

# North Leigh Creek Ranch

ALTA, WYOMING

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



Hunting | Ranching | Fly Fishing | Conservation



# North Leigh Creek Ranch

Alta, Wyoming

80 Acres | Listing Price: \$5,950,000



## Contact

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North Leigh Creek Ranch is an exceptional offering on the western slope of the Teton Mountain Range in Alta, Wyoming. This 80-acre property runs from the valley floor, which includes the wildlife-rich riparian corridor of North Leigh Creek, to the top of a high ridge that embraces uninterrupted views of the high peaks of the Teton Range. The ranch borders BLM lands, giving way to the Targhee National Forest, and extends continuously to the southern boundary of Yellowstone National Park. Despite this inherently wild and marvelously private setting, the ranch is located a mere nine road miles from one of the West's most desirable small towns, Driggs ID, and 14 road miles to Grand Targhee Ski Resort. North Leigh Creek meanders through the deeded lands for approximately 1/3 of a mile, offering an intimate, private fly fishing experience for native Yellowstone Cutthroat trout and brook trout. Elk and deer are frequent visitors to the property and due to the location abutting some of the wildest country in the lower 48, one should not be surprised to see any of the native wild animals that call the region home. For those seeking privacy, views, wildlife, and live water, the North Leigh Creek Ranch stands alone in the valley.











## Acreage

With 80 acres of aspen groves, evergreen trees, native wildflowers, and an estimated 1,600 feet of North Leigh Creek running through the property, the North Leigh Creek Ranch is an especially quiet and unassuming gem with many possibilities of view-oriented homesites and enjoyment. Exploration of the 2.6 million acres in Caribou-Targhee National Forest (which makes up part of the 20-million-acre Greater Yellowstone Ecosystem) begins, literally, from your backyard.







An aerial photograph of a dense evergreen forest. A small, dark stream winds through the center of the forest, surrounded by lush green trees. The forest is thick and covers a large area, with some lighter green patches visible in the upper left and center. The overall scene is a lush, green landscape.

## Improvements

Comprised of three separately deeded parcels with the road in place, finding your ideal private homesite is made simple. An irrigation well, which also feeds a private pond is in place on the lower portion of the 80 acres. This would be a lovely location for a home, barn or guest house, gazebo, or art studio.







