frontage and sweeping views of the Teton Range, the Ranch offers an extraordinary combination of live water access, 91 acres of fertile irrigated farmland, and unrivaled proximity to 3,000 acres of conservation protected lands. This is a place where wildlife thrives, the fishing is world-renowned, and the quiet rhythms of farm and field unfold under a vast Western sky. Located minutes from the small town of Ashton and within easy reach of Driggs, Grand Targhee, and Jackson Hole, River Pointe Ranch delivers the seclusion of a true retreat without sacrificing access to world-class amenities. Whether stewarded as a sporting property, working ranch, or conservation investment, this property embodies the sought after combination of legacy, lifestyle, and lasting value.

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ACREAGE

River Pointe Ranch spans approximately 115 acres of varied terrain, including 84 acres of productive farmland and 32 acres of natural vegetation and rocky outcroppings. Elevated benches overlook the river corridor, offering multiple potential homesites with commanding views of the Tetons and the flowing Henry's Fork below. The landscape's natural diversity enhances both its beauty and usability, making it ideal for those seeking a private homestead or recreational retreat.







CONSERVATION EASEMENT POTENTIAL & WATER RIGHTS

Located within a region recognized for its ecological importance, River Pointe Ranch is a prime candidate for a conservation easement. With 3,000 acres of adjacent land already protected under a conservation easement or by the Idaho Department of Fish & Game, a future easement could provide both tax advantages and the satisfaction of stewarding a significant wildlife habitat corridor.

The property conveys with approximately 5.48 cfs of water rights, and an existing irrigation well provides dependable water access for agricultural or habitat uses. Full documentation is available upon request.







LIVE WATER & RECREATION

The River Pointe Ranch sits on the lower portion of the two tailwater sections of the river below the Ashton Dam with 2,500 ft of year-round direct access. Legendary angler Mike Lawson has referred to this stretch as “the most productive section of the Henry’s Fork.” Casting small dry flies to pods of 18-20 inch rainbows is not uncommon on this stretch of river. This particular section of river is open year-round for fishing, giving the angler the chance to dust off the gear and catch some fish on a mild winter day when the rest of the river is closed to fishing. The Henry’s Fork can have good hatches of midges on a calm winter day, and the blue-winged olive hatches typically start in March.

Beyond angling, the Ranch’s setting invites exploration. Caribou-Targhee National Forest and Grand Teton National Park are easily accessed from this location, and the recreational opportunities are abundant: hunting, fishing, camping, biking, cross country skiing, snowmobiling, hiking and wildlife viewing are a few ways to enjoy the seasons. The southwestern backcountry entrance to the world-famous Yellowstone National Park is accessed southeast of Ashton. An abundance of recreational activities, both summer and winter, are available at Grand Targhee Ski and Summer Resort and throughout Teton Valley, which is a breathtaking 44-mile drive along the Teton Scenic Byway. Continuing southeast another 30 miles will land one in the heart of iconic Jackson Hole, where the recreational opportunities are endless.

BIG HOLE MOUNTAINS



SAINT ANTHONY



HENRY'S FORK



2500' RIVER FRONTAGE

CONSERVATION
EASEMENT

ACCESS
ROAD

CONSERVATION
EASEMENT

CONSERVATION
EASEMENT



LOCATION

Located in one of the West's most sought after areas, River Pointe Ranch is approximately seven miles from downtown Ashton, Idaho in Fremont County. Ashton is a quaint town with local restaurants, shops and services along with numerous year-round fishing and recreational opportunities. Sitting on 115 acres of varying topography, River Pointe Ranch offers both world class riverfront access and elevated views of the Teton Range. This property offers privacy and seclusion with easy access to a wide array of amenities and conveniences. Teton Valley is 44 miles southeast of the River Pointe Ranch and the county seat of Driggs, which offers a host of restaurants, grocery stores, shopping, recreation and private air service. The Driggs Reed Memorial Airport offers a 7,300 ft runway, which accommodates large private jets. The Grand Targhee Ski & Summer Resort is an excellent escape for hiking, mountain biking and skiing. Rexburg, Idaho, is 30 minutes south of the property and offers a wide array of shopping and dining options. An hour south of the ranch, is Idaho Falls, offering additional shopping and dining options, commercial flights, and the convenience of a small city.

