

# *C & B Reece Ranch*

TETONIA, IDAHO



FLY FISHING | HUNTING | RANCHING | CONSERVATION

# C & B Reece Ranch

TETONIA, IDAHO

## Introduction:

The C & B Reece Ranch is comprised of approximately 635 acres. Farmers covet the ranch's location for the rich soil. The setting and topography include rolling farmland, ridges, aspen groves, riparian corridors and pristine views of the Teton Range and Yellowstone National Park. Bull Elk Creek flows year round through the property, providing water for stock and wildlife including Rocky Mountain elk, mule deer and Shiras moose. The land has been farmed for 50 years, and has included 372.02 acres in a USDA program that promotes wildlife habitat for sharp-tailed grouse. The owner in return receives an annual income for participating in the program. This preservation increases the ranch's excellent wildlife component including big game populations that use the ranch as a refuge. The remaining acreage is planted with a mix of foxtail barley, winter wheat as well as hay. This balanced operation provides excellent crop yields resulting in above-average farm income. For the hunter, wingshooting opportunities are available for sharp-tailed grouse and Hungarian partridge. An incoming landowner will profit from the spectacular mountain views and sporting lifestyle of the C & B Reece Ranch.



**Matt MacMillan, Associate Broker**  
**Tate Jarry, Associate Broker**  
**Toll Free: 866.734.6100**



## Location:

C & B Reece Ranch is located in Teton County, Idaho, on the western side of the famous Teton Mountain Range. This area is referred to as Teton Valley and is comprised of three small mountain towns, Driggs, Teton and Victor. The C & B Reece Ranch is located in Teton north of Driggs, which is the county seat and largest of the three towns. Driggs offers many services including restaurants, grocery store, shopping, golf, private air service and access to downhill skiing at Grand Targhee Ski and Summer Resort. Jackson Hole lies 35 minutes to the east and provides commercial air service, year round recreation and countless cultural amenities. Idaho Falls, the closest large city, is an hour from the ranch and hosts all metropolitan conveniences.

## Acreage:

C & B Reece Ranch is comprised of 635 deeded acres of fertile soil with approximately 157.8 acres in active dry farmland. On March 1, 2010, the Reece family entered 372.02 acres of productive agricultural ground into a 10-year continuous Conservation Reserve Program (CRP) entitled, State Acres for Wildlife Enhancement (SAFE). This program is designed to fine tune conservation practices to “improve, connect or create higher-quality habitat to promote healthier ecosystems in areas identified as essential to effective management of high priority species.” In the case of the C & B Reece Ranch, the species of highest priority is the sharp-tailed grouse. This voluntary program offers rental payments of approximately \$16,600 annually as well as cost-share assistance for establishing this habitat through specific plantings during the first year.

Bull Elk Creek meanders through the property for approximately one mile offering excellent habitat to elk, mule deer and moose who happily reside on the property. The ranch is defined by rolling agricultural fields with dramatic Teton Range views stretching along the southeastern horizon.



