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## Three Peaks Ranch | Felt, Idaho | \$2,500,000



### Executive Summary

Located in Teton Valley's scenic north end, and just 15 minutes from the thriving resort town of Driggs, the Three Peaks Ranch boasts some of the best full-range Teton views in the area. The property is comprised of 317± deeded acres, with 260± acres being grassland pasture and 100± acres of which are flood irrigated. The balance of the acreage consists of 0.8± miles of cottonwood and willow-lined Badger Creek, along with a small year-round spring. From the ranch, you will enjoy unobstructed views of the majestic Teton Mountains to the east and the Big Hole Mountains to the west. Access to the ranch is via two separate year-round maintained county roads, one along the ranch's northern boundary and one along the south boundary.

Although historically run as a seasonal cattle operation, the ranch provides exceptional habitat and forage for area deer and elk populations, which utilize the Badger Creek drainage as they make their way to their winter range. Deer and moose can be found on the ranch throughout the year. The abundance of cultivated farmlands adjacent to the ranch will also attract native sharp-tailed grouse, as well as Hungarian partridge. While Badger Creek is seasonal on the ranch, the Teton River is located just minutes away. A true recreational gem, the Teton is a freestone river originating at the south end of Teton Valley, made up primarily of spring creeks at its source while picking up various mountain streams along its course as it makes its way west to its confluence with the world-famous Henry's Fork River.





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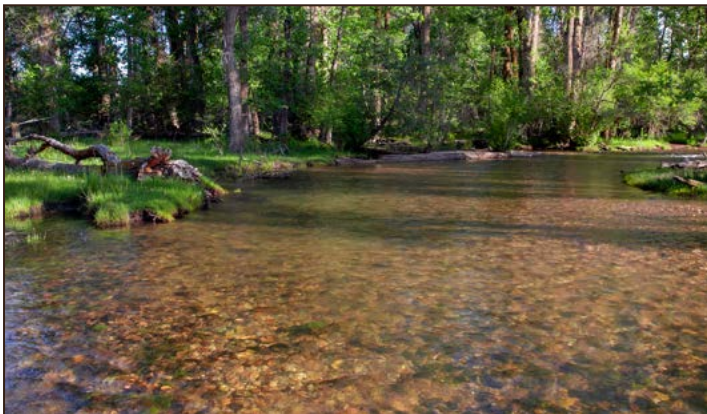
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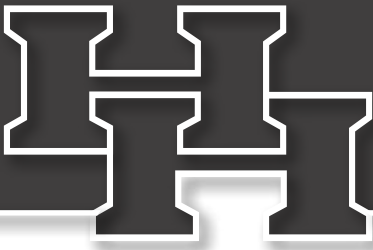


Three Peaks Ranch is located in Felt, just 13 miles north of the charming mountain town of Driggs, Idaho. Conveniently nearby is the Driggs-Reed Memorial Airport, a full-service Fixed Based Operator (FBO) featuring a 7,300'x100' paved runway. Grand Targhee Summer and Ski Resort is also located in Teton Valley. Renowned for its consistent deep powder skiing and some of the best mountain biking trail systems in the West, Grand Targhee Resort is just 22 miles from the ranch. Jackson Hole and its commercial airport and extensive resort amenities lie about 45 miles from the ranch. Idaho Falls, which offers more city amenities and another commercial airport option, is just over an hour from the ranch.

In addition to the recreational activities found on the ranch and in the valley, the Three Peaks Ranch serves as a gateway to two of the country's most visited national parks. Known for their sheer beauty, incredible mountain views and prolific wildlife, Grand Teton National Park is 50 miles from the ranch while Yellowstone's west entrance is 80 miles away.







