



Henry's Fork Highlands

ASHTON, IDAHO

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



Hunting | Ranching | Fly Fishing | Conservation

Henry's Fork Highlands

Ashton, Idaho

505 Acres | Listing Price: \$5,000,000



Contact

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The Henry's Fork Highlands Ranch consists of beautiful rolling terrain with timber, meadows, wild canyons, and big views of the entire Teton Range. Located north of Ashton, Idaho, and one mile above the famed Henry's Fork River, the ranch is bordered on three sides by USFS, BLM, and lands protected by a conservation easement. The topography and wild nature of the land lend to the creation of a spectacular private ranch or retreat. Henry's Fork Highlands presents an opportunity to own a significant property in one of the most recreationally diverse regions in the West.







Acreage

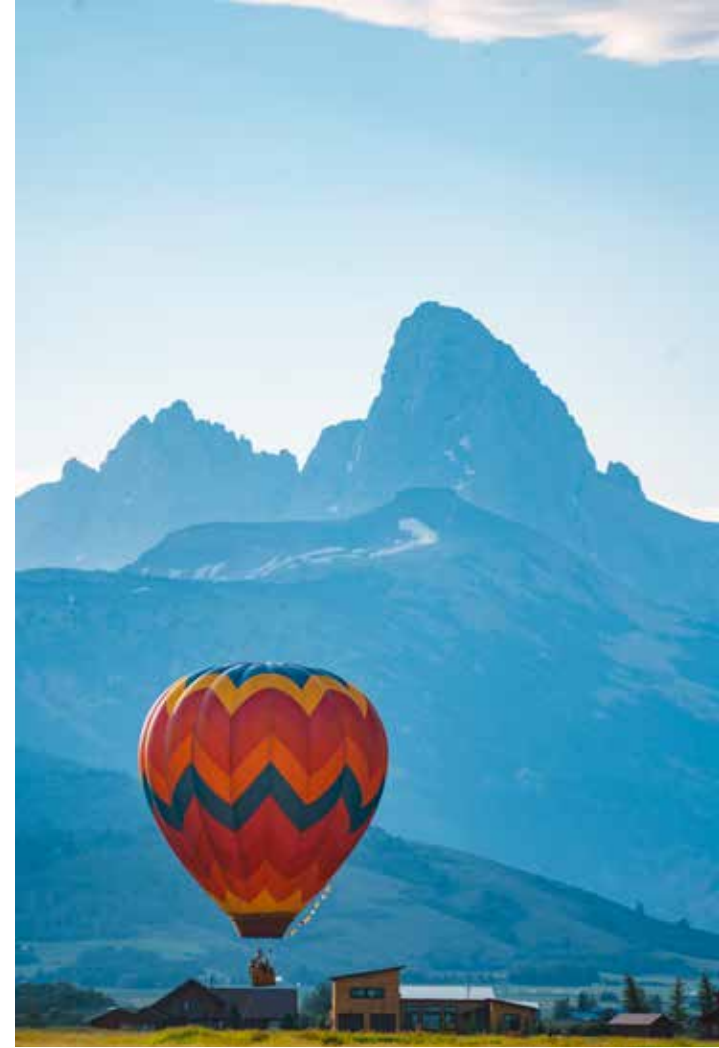
Located in Idaho's wild and scenic Henry's Fork basin, Henry's Fork Highlands is one of West's premier offerings. With protected lands on three boundaries, National Forest on the north, BLM on the east, and conservation land on the west, the 505 deeded acres are comprised of rolling topography consisting of meadows, rolling hillsides, quaking aspen groves throughout, healthy stands of dark timber, wild canyons, and big views of the entire Teton Range.

Location

Ashton, Idaho, is located at the junction of the Mesa Falls Scenic Byway and the Teton Scenic Byway. No matter how you arrive or depart, breathtaking vistas abound. The small town charm that Ashton has maintained, while being a travel corridor to Yellowstone National Park and Jackson Hole, Wyoming preserves a piece of the past and a window to witness the hard work ethic of the farmers who work the land as it has been for generations.

