



HUNTING | RANCHING | FLY FISHING | CONSERVATION

Packsaddle Creek Ranch

TETON VALLEY, IDAHO

643 Acres | Listed at \$3,900,000



Introduction

Consisting of 643 acres of rolling pasture land, Packsaddle Creek Ranch is conveniently located within ten minutes from downtown Driggs, one of the most desirable communities in the Rocky Mountain West, and 45 minutes from the famed town of Jackson Hole, Wyoming. The views of the Teton Mountain Range are unsurpassed and the ranch benefits from Packsaddle Creek, which bisects the length of the property attracting wildlife and providing water for stock. The eastern border touches a side channel of the Teton River in two different locations allowing for stock water and river access for fly fishing and waterfowl hunting. The land has been utilized as summer cattle grazing and for harvesting hay or grain.



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Ranch Location

Packsaddle Creek Ranch is located in Teton County, Idaho, on the quiet western side of the famous Teton Mountain Range. This area is referred to as Teton Valley and is comprised of the small mountain towns of Victor, Driggs and Teton. Packsaddle Creek Ranch is located in Teton, north of Driggs, which is the county seat and largest of the three towns. Driggs offers all the services one needs including restaurants, grocery stores, shopping, golf, private air service, and access to downhill skiing at Grand Targhee Ski and Summer Resort.

The resort town of Jackson Hole lies 45 minutes to the east and offers commercial air service and endless all-season recreation and countless cultural amenities. Idaho Falls, the closest large city, is an hour drive from the ranch and hosts all major conveniences including commercial air service.

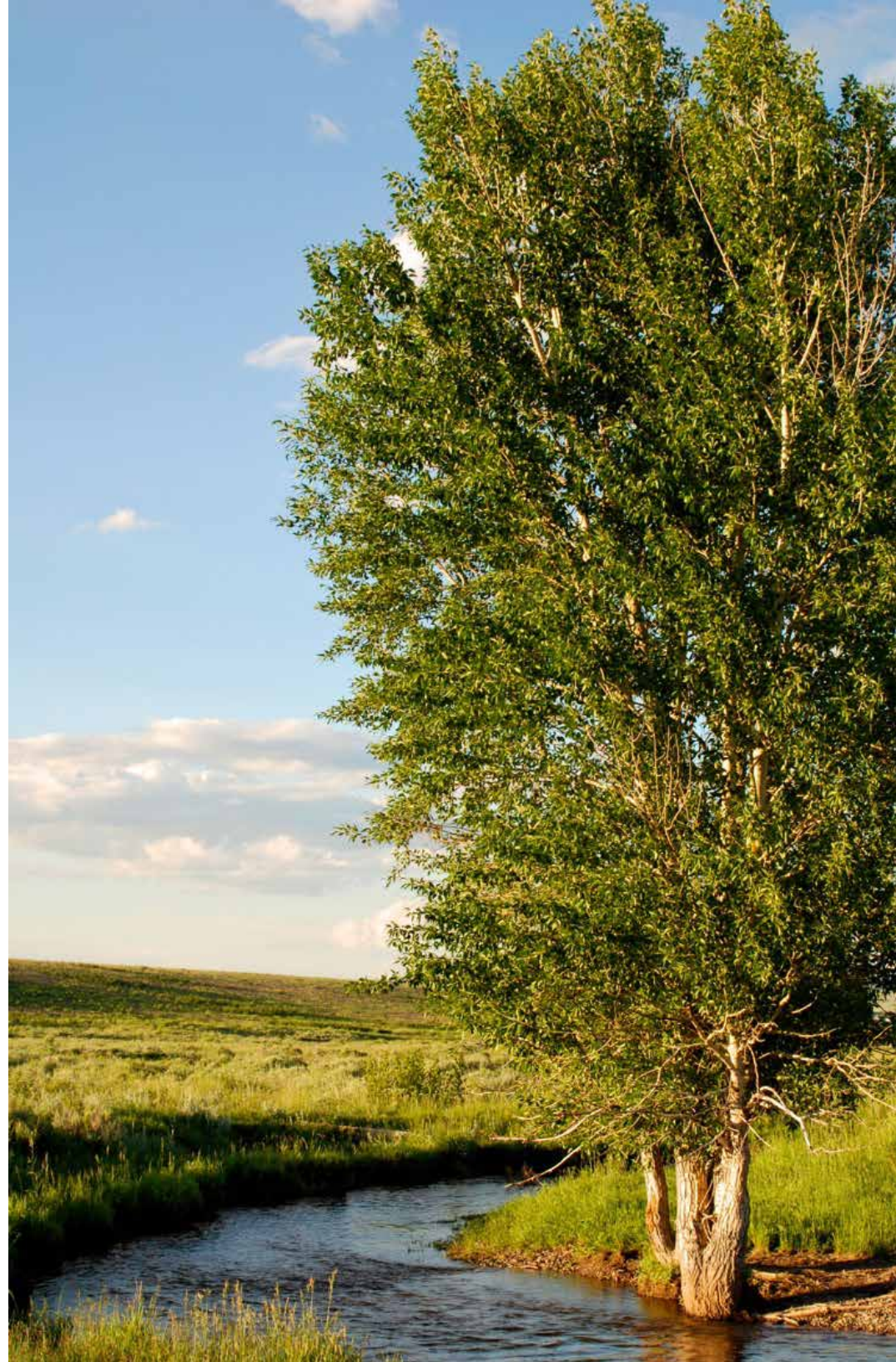
The ranch's location is ideal for the outdoor enthusiast. Whether hunting, exploring the property itself or recreating on the thousands of acres of National Forest land, which surround the Teton Basin, the recreational opportunities could not be more abundant. Fishing opportunities are a "stone's throw" away on the Teton River, which touches the property in two locations providing easy access for fly fishing and waterfowl hunting alike. Access to the National Forest is minutes away up Packsaddle Canyon. Fishing the world class rivers of the South Fork of the Snake and the Henry's Fork are less than an hour's drive from the ranch.