## Conservation Easement:

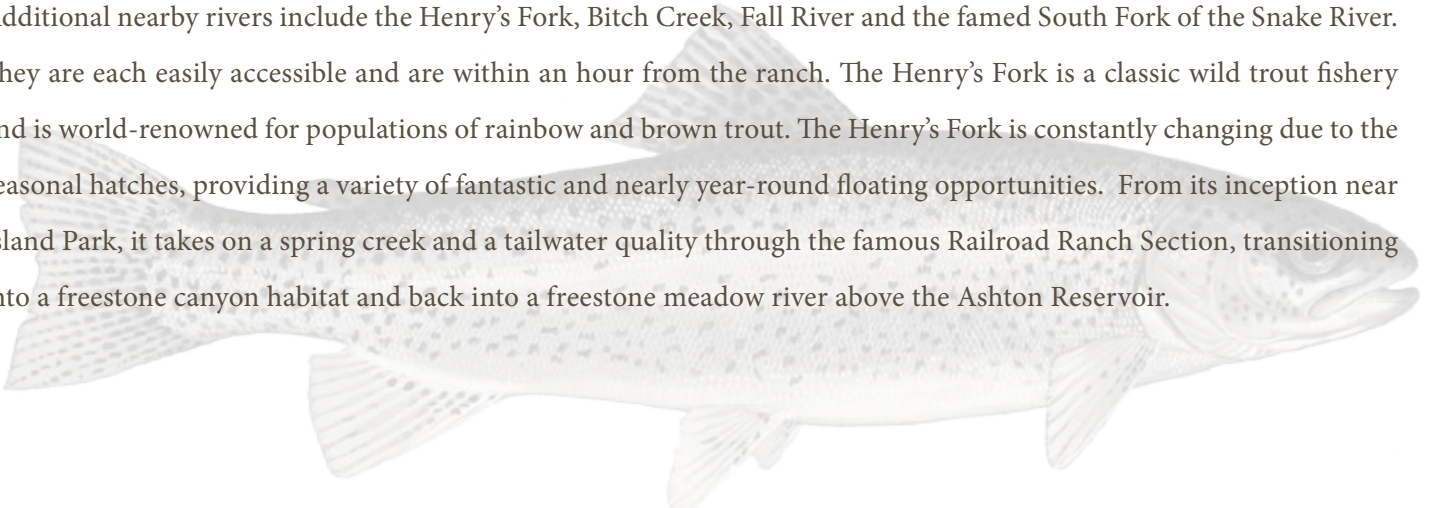
C & B Reece Ranch could provide substantial tax benefits to an incoming owner who places a conservation easement on the property. This is due to the eco-sensitive nature of the ranch with its abundant wildlife habitat, major elk and Mule deer migratory corridors and stunning Teton vistas. The Teton Valley Regional Land Trust can be consulted regarding the value of such an easement on the ranch and would be the likely stewardship organization of this unique property.



## Nearby Live Water:

The Teton River runs through Teton Valley and lies within close proximity to the C & B Reece Ranch. Trophy cutthroat and rainbow trout as well as an occasional brook trout inhabit this famous fishery. With rolling meadows that rise up to meet majestic mountain vistas in all directions, understandably the Teton River is referred to as “the most scenic trout stream in North America.” The Teton River is graced with an abundance of mayfly, stonefly, caddis and midge hatches while terrestrial patterns also work well in the late summer months. Local outfitters often report catching cutthroat trout as large as 23 inches in size and rainbow trout exceeding 24 inches in the *Idaho Fly Fishing Guide*.

Additional nearby rivers include the Henry’s Fork, Bitch Creek, Fall River and the famed South Fork of the Snake River. They are each easily accessible and are within an hour from the ranch. The Henry’s Fork is a classic wild trout fishery and is world-renowned for populations of rainbow and brown trout. The Henry’s Fork is constantly changing due to the seasonal hatches, providing a variety of fantastic and nearly year-round floating opportunities. From its inception near Island Park, it takes on a spring creek and a tailwater quality through the famous Railroad Ranch Section, transitioning into a freestone canyon habitat and back into a freestone meadow river above the Ashton Reservoir.





## **Wildlife:**

In addition to wild trout populations in the area, birds on the ranch are prevalent with populations of bald eagles, golden eagles, ruffed grouse, Hungarian partridge and of course sharp-tailed grouse. In cooperation with the local Farm Service Agency in Driggs, the current landowner's newly established CRP contract will protect and enhance the critical habitat for not only the sharp-tailed grouse, but also for other wildlife that frequent the area. The Bull Elk Creek drainage offers critical habitat and refuge for migratory animals such as elk, mule deer and moose during their travels to and from summering grounds in the nearby Caribou-Targhee National Forest and wintering range in the valley floor below.

## **Recreational Opportunities:**

C & B Reece Ranch offers outdoor enthusiasts numerous recreational opportunities on the ranch while nearby fishing on public waters and ease of access to the National Forest offers additional activities such as hunting and hiking only minutes away. The southwest entrance to Yellowstone National Park is 30 minutes from the ranch and is an area that is seldom explored by the many visitors that frequent the park during the summer months.

## Summary

C & B Reece Ranch is a unique opportunity for an incoming owner to carry on the legacy that was created in this area of the valley. With abundant land and proximity to some of the best “blue ribbon” fishing the Greater Yellowstone Ecosystem provides, this rich Idaho ranch offers substantial sporting opportunities.

