



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

HUNTING | RANCHING | FLY FISHING | CONSERVATION

GROVER RANCH

DRIGGS, IDAHO

880 ACRES | \$14,550,000

The Grover Ranch comprises 880 deeded acres in the heart of Teton Valley and is a short five-minute drive from the amenities Driggs has to offer. Traditionally this property has been run as a summer grazing pasture for cattle but represents an exceptional recreational opportunity or family compound at the base of the Teton Range. The owner constructed nearly five miles of interior roads for easy access to all portions of the ranch. Four spring-fed ponds exist on site and range in size from 1.5 to 11 acres, all with elevated building sites. A wetlands delineation was recently completed on the property detailing its many natural features, habitat, wetlands, streams, ponds, and vegetation present, as well as identifying potential building areas.

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At a Glance

- 880 contiguous acres
- Four ponds ranging in size from 1.5 acres to 11 acres
- Numerous spring resources, creeks and irrigation delivery systems
- Two decreed stockwater rights
- One groundwater permit for wildlife storage/recreation
- Five minutes from downtown Driggs, Idaho
- Exceptional Teton Views and Big Hole Mountain views
- Five miles of interior roads
- Mature stands of aspens, willow lined creeks and large open grass pastures
- A wetlands delineation has been completed on this property- available upon request



*** 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.*