Conservation Easement Opportunity

A conservation easement is a voluntary legal agreement between a landowner and a qualified organization, such as a land trust, that limits certain uses of the land—like large scale subdivision—in order to conserve the natural and traditional values of the land. Landowners grant conservation easements to protect the resources of their property while retaining the rights of private ownership. Packsaddle Creek Ranch is not encumbered by a conservation easement. Due to the eco-sensitive nature of this property and the location adjacent to Teton River, this property is a candidate for an incoming owner to place a conservation easement on the property and realize the associated tax advantages.



Nearby Live Water

- TETON RIVER
- HENRY’S FORK
- SOUTH FORK OF THE SNAKE RIVER
- FALL RIVER
- BITCH CREEK

The Teton River could be considered one of the most scenic trout streams in North America. The majestic Packsaddle Creek Ranch borders a side channel of the Teton River, with Teton Mountain views 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 Henry’s 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. The section of river adjacent to the ranch is a relatively quiet section of river in terms of float traffic, allowing the angler incredible solitude in the shadow of the Teton Range.

The South Fork of the Snake River, commonly known as “Queen of the Dry Fly”, is a tailwater fishery that flows out of Palisades Dam on the border of Wyoming and Idaho. It can be reached with a one-hour drive and is arguably one of the finest fisheries in North America. 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.

Other area fisheries include the Fall River, Bitch Creek and the waters of Yellowstone National Park, all of which are close by and spectacular in their own right.





Summary

Packsaddle Creek Ranch provides an opportunity to own large acreage with excellent proximity to resort amenities in one of the West's most desirable mountain towns. With live water, stunning views, varied topography plus farm income and varied recreational pursuits, Packsaddle Creek Ranch offers a combination of amenities and scale that is a rare find in Teton Valley.

