

Teton River Overlook

DRIGGS, IDAHO



Hunting | Ranching | Fly Fishing | Conservation

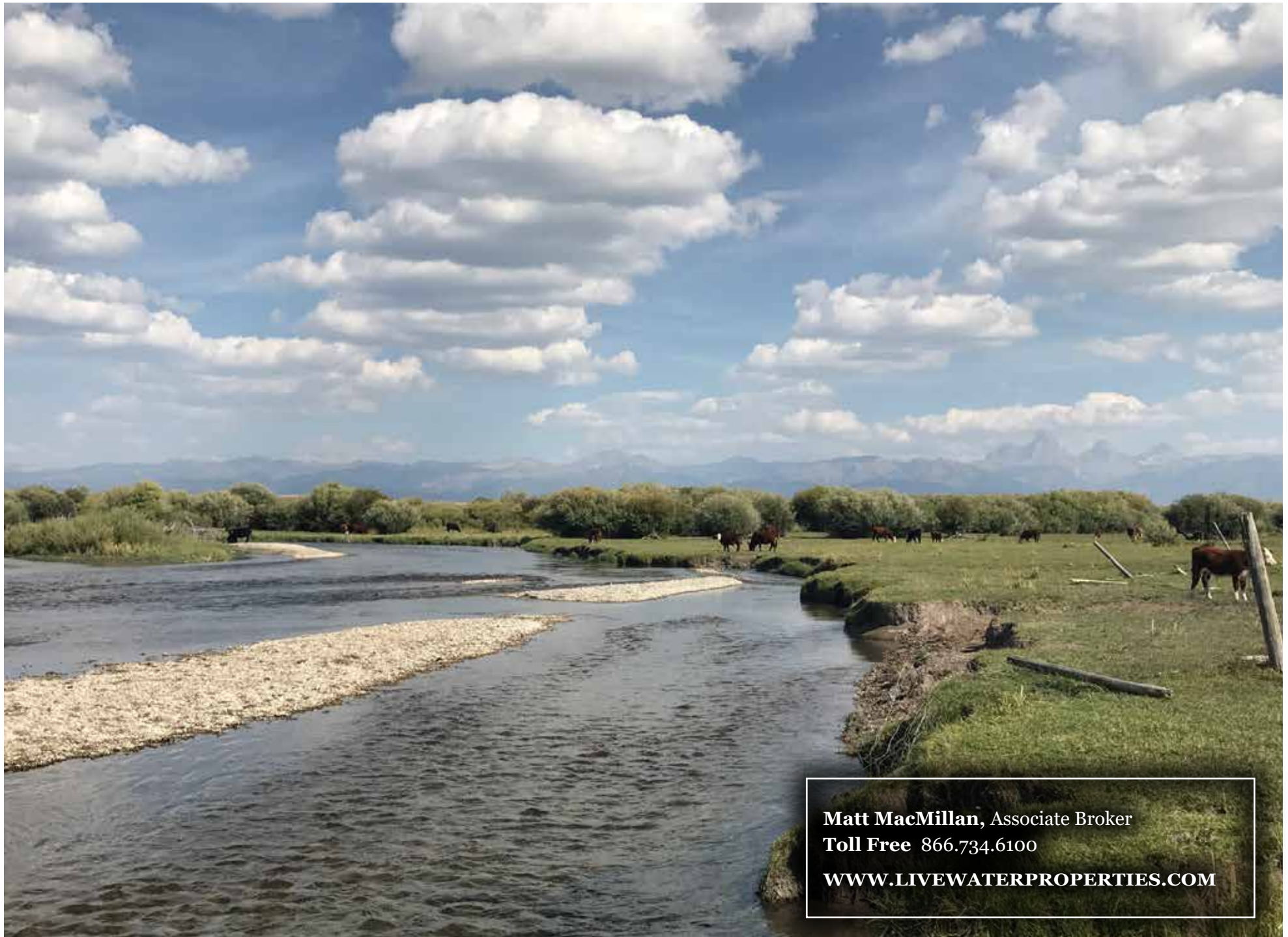


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DRIGGS, IDAHO

Introduction

Teton River Overlook is located on the west side of Teton Valley, Idaho, approximately 16 miles northwest of downtown Driggs. The 80-acre property consists of pristine river corridor with approximately 3,500 feet of Teton River frontage. A blank canvas for a sportsman, this river parcel is rich in waterfowl and Yellowstone cutthroat trout. The