**PRICE Reduced: \$2,350,000**

**TAXES: \$1,274 in 2017**



### CONTACT:

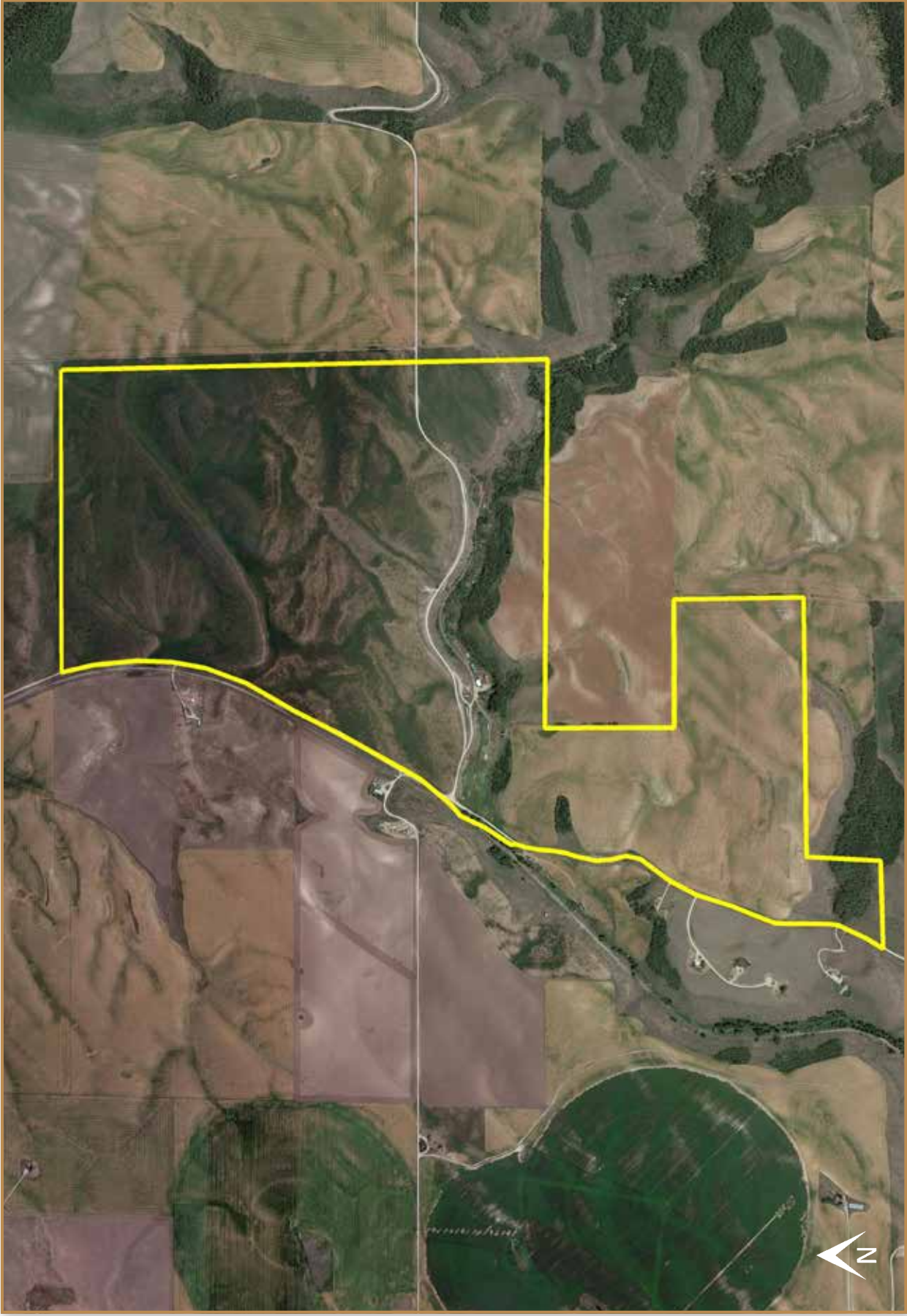
**Matt MacMillan, Associate Broker**

**Tate Jarry, Associate Broker**

**Toll Free: 866.734.6100**