- 643 surveyed acres with year round county road access
- 10 minutes to Driggs, ID
- Side channel access to Teton River
- The seasonal Packsaddle Creek runs length of the property
- Full Teton Range views with upland benches looking over the Teton River
- Fenced and cross fenced for grazing
- Groundwater rights on 32 acres
- Annual income of \$5,000 to \$10,000 from hay and grazing

Listing Price: \$3,900,000

Taxes: \$1,039.56 in 2020

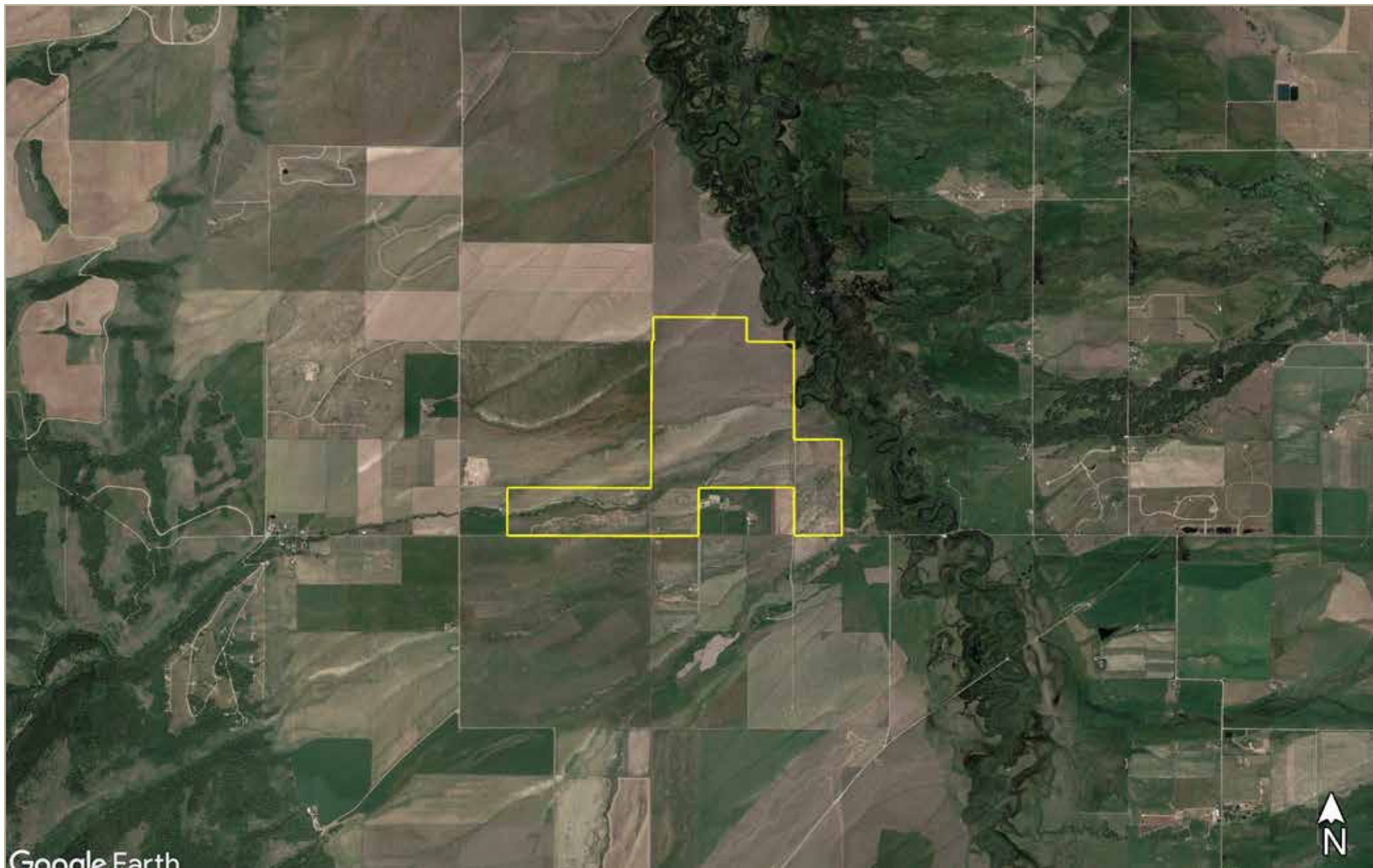
CONTACT

For more information please contact

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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.