## Location

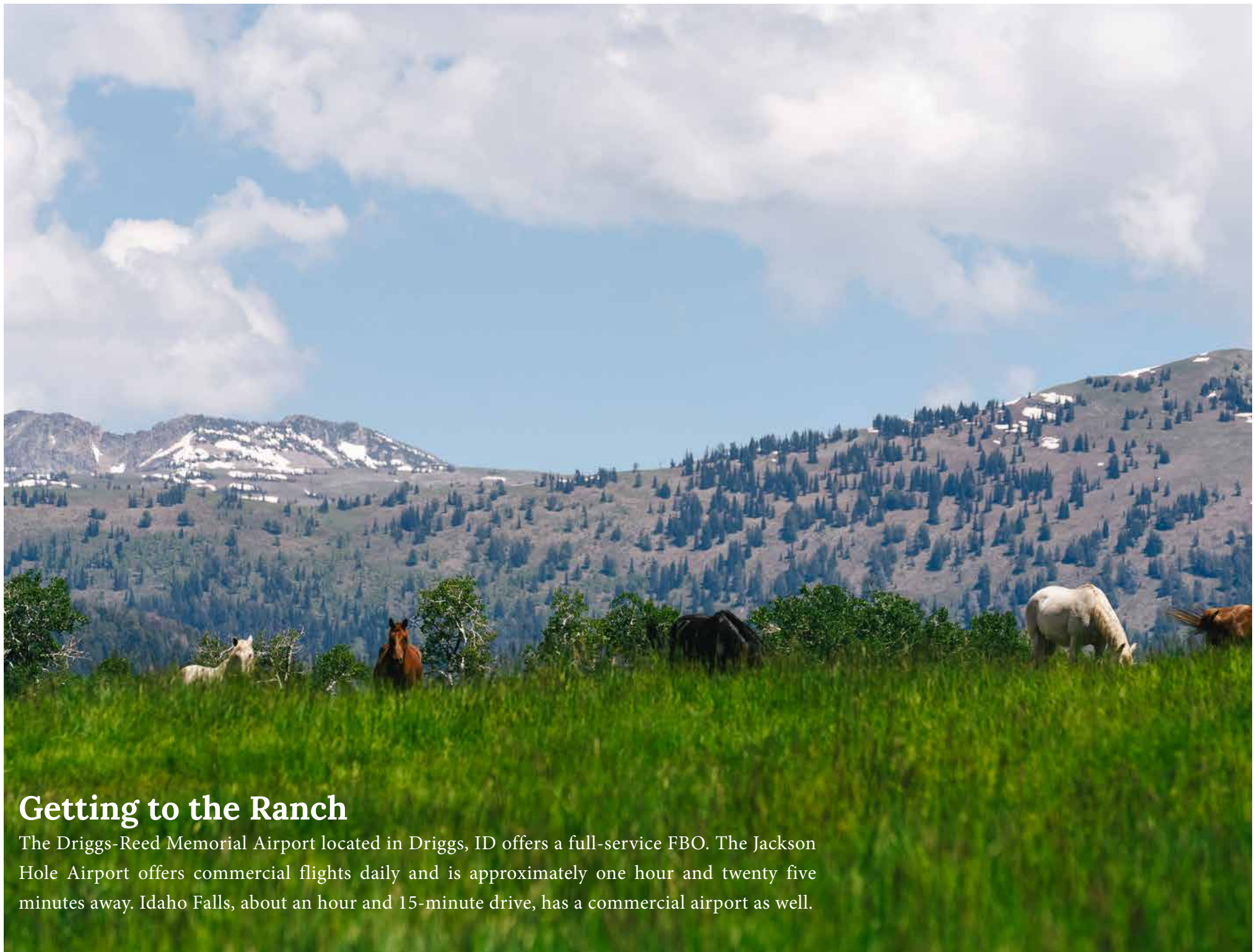
Located in Wyoming AND in Teton Valley, Idaho, Alta has the glory of being positioned on “the quiet side” of the Tetons AND the many benefits of being in Wyoming. Wyoming has no state income tax and has one of the lowest property taxes in the U.S. Add in clean mountain air, low population density, National Parks, unlimited recreational opportunities, and a vibrant community, and you can begin to feel why Wyoming is such a spectacular place to call home.

Finding solitude along the banks of North Leigh Creek, in the foothills of the Teton Mountain Range, the North Leigh Creek Ranch's placement on the eastern side of the valley pays off not only in extended sunlight, but also with the most breathtaking sunsets you could imagine.

Alta boasts its rural nature and charm in its simplicity. Outside of the residents, Alta has an elementary school, a church, a library, a few bed and breakfasts, the Teton Canyon Trailhead, and the infamous powder skiing, mountain biking, trail running resort of Grand Targhee. The charming mountain towns of Victor and Driggs are a short breathtaking drive away with grocery stores, restaurants, local shops and other conveniences.



