



LIVE WATER
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

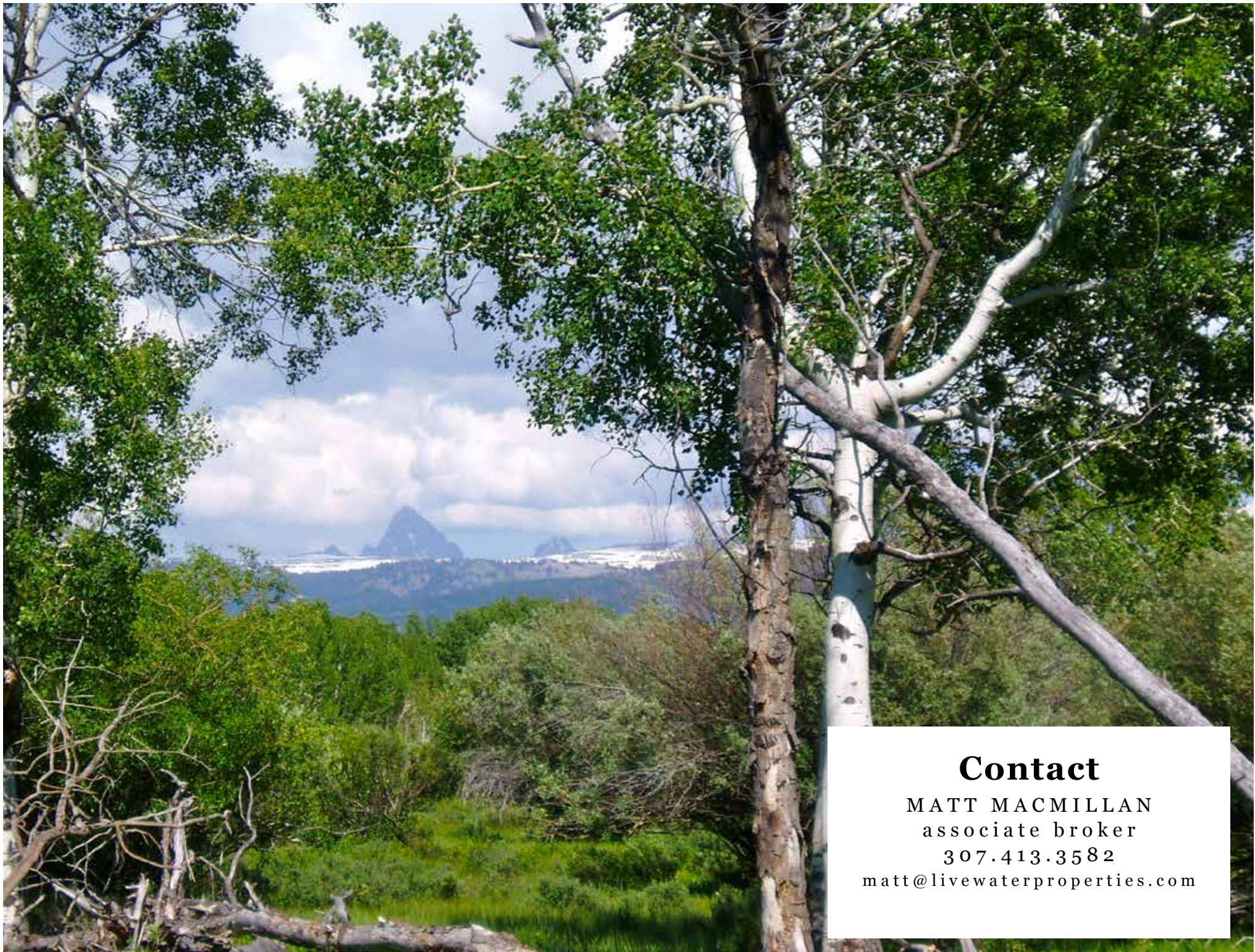
Double D Ranch

TETON VALLEY, IDAHO



Introduction

The Double D Ranch is a beautiful 162-acre property ideally located between Victor and Driggs, in the magnificent Teton Valley of Idaho. With diverse land characteristics featuring open meadows, dense aspen groves and two streams flowing through the ranch, it offers seclusion with convenient proximity to the recreational and cultural activities of Teton Valley and Jackson Hole. This stunning Teton Valley ranch is surrounded by hundreds of acres of conservation easement property, protected from development and is a prime candidate for a conservation easement having been identified as a “high priority” parcel by the Teton Regional Land Trust.