With the northeastern portion of Snake River Basin as the southern boundary of Fremont County and the mountains of the continental divide defining its northern boundary, Fremont County has a lot to offer its residents, recreationists, and visitors.

- West Yellowstone, MT (1 hour) Idaho Falls, ID (55 minutes) Victor, ID (50 minutes)
- Driggs, ID (45 minutes)
- Alta, WY (45 minutes)
- Island Park, ID (30 minutes)
- Yellowstone National Park (55 miles) Cave Falls (25 miles)
- St. Anthony Sand Dunes (21 miles)



Don't miss the American Dog Derby, the oldest dog sled race in the United States, which takes place on the third weekend of each February. If you are interested in running, try the Mesa Falls Marathon (a Boston Marathon qualifier)! This point-to-point race begins on scenic Highway 47 in the Targhee National Forest, is mostly downhill with fabulously scenic views, and offers full and half marathons as well as a relay and 10K, 5K, and one mile event.



Getting to the Ranch

The Driggs-Reed Memorial Airport located in Driggs, Idaho, offers a full-service FBO and is approximately 45 minutes away. The Jackson Hole Airport offers commercial flights daily and is approximately 2 hours and 30 minutes away. Idaho Falls, about an hour's drive, has a commercial airport as well.

Nearby Live Water

Henry's Fork Highlands provides endless recreational opportunities with river access a mile away on one of the most notable fly-fishing sections the river offers, vast acreage, and forest or BLM access on two sides. The property is located amidst trophy trout streams including the Henry's Fork River (5 Minutes), Warm River (20 minutes), Teton River (35 minutes), the South Fork of the Snake (1 hour), Montana's Madison River (1 hour), and the Snake River (1 hour 45 minutes).





Recreational Opportunities

The ranch also serves as a great staging point with nearby and convenient access to Grand Teton and Yellowstone National Parks just outside of Jackson, Wyoming, and West Yellowstone, Montana, as well as Yellowstone's quieter southwest entrance at the Bechler Ranger Station. Given the private setting, protective boundaries, and proximity to the Henry's Fork and other numerous fisheries, the Henry's Fork Highlands holds a vision of the ultimate recreational ranch and family retreat. With its spectacular setting, unique size and topography, neighboring forest, and nearby National Parks, the ranch is a haven for wildlife and world-class trout fishing.



Summary

Opportunities to purchase significant acreage where the boundaries are permanently protected are becoming few and far between in the rapidly developing American West. Ranches as unique as the Henry's Fork Highlands are even more difficult to find. The topographically diverse rolling acres with meadows, aspen groves, timber, and stunning canyons with the proximity to the Henry's Fork River as a water source, make the Henry's Fork Highlands an exceptional offering.

Property Details

Ashton, Idaho | 505 Acres

Listing Price: \$5,000,000

Taxes: \$1,325 in 2023

ACREAGE

±505 deeded acres

Protected lands on three boundaries - National Forest, BLM and conservation land

Topography consisting of meadows, rolling hillsides, quaking aspen groves, healthy stands of dark timber, wild canyons, and big views of the Teton Range

NEARBY LIVEWATER

Henry's Fork River access is one mile from the property

LOCATION

Located a few miles north of the charming small town of Ashton, Idaho

GETTING TO THE RANCH

The Driggs-Reed Memorial Airport located 45 minutes away in Driggs, Idaho, offers a full service FBO

The Jackson Hole Airport offers commercial flights daily and is located 2 hours and a 1/2 hours away Idaho Falls is about an hour away, which has a commercial airport as well

CONTACT

For more information please contact

Matt MacMillan at 307.413.3582

or matt@livewaterproperties.com

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.