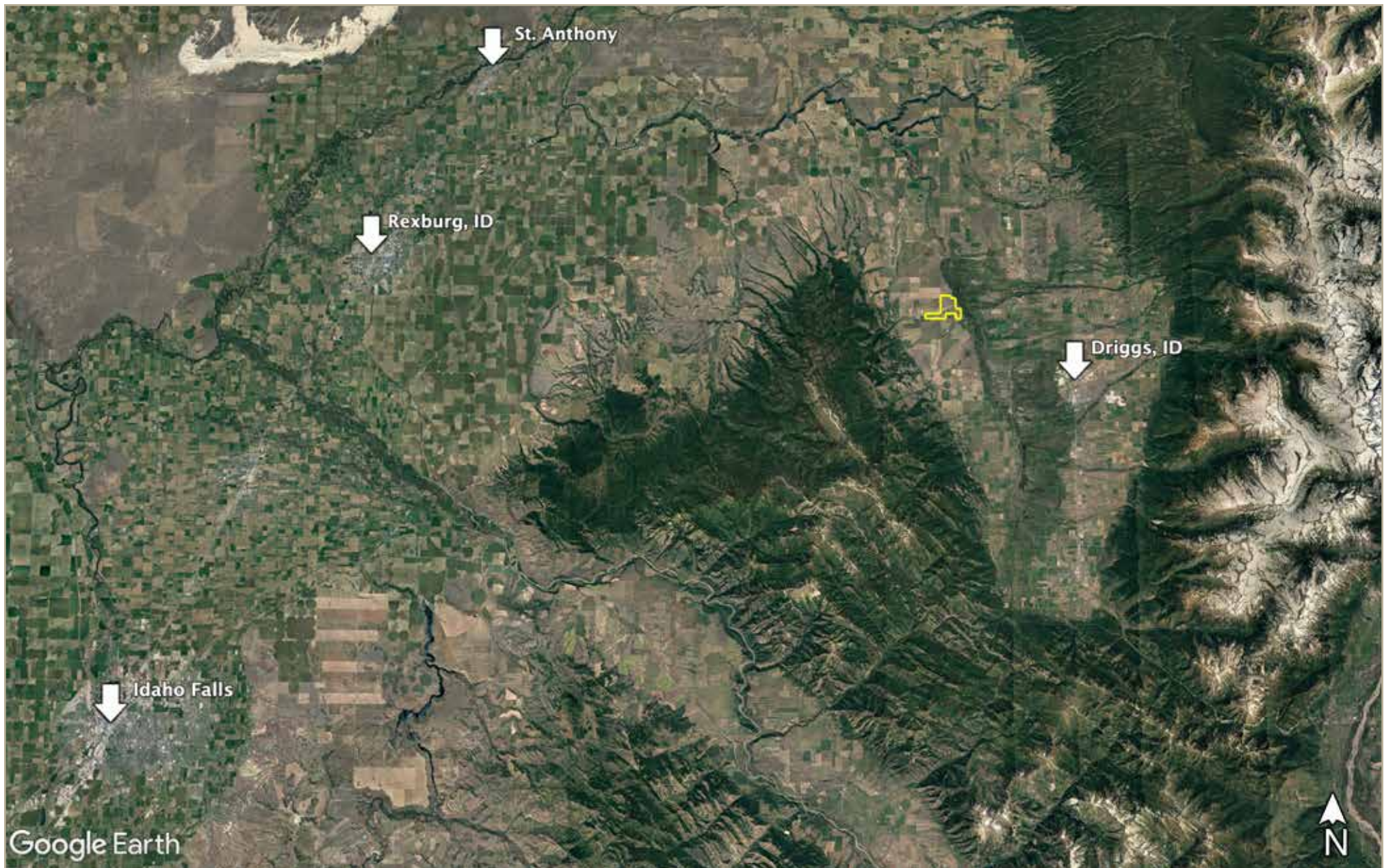
Packsaddle Ranch - Aerial Map

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



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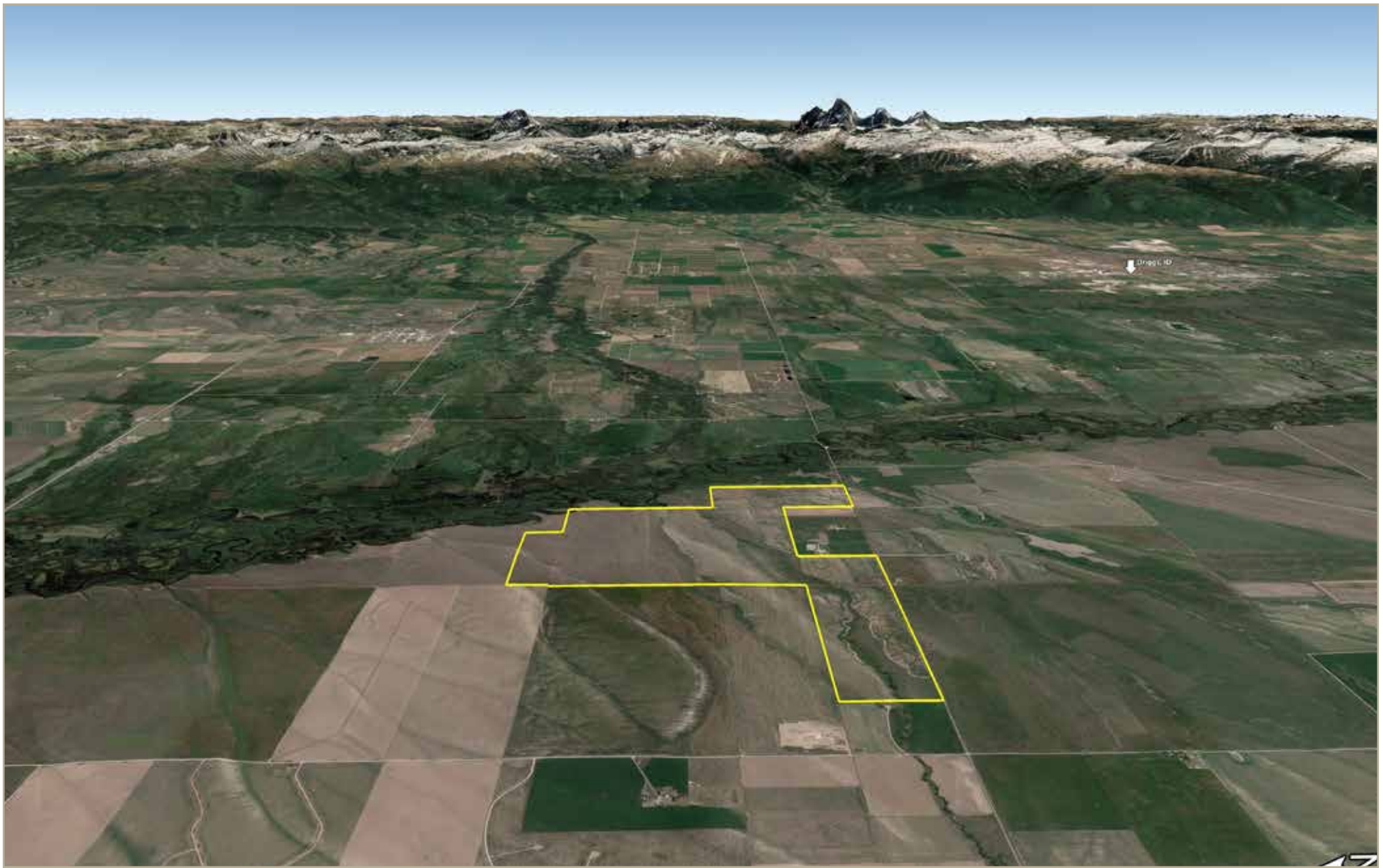
Packsaddle Ranch - Location Map

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



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Packsaddle Ranch- Topography Map

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Packsaddle Ranch- Public Lands Map



Property Border



Public Land

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