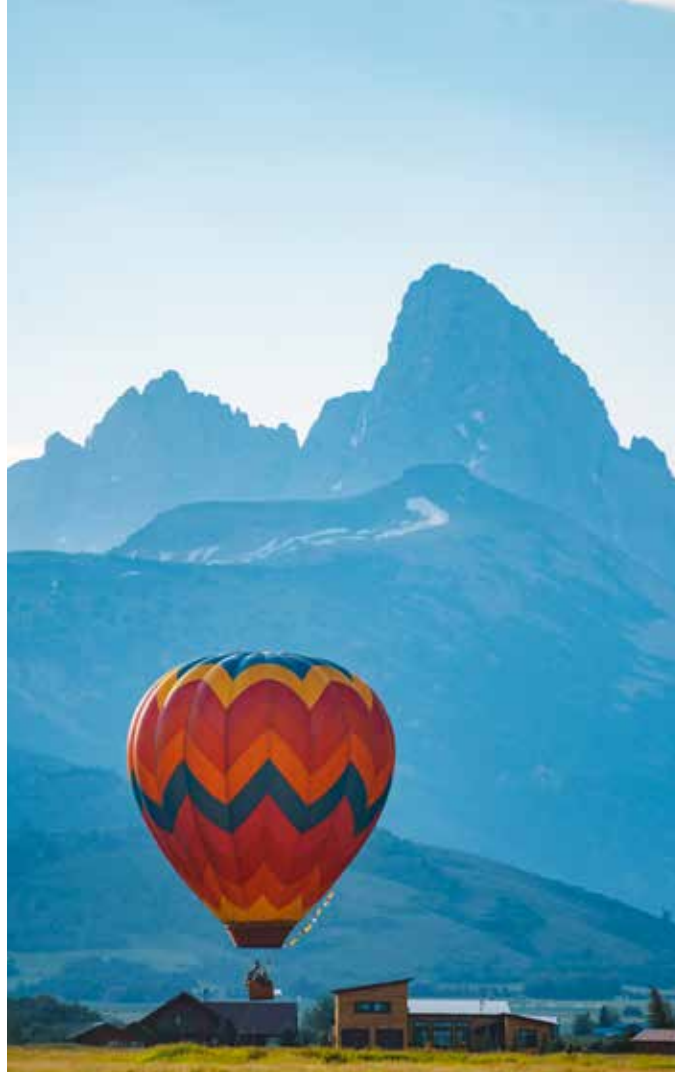




## Getting to the Ranch

The Driggs-Reed Memorial Airport located in Driggs, ID offers a full-service FBO. The Jackson Hole Airport offers commercial flights daily and is approximately one hour and twenty five minutes away. Idaho Falls, about an hour and 15-minute drive, has a commercial airport as well.





## Recreational Opportunities

Recreational opportunities in Teton Valley are virtually limitless, and the North Leigh Creek Ranch is well situated to easily access all of the adventures that Teton Valley has to offer. Thousands of miles of trails are waiting to provide your family and guests with adventures that will leave memories for generations to come. Summer temperatures invite you to the multitude of infamous fly-fishing rivers, and hiking and biking trails. Winter snowfall blankets the mountains beckoning you slopeside or encouraging you to hit the cross-country trails or try fat-biking! Whatever your passion, Teton Valley has something for everyone in all four seasons.

Recreational opportunities abound year-long, such as hiking, camping, fly fishing, kayaking, mountain biking, hunting, wildlife photography, horseback riding, downhill skiing, snowshoeing, and cross-country skiing.



# Live Water

North Leigh Creek scenically winds it's way amongst aspens, evergreens, native grasses, shrubs and wildflowers for 1/3 of a mile through the ranch. Not only does it attract wildlife, but anglers will jump at the chance to cast their line to cutthroat brook trout, which inhabit the cool, clean water. You have private access right from home. Pull up a chair and match the hatch.







## Nearby Live Water

The South Fork is not the only world-famous river in the area. Highlighting a few in the immediate vicinity we have the famous Henry's Fork, Snake River, and the Fall River, all within an hour's drive. The Henry's Fork is a classic wild trout fishery that is world-renowned for its rainbows and browns. This fishery is constantly changing due to seasonal hatches, providing many fantastic and nearly year-round floating and wading opportunities. From its inception near Island Park, the river takes on spring creek and tailwater quality through the famous Railroad Ranch section, transitioning into a freestone canyon habitat, then to a freestone, meadow river above the Ashton Reservoir. Floating the Snake River through Grand Teton National Park is one of the most scenic opportunities in the lower 48 states. The Fall River is a healthy fishery that in the past has received less fishing pressure than other fisheries in the area due to the lack of commercially guided trips. See the following websites for additional information about the exceptional fishing in the area: [worldcastanglers.com](http://worldcastanglers.com) and [henrysforkanglers.com](http://henrysforkanglers.com).





## Summary

The 80 acres of North Leigh Creek Ranch capture the peaceful beauty of the quiet side of the Tetons on a property inviting extraordinary recreational opportunities, mountain scenery, and valley views. For those who wish to embrace nature, be lulled by the sound of water along the private banks of your creek, be charmed by the scenery, and escape the hustle and bustle, the North Leigh Creek Ranch could be your glistening diamond in the rough.

While the famous town of Jackson Hole, WY is a scenic 1 hour and 10 minutes away, many would argue that there is no reason to leave! Teton Valley is home to a thriving community with arts, museums, events, festivities, four seasons of recreation, resorts, regional non-profits, agriculture, ranching, National Forests, natural resources, dining, shopping, and more: without the crowds and the all the beauty.



# Property Details

Alta, Wyoming | 80 Acres

Listing Price: \$5,950,000

Taxes: \$1,945.20 in 2023

## IMPROVEMENTS

Three separately deeded parcels with road in place, finding your private homesite is made simple.