orientation of the property is such that upon entering down a private road, one is immediately graced with a view over the Teton River at the majestic Teton Range, all from an elevated homesite. The charming mountain town of Driggs provides a wide array of services including; restaurants, grocery stores, shopping, private air service, golf, world-class skiing, mountain biking and snowmobiling.



Matt MacMillan, Associate Broker

Toll Free 866.734.6100

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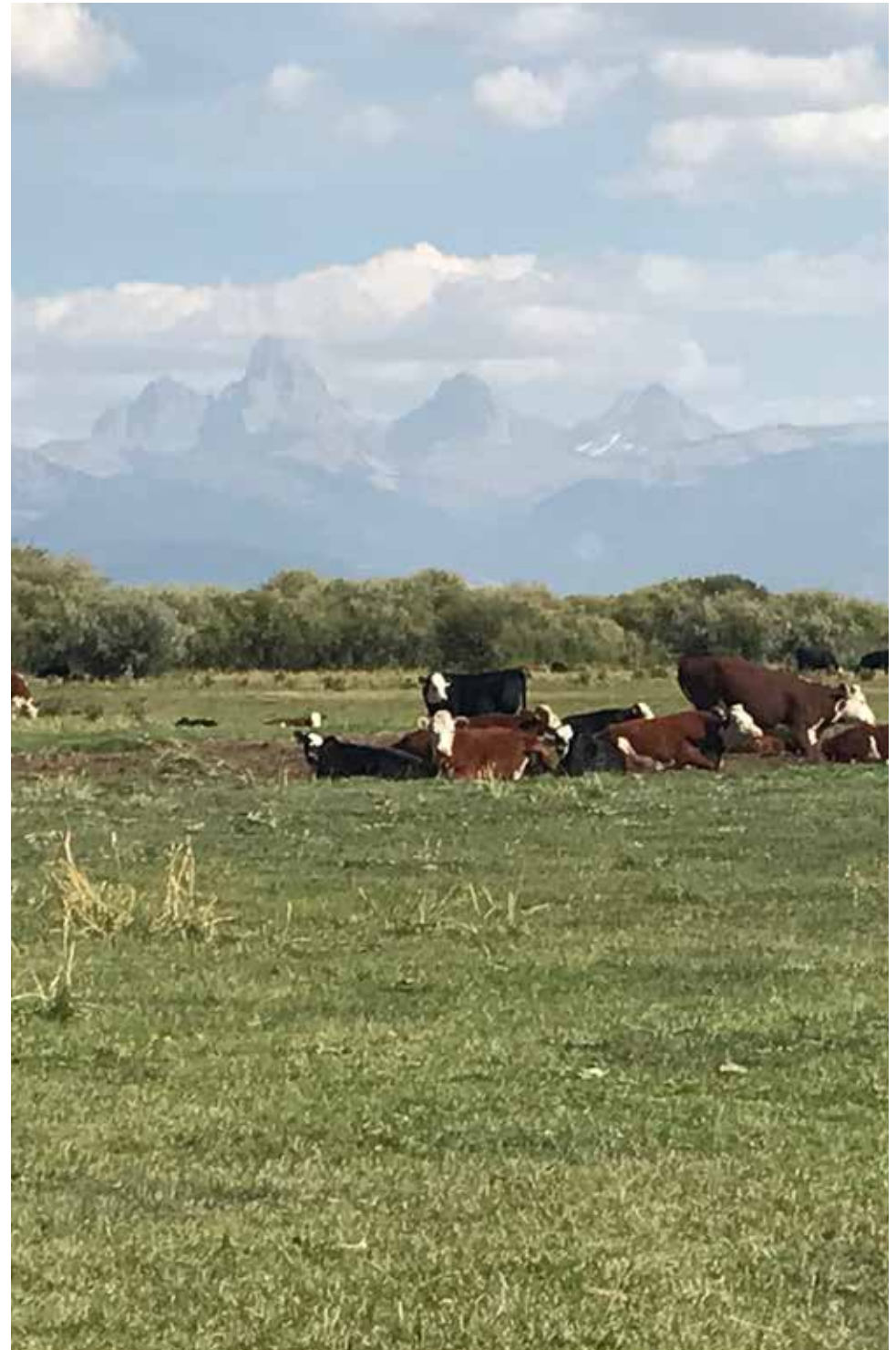