Contact

MATT MACMILLAN
associate broker

307.413.3582

matt@livewaterproperties.com



Location

THE DOUBLE D RANCH IS LOCATED SOUTHWEST OF DRIGGS, THE COUNTY SEAT AND LARGEST OF THE THREE TOWNS.

The Double D Ranch is located in Teton County, Idaho, on the western slope of the famous Teton Mountain Range. The area referred to as Teton Valley is comprised of the small mountain towns of Victor, Driggs and Teton. Driggs offers a wide array of first-class services including restaurants, grocery stores, shopping, golf, private air service and access to the world-class skiing at Grand Targhee Ski and Summer Resort. The resort town of Jackson Hole lies 35 miles to the east and offers commercial air service and endless all-season recreation and cultural amenities. Idaho Falls, the closest municipality, is 70 miles from the ranch and hosts all major conveniences including commercial air services. Double D Ranch is located at an elevation of 6,000 ft.

Acreage

The Double D Ranch offers 162 diverse acres. Bordered on both the north and the east by properties under conservation easement, the Double D Ranch is a private sanctuary with protected views and is rich in wildlife resources. The entire property is fenced allowing secure pasture and grazing land for horses or cattle. Darby Creek makes up the southern boundary of the property and is a rich riparian area that acts as a natural migration corridor for big game, particularly whitetail deer and moose, as they transition between the summer and winter range. Running north from Darby Creek, there is a historic barn, corrals and storage shed conveniently located adjacent to the county road. The southern section of the ranch is comprised of irrigated meadows with fantastic 360-degree views. These views include the Teton Range to the east, the Big Hole Range to the west, and Mount Taylor views in the southern sky. Along the northern boundary is Dick Creek, the second live stream on the ranch. Dick Creek is a spring-fed stream that originates to the east and provides irrigation water as well as the opportunity for pond or wildlife enhancement projects. Surrounding Dick Creek are beautiful groves of mature aspen trees and upland areas that offer several natural private homesite or cabin locations. Aspen groves provide both cover and forage for big game animals, songbirds and raptors. All of these animals are routinely seen onsite.



Recreation

Driggs and the surrounding towns offer ample recreational activities for the outdoor enthusiast. Throughout the surrounding area, mountain biking and hiking trails are publicly accessed in the Big Hole Mountains on the west side and in the Teton Mountains on the east side of the valley. Trails are maintained by the US Forest Service and volunteers organized by Teton Valley Trails and Pathways and Teton Mountain Bike Alliance. During the winter months, Teton Valley Trails and Pathways maintain four Nordic ski courses, in addition to others found within the valley. Twelve miles to the east is Grand Targhee Ski and Summer Resort, which receives over 500 inches of light powder annually. Boasting terrific terrain and short lift lines, this is a downhill skier's paradise. Grand Targhee is home to several outdoor music festivals each summer and provides year-round live music and dining options on the mountain.

There are several golf courses throughout the valley, both private and public, allowing golfers the chance to hit the links. Hiking and camping options are endless in the national forests and surrounding public lands. Trails are maintained throughout the valley and offer a spectacular way to get out and enjoy wildflower fields and wildlife viewing.

A short drive away is the resort community of Jackson Hole that offers its own terrific shopping, fine dining, cultural activities and commercial airline access year-round. Grand Teton and Yellowstone National Parks sit to the north, providing ample wildlife viewing and photography, iconic scenery, hiking, biking and camping.



