



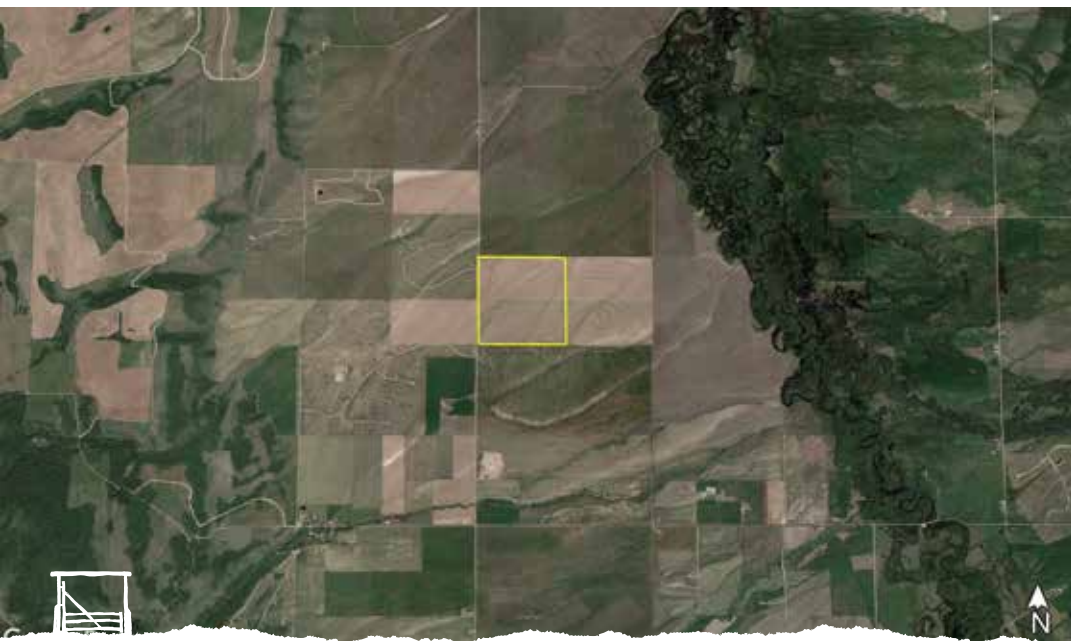
Wilson 160

DRIGGS, IDAHO
160 acres | \$1,295,000

CONTACT:
Matt MacMillan
307.413.3582
matt@livewaterproperties.com

The Wilson 160 offers 160 slightly elevated, sub-dividable acres, west of the Teton River overlooking the Teton Range. Currently zoned as A20 zoning, this property has the potential for smaller parcels, each with views of the surrounding three mountain ranges. Rolling hills overlook the patchwork of farmlands dotting the valley creating a breathtaking backdrop for this property. At present, the property is dry farmed generating agriculture income and creates the opportunity for a single homesite with income. The 11 mile drive to the town of Driggs offers fine dining, shopping and recreational options while maintaining the quiet seclusion of this acreage.

The resort town of Jackson, Wyoming is 44 miles to the east and is world renowned for its views, lifestyle, dining and shopping, and the southern entrance to Grand Teton National Park. Yellowstone National Park is easily accessed from this property by either the west entrance north of the property, or through Jackson Hole allowing for a picturesque day trip circling south western Yellowstone. Teton Valley, Idaho is home to Grand Targhee Ski and Summer Resort which boasts over 500 inches of powder annually. The recreational activities from this property are endless with nearby live water, mountain biking, river rafting, fishing, hiking, climbing and more.



At a Glance

- 160 acres of rolling farmland
- Teton Range view corridor
- 11 miles to Driggs, ID
- 44 miles to Jackson Hole, WY
- A20 zoning
- Agriculture income
- Year-round access

*** 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.*