### Notes:

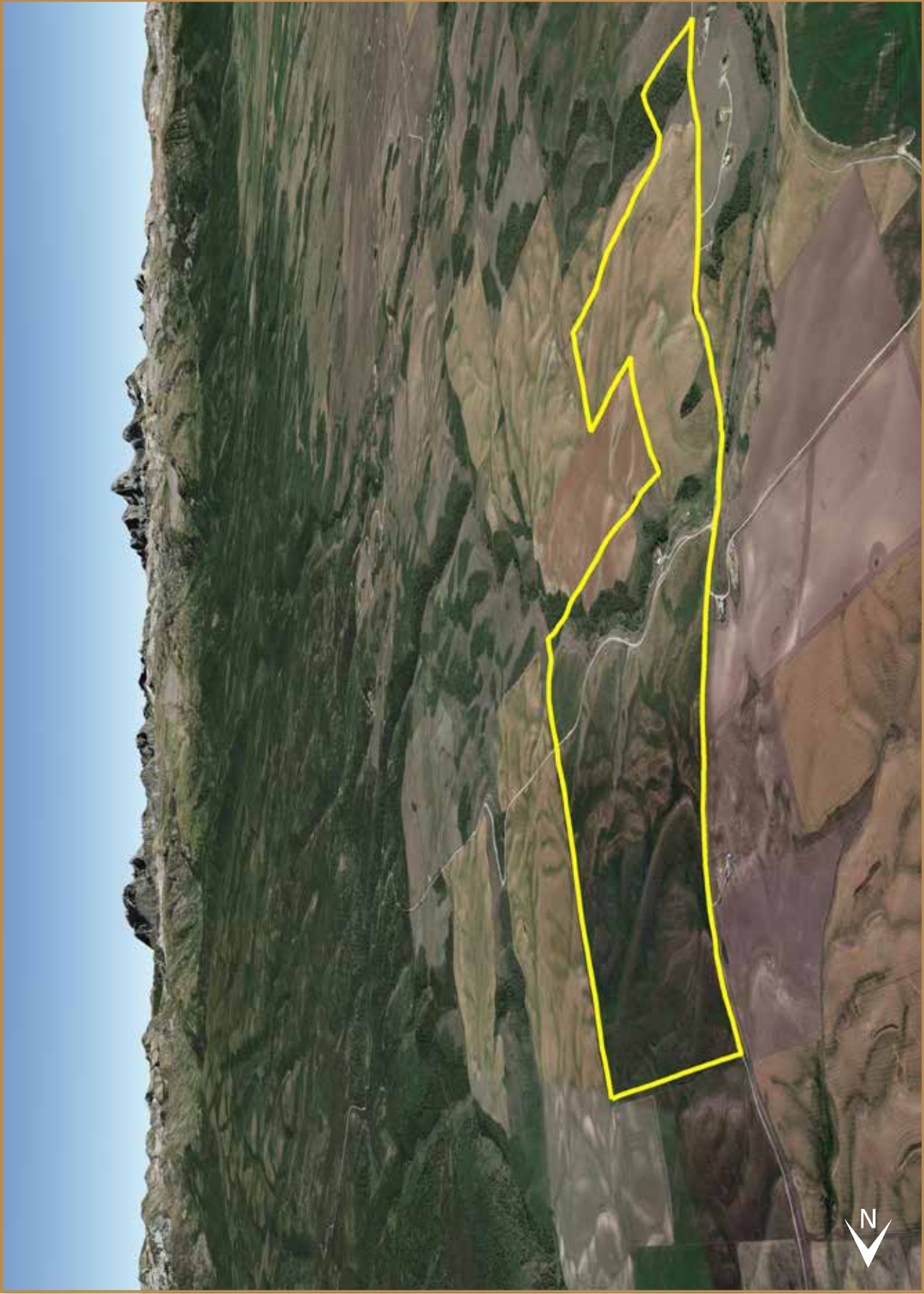
- 1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.
- 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.
- 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