Hunting & Wildlife

An extension of the Greater Yellowstone Ecosystem and benefitting from the nearby Targhee National Forest, the area offers a diverse population of wildlife. The big game species include elk, moose, mule and whitetail deer in addition to black bear, wolf, mountain lion, bobcat and fox. Birds in the area include a healthy population of sharp-tailed grouse, ruffed grouse, Hungarian partridge as well as bald and golden eagles, osprey and other raptors and waterfowl species.

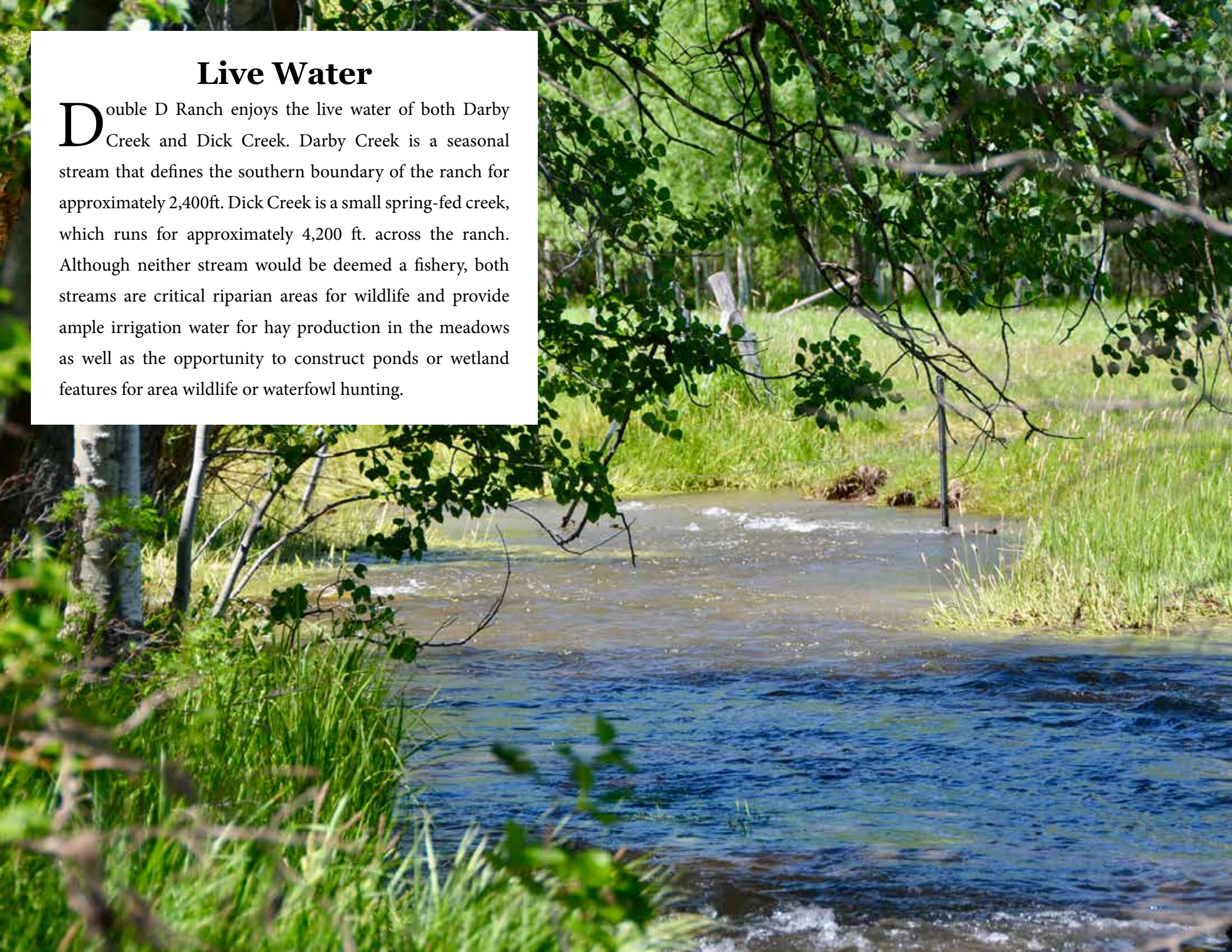
The property itself draws copious wildlife with its fertile meadows, abundant tree cover, and its rich riparian corridors. From the cries of the red-tailed hawk overhead to the lazy amble of the moose or the sandhill cranes strutting through the meadows with natural splendor, Double D Ranch has rich wildlife resources, which could be enhanced with additional management. Regularly observed on the ranch are whitetail deer, moose, fox, sandhill cranes, Canada geese, and various ducks, raptors and songbirds.