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## Just The Facts

- 317± acres historically run as a seasonal cattle grazing operation
- Approximately 100 acres of flood-irrigated pasture and two stock water rights
- Year-round access on two separate county-maintained roads
- Approximately 0.8 miles of Badger Creek (seasonal) runs through the ranch
- Expansive full-range Teton Mountain views
- Great habitat for local big game species
- Ruffed grouse, sharp-tailed grouse, and Hungarian partridge
- Zoned RA-35 – Rural Agricultural, 35-acre average density
- Taxes for 2024 were \$673



CARLOS ORDOÑEZ | [cordonez@hallandhall.com](mailto:cordonez@hallandhall.com)  
252 S. MAIN STREET | VICTOR, IDAHO 83455  
(M) 307-690-6375

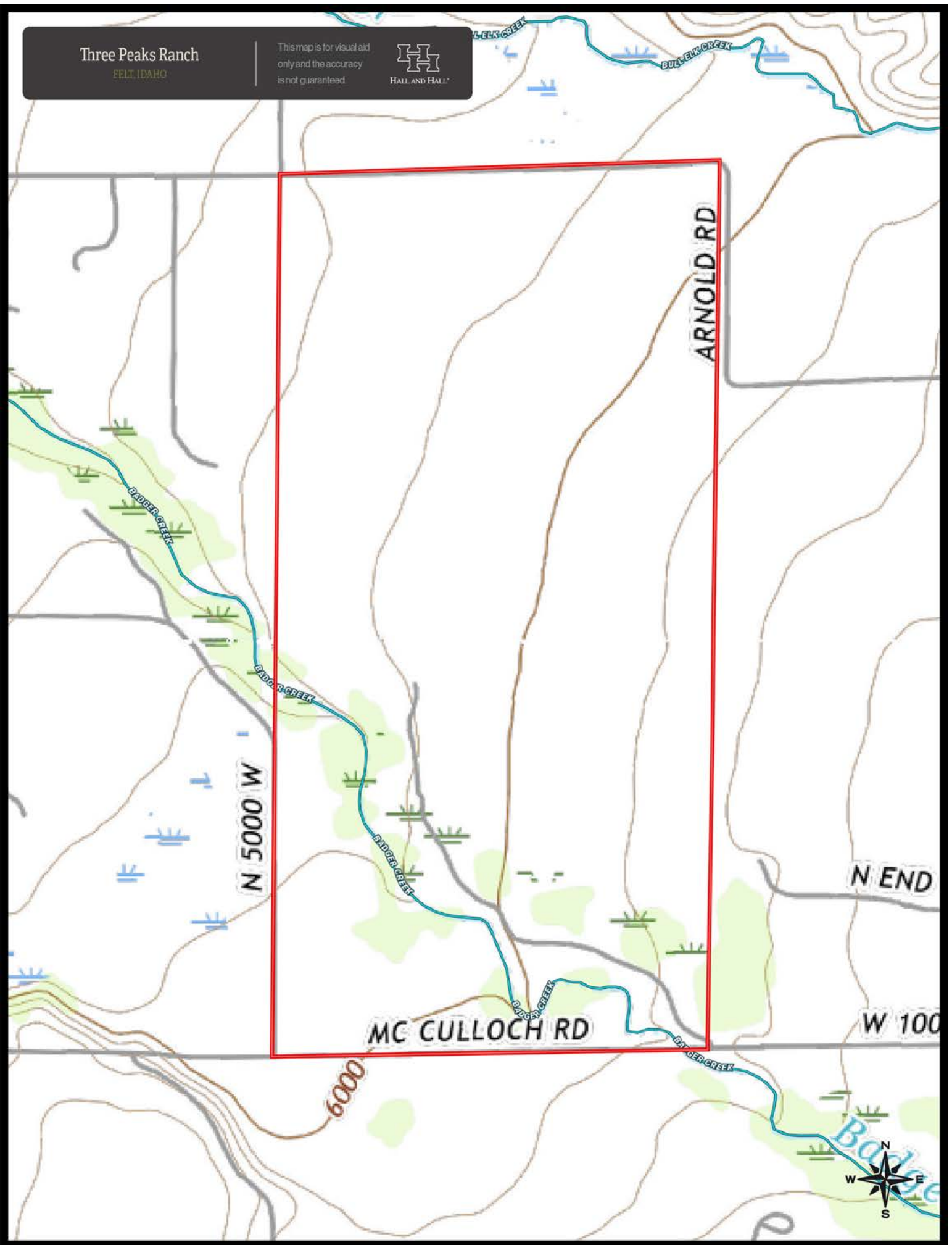
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Three Peaks Ranch  
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Rexburg

Driggs

Victor

Grand Teton  
National Park

Jackson





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