*C & B Reece Ranch Aerial Map*

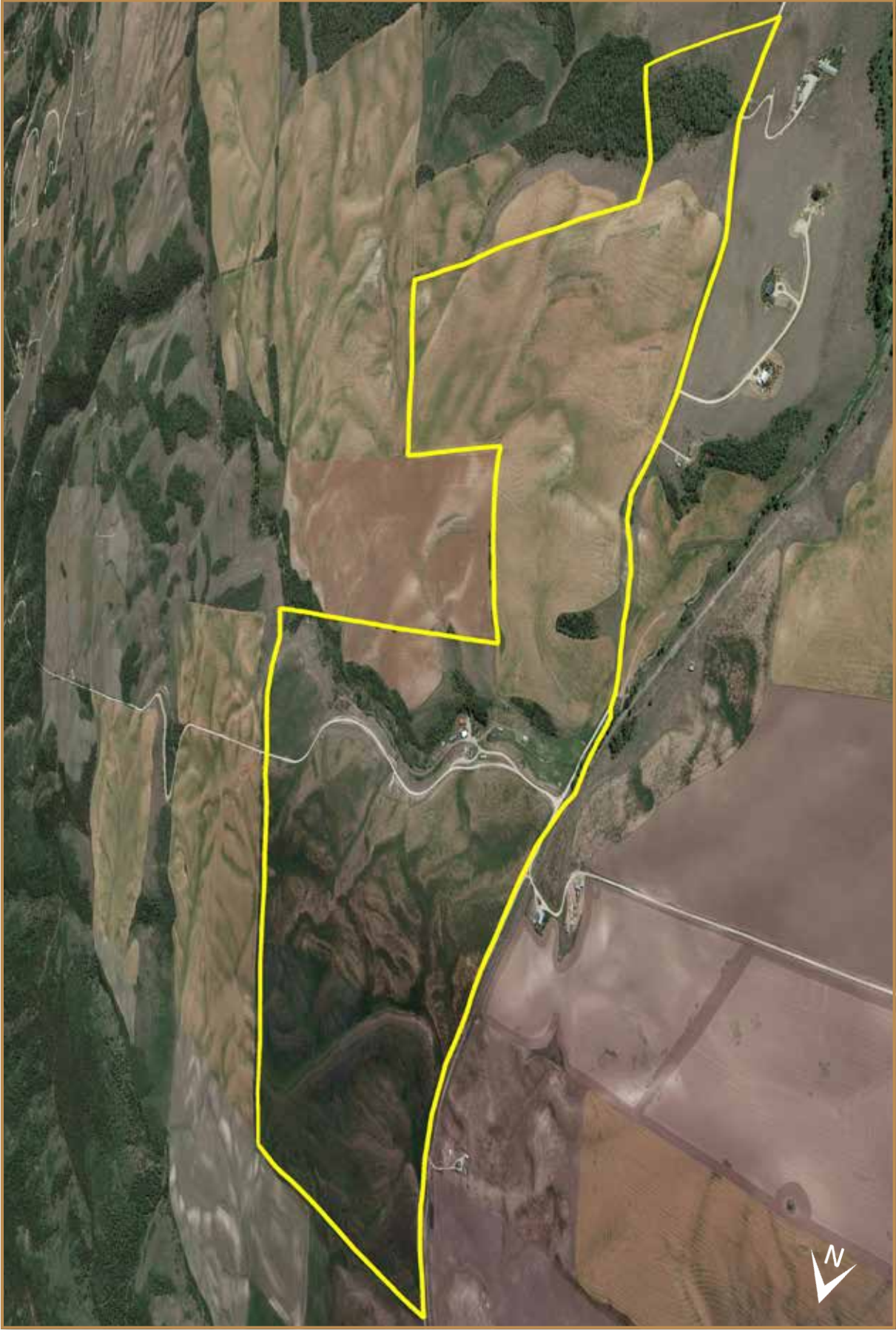
Maps are for visual aid only ~ accuracy is not guaranteed.