Irrigation well, which also feeds a private pond is in place on the lower portion of the 80-acres.

## ACREAGE

±80 acres

80 deeded acres

1/3 mile of North Leigh Creek

Adjacent to BLM which connects to the Caribou-Targhee National Forest

## LOCATION

Nine miles to Driggs, Idaho, the nearest town to get provisions

14 miles to Grand Targhee Ski Resort

## GETTING TO THE RANCH

The Driggs-Reed Memorial Airport located in Driggs, Idaho and offers a full service FBO.

The Jackson Hole Airport offers commercial flights daily and is an hour and twenty-five minutes away.

Idaho Falls is about an hour and fifteen minutes away, which has a commercial airport as well.

## 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.



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## North Leigh Creek Ranch - Aerial Map

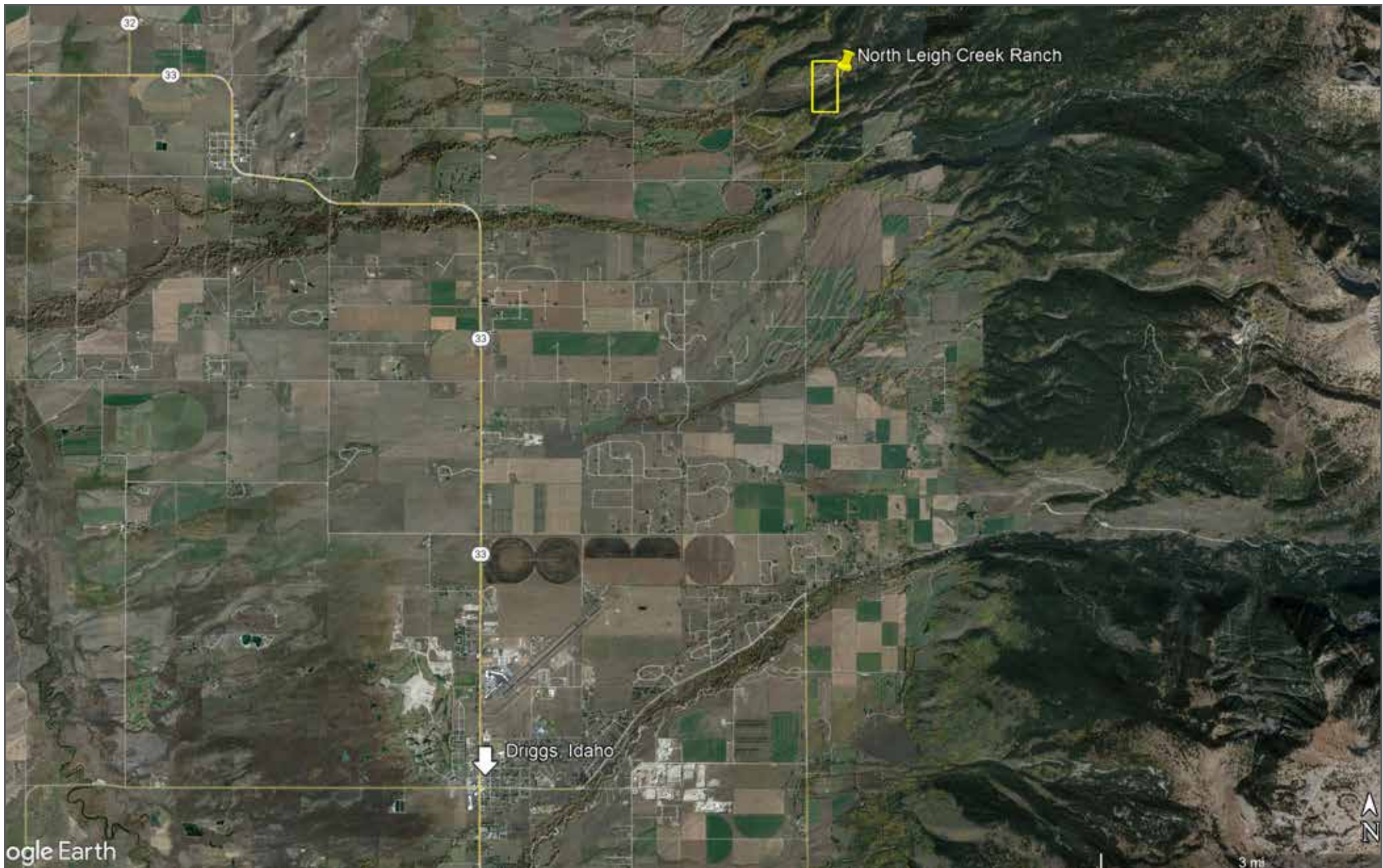
••Maps are for visual aid only accuracy is not guaranteed.