- 7 miles outside of Ashton, Idaho
- 1 hour and 10 minutes to Grand Targhee Resort (54 miles)
- 53 minutes to Driggs, Idaho (44 miles)
- 56 minutes to Idaho Falls, Idaho (52 miles)
- 1 hour and 42 minutes to Jackson Hole, Wyoming (77 miles)

SUMMARY

River Pointe Ranch is a one-of-a-kind opportunity to own a legacy property along the famed Henry's Fork—offering world-class trout fishing, sweeping views of the Teton Range, and unmatched conservation value. With fertile farmland, ample water rights, and direct access to one of the West's most productive tailwaters, the Ranch presents both immediate enjoyment and long-term investment potential. Whether envisioned as a private sporting retreat, a conservation-minded holding, or the foundation for a multi-generational estate, River Pointe Ranch stands out as a premier offering in the heart of the Greater Yellowstone Ecosystem.





RIVER POINTE RANCH

±115
A C R E S

LOCATED IN ASHTON, IDAHO

LISTED AT
\$2.6M

80+ ACRES OF FARM LAND, NUMEROUS QUALITY HOMESITE LOCATIONS, AND 2,500 FT
OF BEAUTIFUL HENRY'S FORK RIVER FRONTAGE

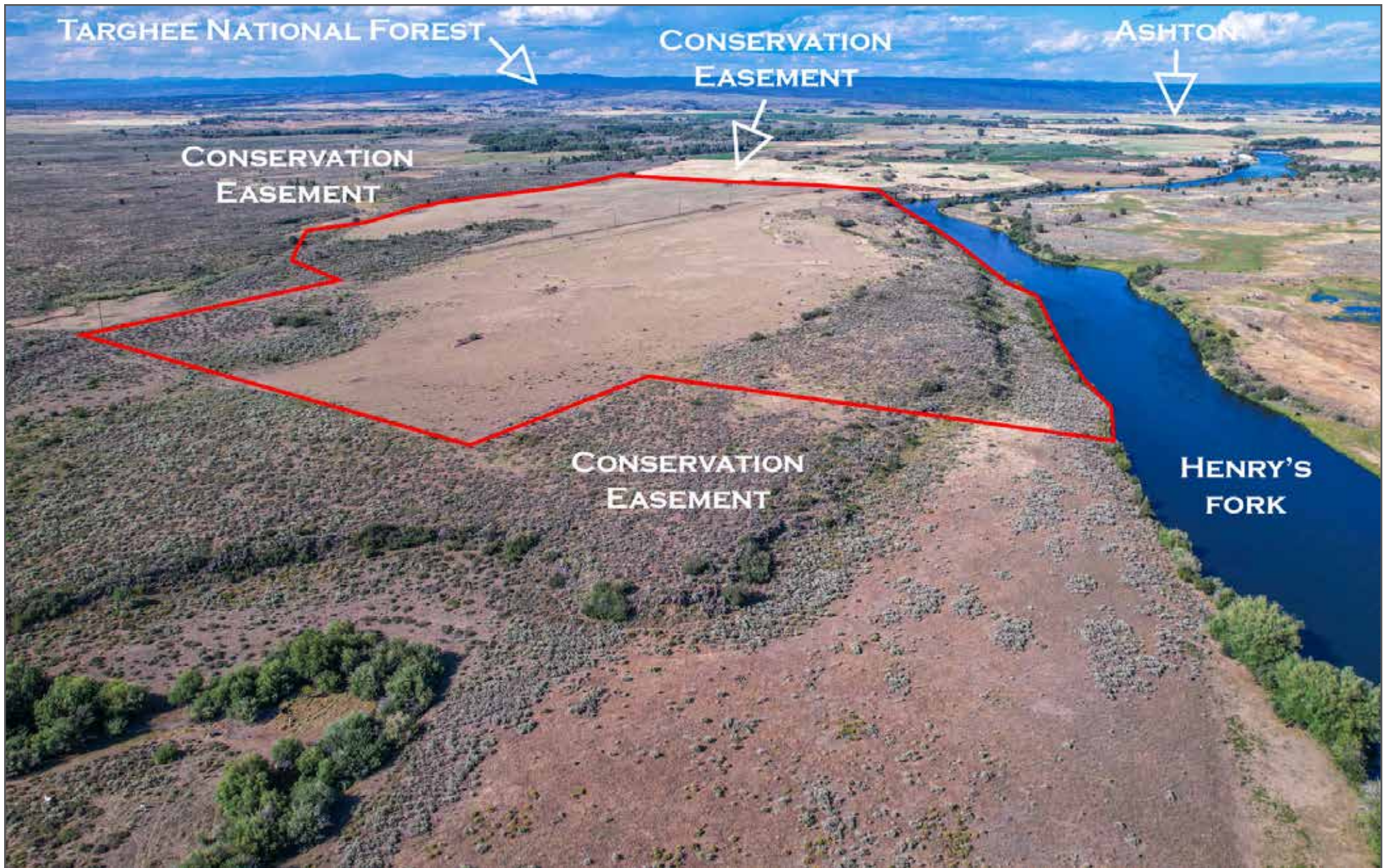
HIGHLIGHTS

- Access road
- Perimeter fencing
- 2,500 ft of year-round direct access to the two tailwater sections of the Henry's Fork river below the Ashton Dam