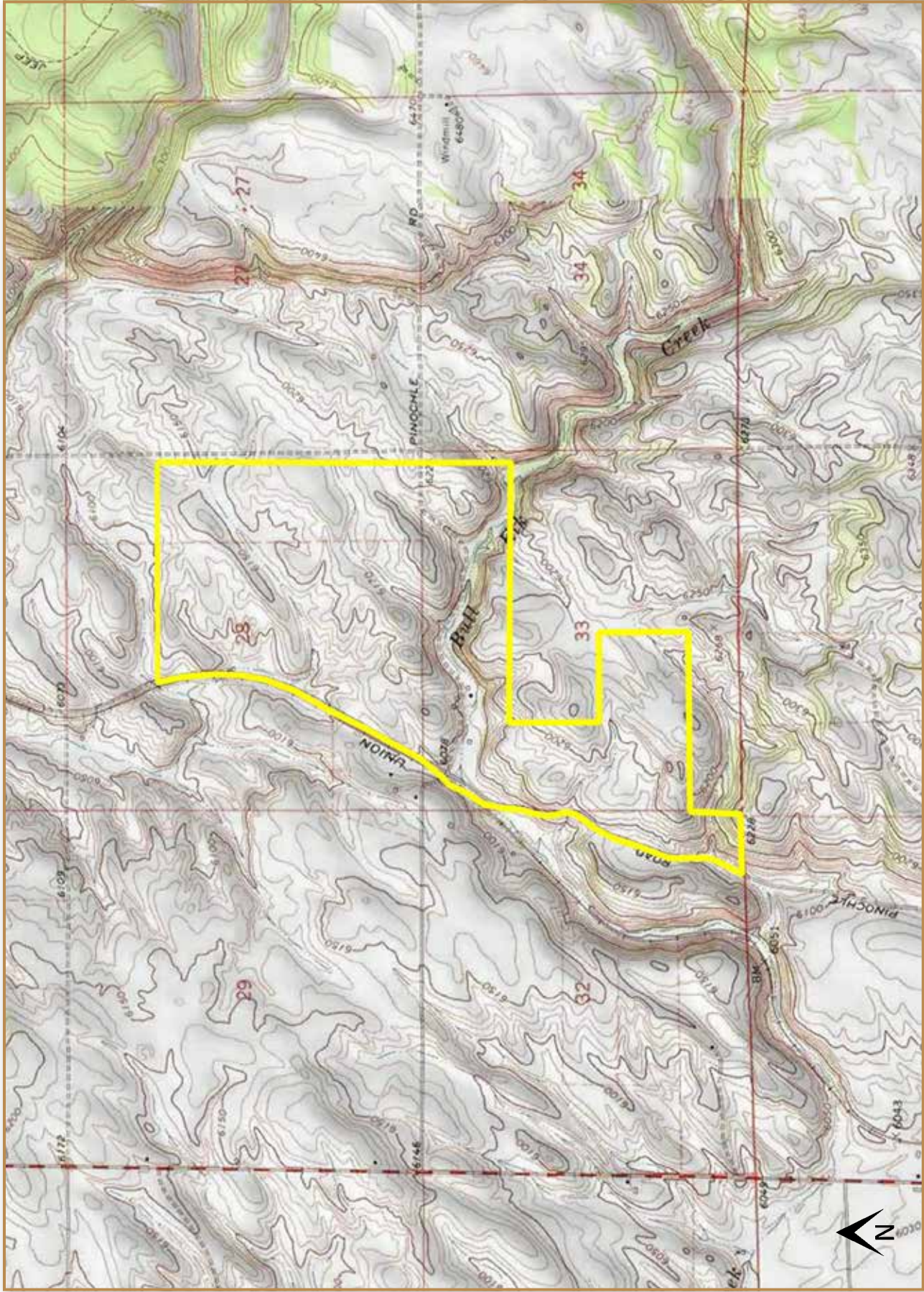
*C & B Reece Ranch & Terrain Map*

Maps are for visual aid only ~ accuracy is not guaranteed.



*C & B Reece Ranch e-Terrain Map*

Maps are for visual aid only ~ accuracy is not guaranteed.



*D & B Reece Ranch's Topographical Map*

Maps are for visual aid only ~ accuracy is not guaranteed.



# *C & B Reece Ranch Location Map*

Maps are for visual aid only ~ accuracy is not guaranteed.