Location

Teton River Overlook is ideally situated in the heart of Teton Valley, 16 miles to Driggs, Idaho. The location provides ideal proximity to amenities. Grand Targhee Ski and Summer Resort is a short drive away, and provides year round recreation, dining and entertainment. The resort town of Jackson Hole, Wyoming, is 48 miles to the southeast and offers commercial air service and all-season recreational and cultural amenities.

Acreage

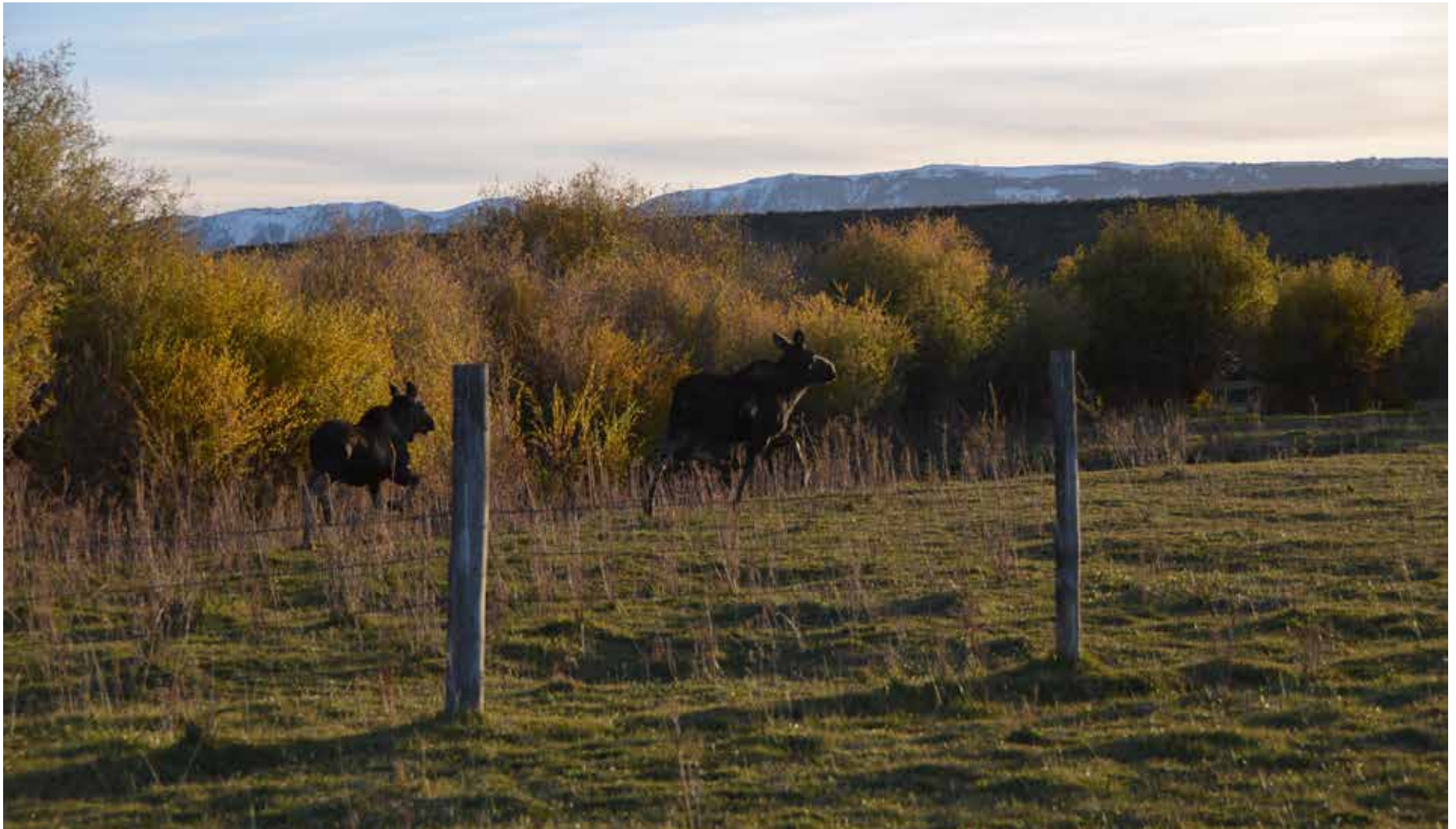
The 80-acre ranch offers pristine frontage on the Teton River plus sweeping views of the Teton River. The property is comprised primarily of sub irrigated meadow and riparian corridor along the Teton River. The predominate plant species are willows and native grasses. The Southwest corner of the property provides an elevated bench, which has been leveled in preparation as a future homesite location.