LOCATION

- 52 miles from full services available in Idaho Falls
- 77 miles from Jackson Hole, Wyoming
- Easy access to Targhee Resort and Driggs Airport





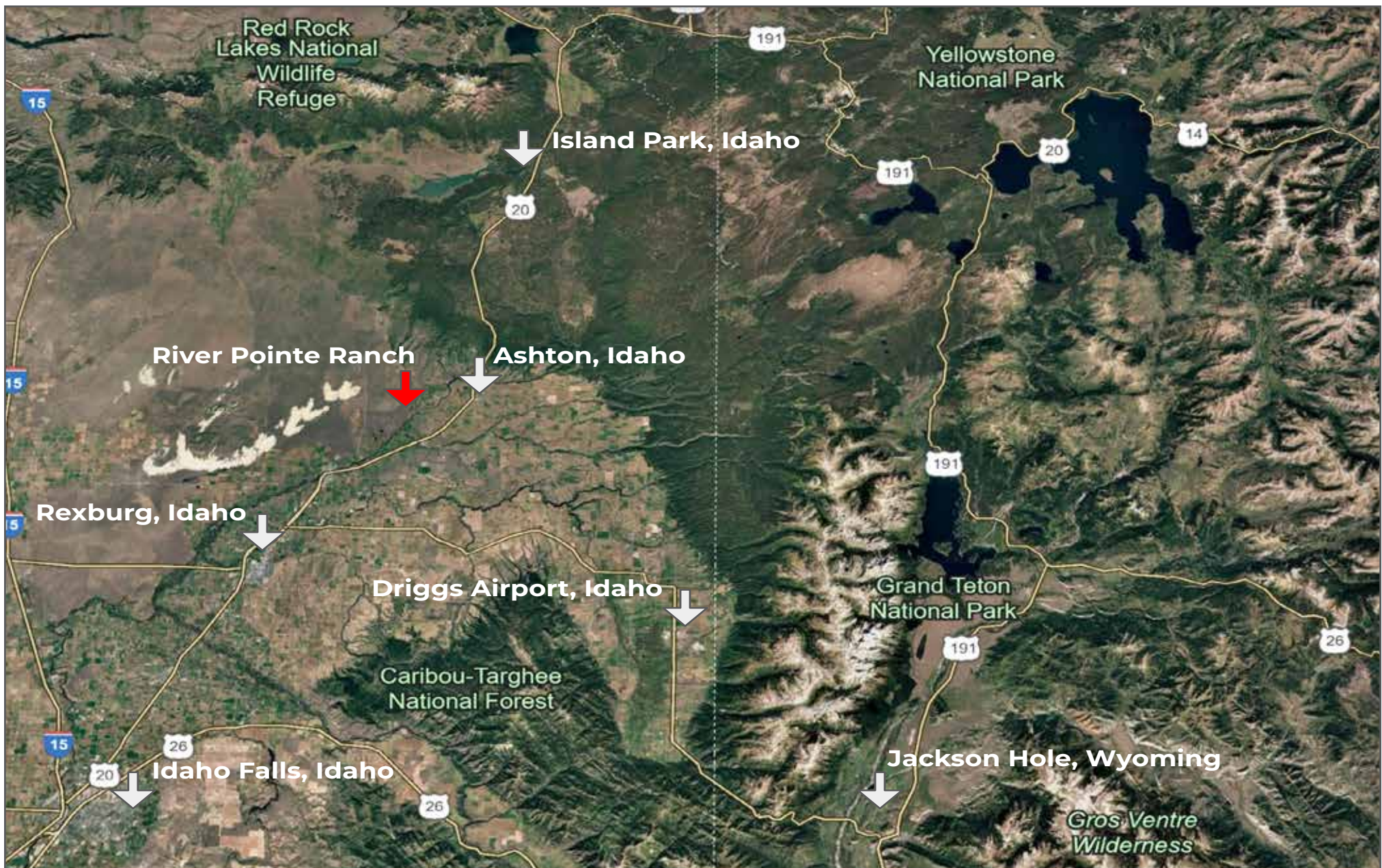
River Pointe Ranch - Regional Reference Image

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



River Pointe Ranch - Aerial Map

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



River Pointe Ranch - Location Map

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