Double D Ranch benefits from its location along Darby Creek and Dick Creek as well as being adjacent to ranches that are protected by a conservation easement. A natural travel corridor and rutting area, the ranch is home to Teton Valley's ever-increasing whitetail deer population. The habitat on these 162 acres is ideal for large whitetail deer with plenty of cover, bedding areas and feed. The property is located in Deer hunt Area 65, which is a general deer unit with over-the-counter tags available. Based on hunter demand and tag allocation, it is generally possible to purchase a second deer tag as well, so harvesting two bucks is possible. The rifle season runs from October and the archery season runs from November 1 - December 19. The archery season in Hunt Unit 65 has historically produced quality animals with 120-135 Pope & Young (P&Y) bucks being an average deer. In previous years, whitetails scoring as high as 170 P&Y have been harvested in this unit. Habitat enhancement projects and coordination with surrounding landowners would only improve what is already an excellent hunting property.



Live Water

Double D Ranch enjoys the live water of both Darby Creek and Dick Creek. Darby Creek is a seasonal stream that defines the southern boundary of the ranch for approximately 2,400ft. Dick Creek is a small spring-fed creek, which runs for approximately 4,200 ft. across the ranch. Although neither stream would be deemed a fishery, both streams are critical riparian areas for wildlife and provide ample irrigation water for hay production in the meadows as well as the opportunity to construct ponds or wetland features for area wildlife or waterfowl hunting.



Nearby Live Water

The Teton River is one of the most scenic trout streams in North America with the majestic Teton Mountains along the eastern horizon and Big Hole Mountains to the west. The Teton River originates on the west slope of the Teton Mountains and flows westerly to its confluence with the North Fork of the Snake River. Trophy-sized Yellowstone cutthroat and rainbow trout lurk in the meandering meadow stream of the upper sections of the river as it runs through the Teton Basin just west of the Double D Ranch. Often times, the Teton River is the only river in the area where fish are rising and consistently feeding throughout the day.

Aside from the coveted water of the Teton River, there are ample opportunities for world-class fishing. The Henry's Fork, the Fall River and the famed South Fork of the Snake River are all within an hour of the Double D Ranch. The Henry's Fork River is a classic wild trout fishery, world-renowned for its rainbow and brown trout. This fishery is consistently changing due to seasonal hatches, providing a variety of fantastic and nearly year-round floating and wading opportunities. From its inception near Island Park, the river takes on a spring creek and tailwater quality through the famous Railroad Ranch section, transitioning into freestone canyon habitat and back into a freestone meadow river above the Ashton Reservoir.

The South Fork of the Snake River is a tailwater fishery that flows out of Palisades Dam on the border of Wyoming and Idaho. The South Fork is an angler's dream with varied hatches and a healthy population of brown, rainbow, native Yellowstone cutthroat and Snake River fine-spotted cutthroat trout. The South Fork flows for 60 miles through high mountain valleys, rugged canyons and broad flood plains to its confluence with the Henry's Fork making it as picturesque as it is a famed fishery.