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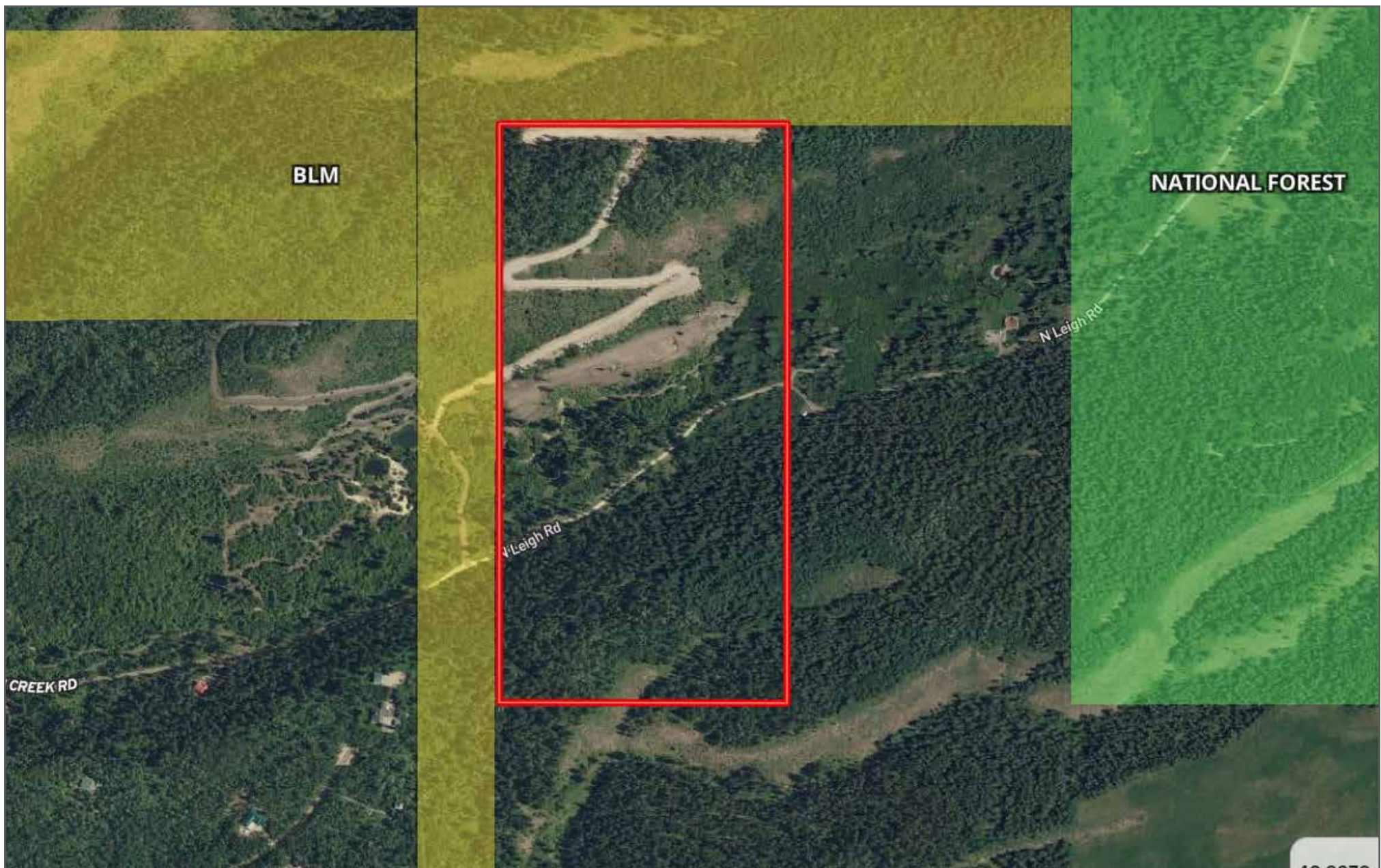
## North Leigh Creek Ranch - Location Map

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



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## North Leigh Creek Ranch - Public Land Map

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