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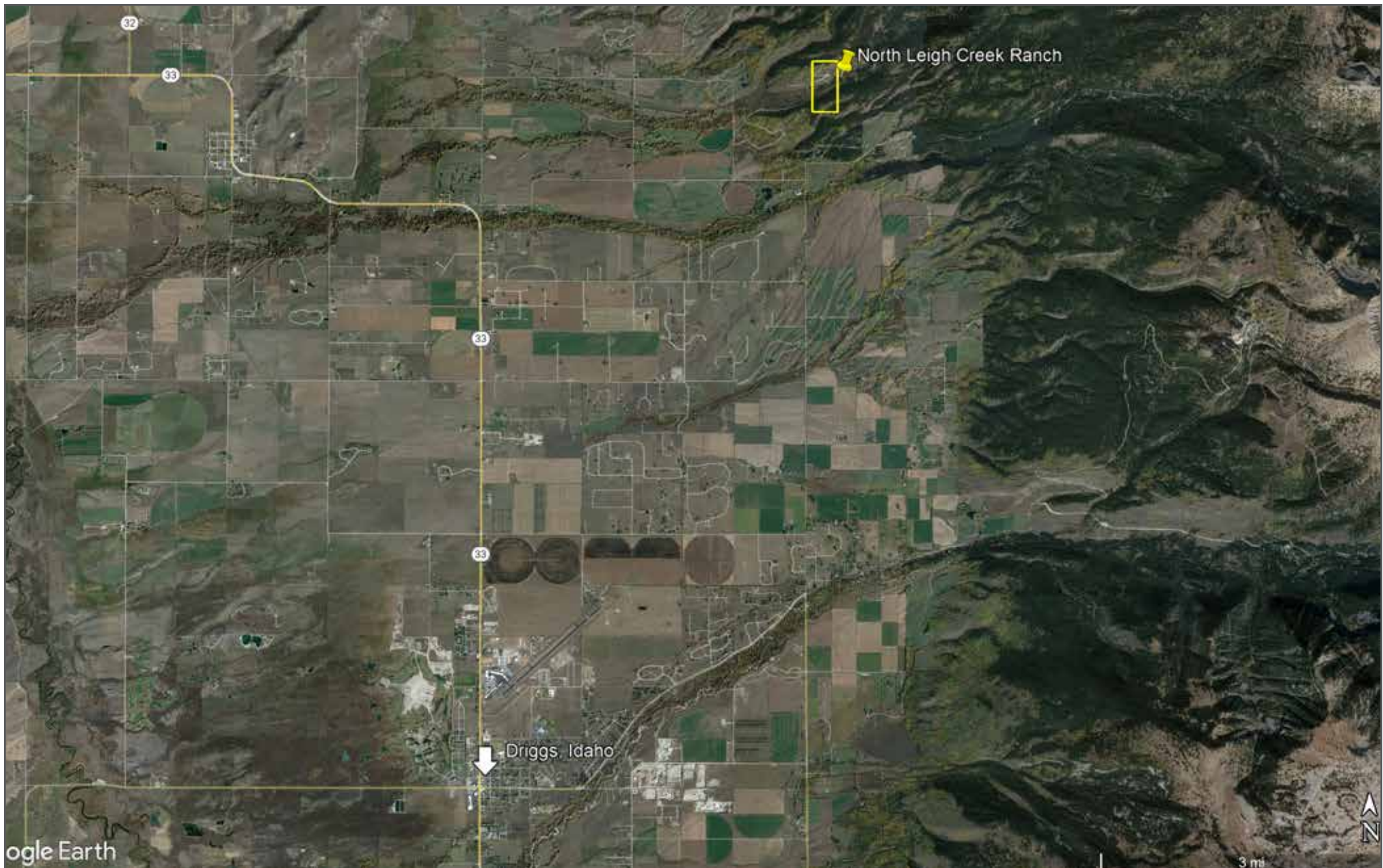
Henry's Fork Highlands - Aerial Map