← Wildlife & Hunting →

There is an abundance of wildlife on the Teton River Overlook. Big game species such as moose and white-tailed deer have been regularly observed on the property. The river serves as a magnet for various species of waterfowl and songbirds.

The Teton River Overlook would make a fantastic waterfowl hunting property. With nearly 3,500 feet of frontage and ample bends and sloughs for the birds to rest, the waterfowl hunting is superb. The property is also ripe for enhancement to further improve the hunting by planting food plots or creating more wetlands complex for the birds to rest as they move up and down the river corridor.





Surrounded by large farms and ranches, the river here is clean and fresh with little human interference. The fishing for native Yellowstone cutthroat trout, and the waterfowl hunting can be equally spectacular.

The river on the property is a mix of riffles, runs and pools, ideal for dry fly fishing. Native Yellowstone cutthroat trout as well as rainbow trout and hybrid "cuttbows" are the prominent species in this reach.

The Teton is famous for its consistent hatches. Pale Morning Dun mayflies

Live Water

The river corridor on this reach of Teton River is one of the most lightly fished stretches in the upper valley, due to limited public access points.

and caddis flies hatches start around the middle of June. They generally last throughout the season. Baetis, Mahogany Duns and Rusty Spinners hatches come off in July and last well into fall. Grasshoppers appear around late July and provide great fishing into early September and October. The Grey Drake hatches start in September; these are a large mayfly and are about 1 – 1 1/2 inches in size, this is the most exciting time to fish the Teton with eager fish and big mayflies.



Conservation Easement

Given the property's eco-sensitive nature with abundant wildlife, pristine river corridor and native fishery, the Teton River Overlook could provide an incoming owner with tax benefits through placement of a conservation easement. The local Teton Regional Land Trust would be the likely stewardship organization for this remarkable property and could provide more insight on such opportunity.

Summary

Teton River frontage of this caliber is rare. This is the ideal parcel for those looking for a sporting property or private retreat in one of the West's most scenic and desirable valleys.

PRICE: \$1,150,000

CONTACT: Please contact Matt MacMillan to schedule a showing.

Tollfree: 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.



Teton River Overlook - Aerial Map

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



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