Summary

- Year-round access
- 35 miles to Jackson Hole
- 162 diverse acres
- Darby Creek and Dick Creek onsite
- Healthy stands of mature aspen trees
- Stunning Teton views
- Irrigated meadows with grazing income
- Several excellent homesites
- Tremendous seclusion only four miles south of Driggs, Idaho

LISTING PRICE: \$3,950,000

Taxes: \$1,928 in 2020

CONTACT

For more information please contact

Matt MacMillan

307.413.3582

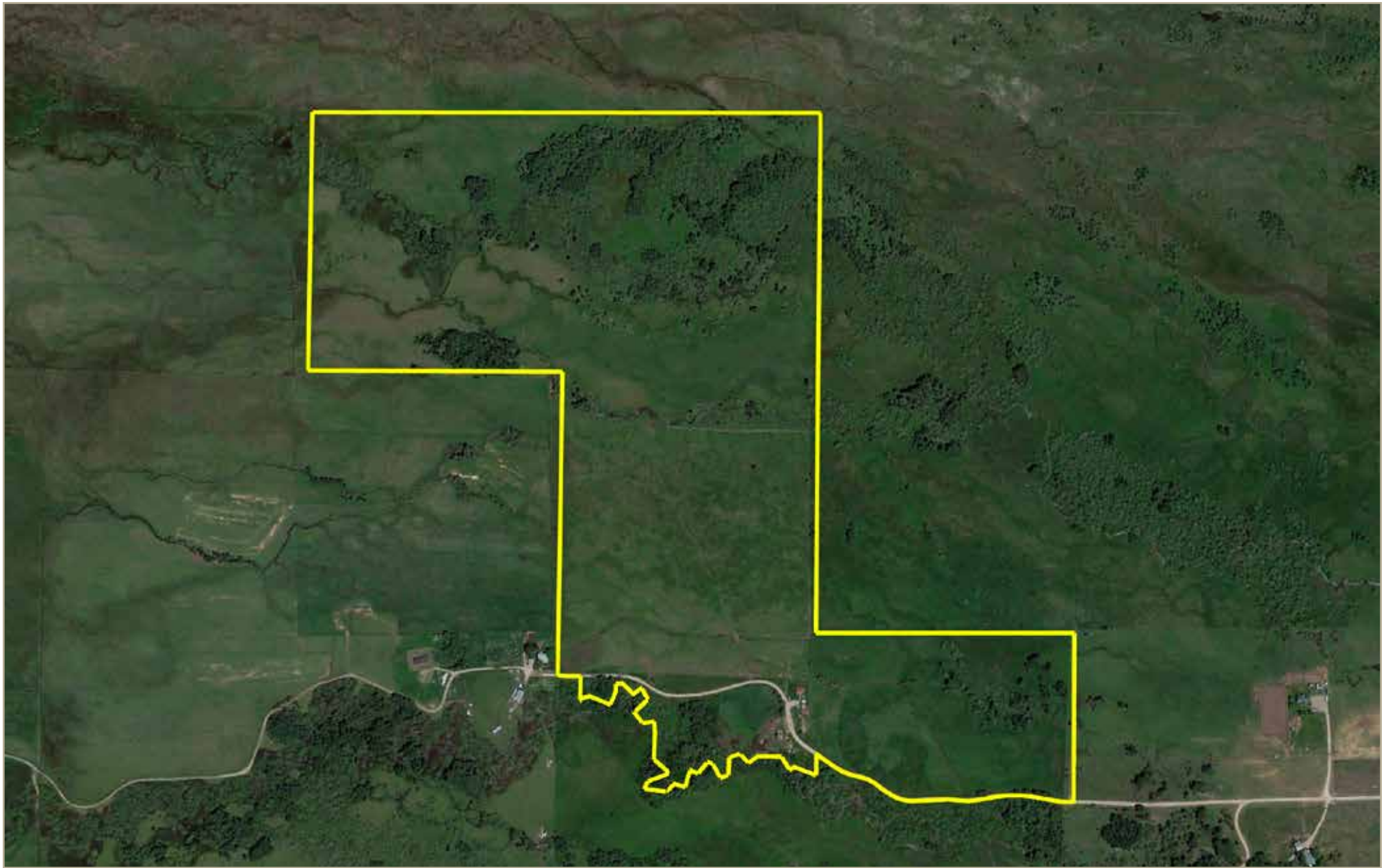
matt@livewaterproperties.com



LIVE WATER
PROPERTIES

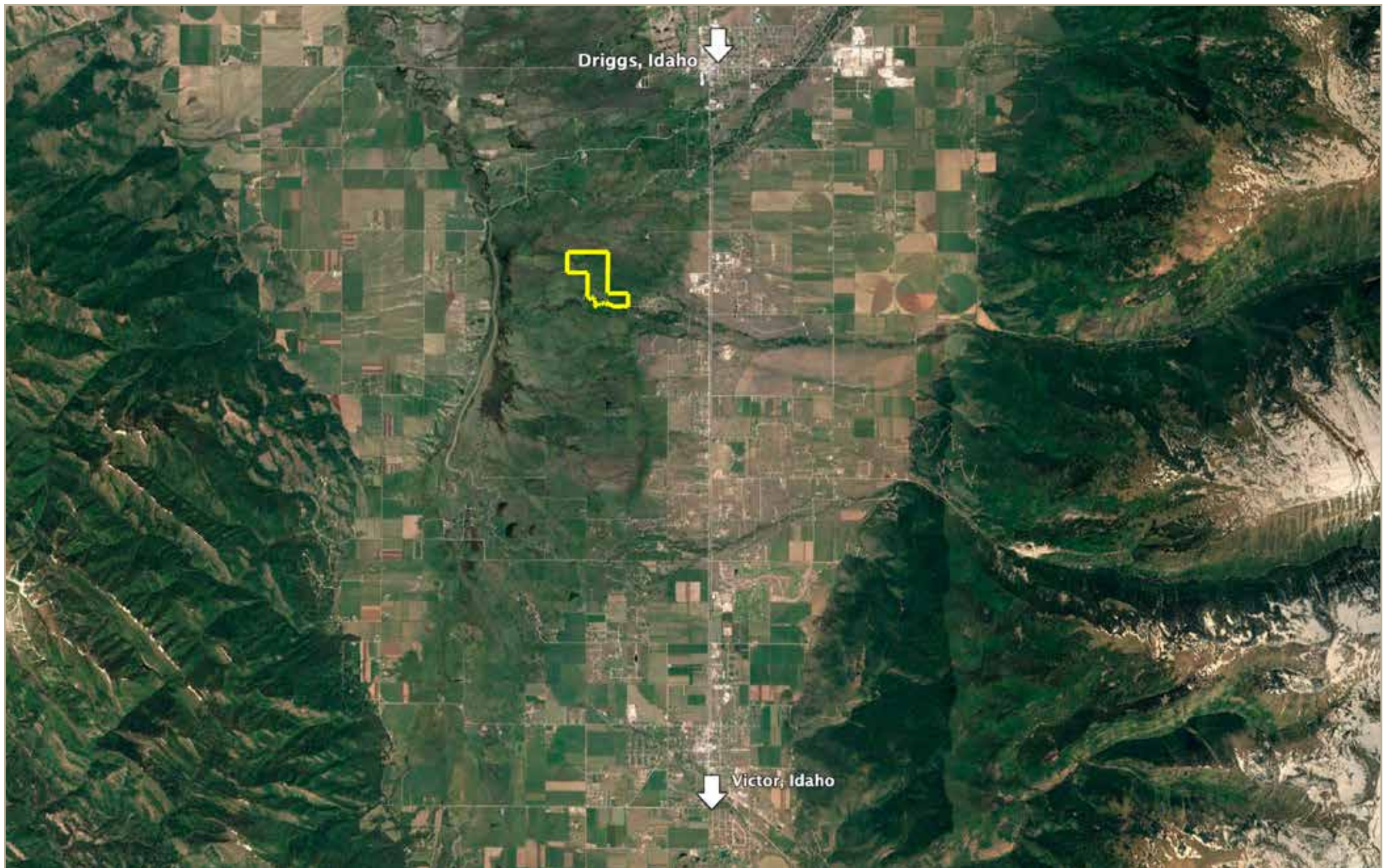
Notes:

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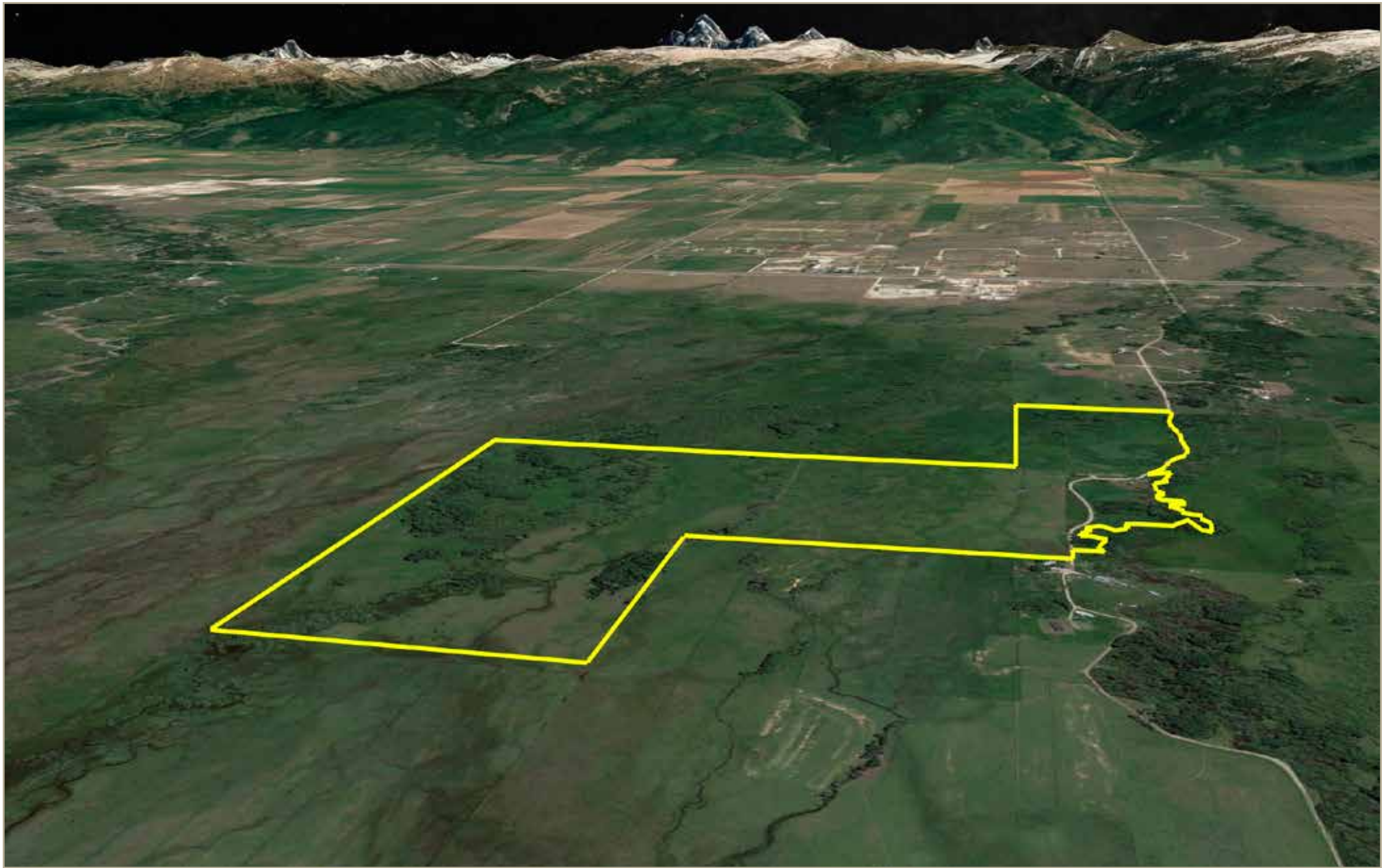
Double D Ranch - Aerial Map

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



Double D Ranch - Location Map

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Double D Ranch - Topography Map

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