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



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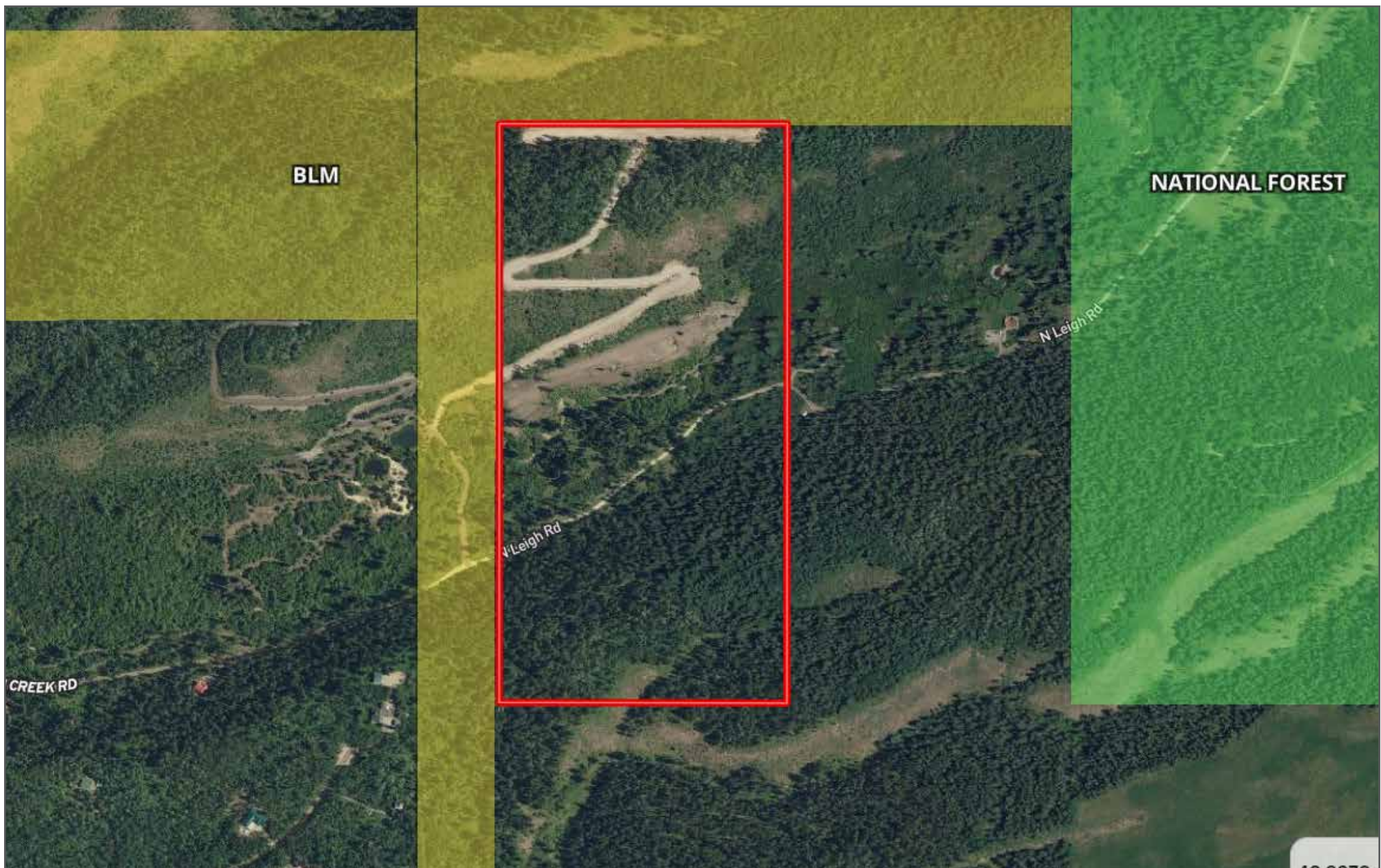


Henry's Fork Highlands - Location Map

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



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Henry's Fork Highlands - Public Land Map

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