

HALL AND HALL®

Dedicated to Land and Landowners Since 1946

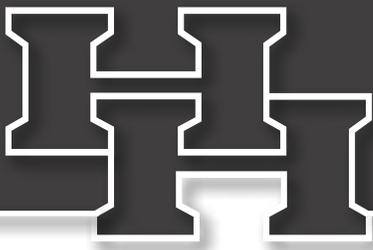
SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

WILLOWBEND RETREAT ON THE TETON RIVER VICTOR, IDAHO | \$6,995,000



EXECUTIVE SUMMARY

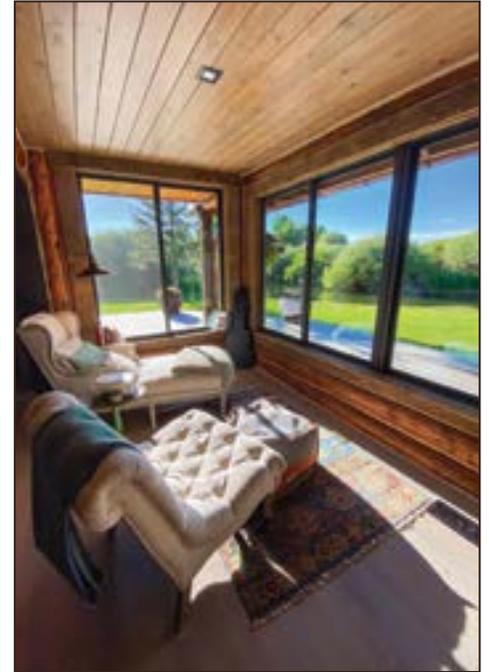
Situated along the banks of the Teton River, the Willowbend Retreat represents a highly sought after executive's ranch located in the heart of the Teton River Valley. The 12.2± deeded acres offer an abundance of diversity with willow-lined riverbanks, manicured lawns and gardens that transition to picturesque grassy meadows and ponds framed by the Teton, Big Hole and Snake River Mountain Ranges. The well-appointed improvements, which include a custom-built main residence and guest lodge, only add to this beautiful setting. Referred to as the "quiet side of the Tetons", the Willowbend Retreat is located in Teton Valley between the two charming mountain towns of Victor and Driggs, Idaho. This area offers year-round recreational opportunities with nearby access to some of the best trout fishing in the country, convenient access to national parks and forests, as well as two of the country's most desirable winter skiing destinations, Grand Targhee and Jackson Hole Mountain Resorts. In addition to the local amenities of Teton Valley, Idaho, the Willowbend Retreat is located just 30 miles from Jackson Hole, Wyoming and all it has to offer, including a commercial airport. The Driggs Reed Memorial full service FBO is just 10 miles away for private aviation use.



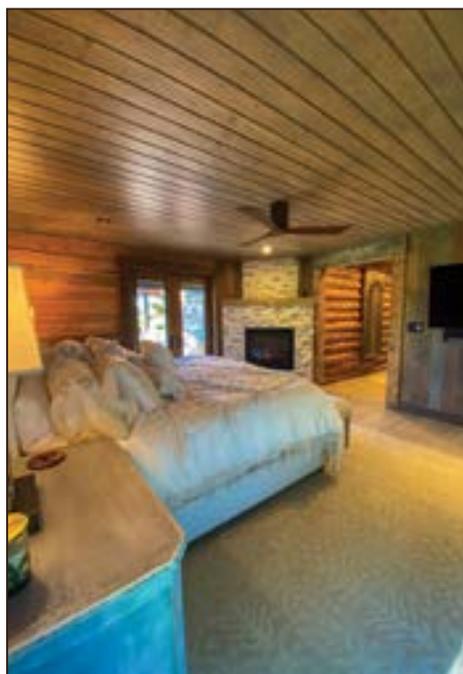
HALL AND HALL®

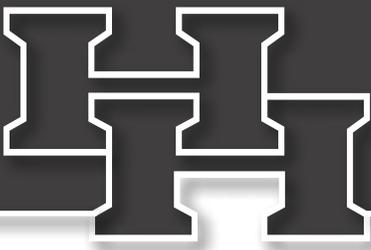
Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS



The land is complemented by a custom-built 2,575± square foot two-bedroom, two-bath single level log home just steps away from the Teton River. A spacious and open floor plan with gourmet kitchen and bar, a large wrap around deck, firepit and dock on the river add to the main home's charm.





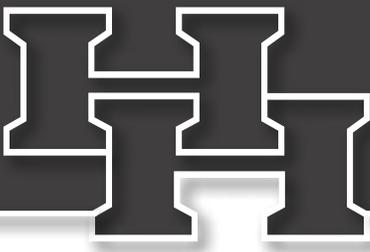
HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

From the main residence, an elevated boardwalk spanning a lush spring corridor takes you to the two-story 5,046± square foot guest lodge complete with two-bedrooms and two-baths, pet washroom, a large family entertainment room with a wood burning fireplace and full kitchen, and a multi-purpose space used as an office, art studio and tack room. Both homes were completely renovated from the foundation up in 2018 by one of the valley's most reputable, high-end home builders.





HALL AND HALL®

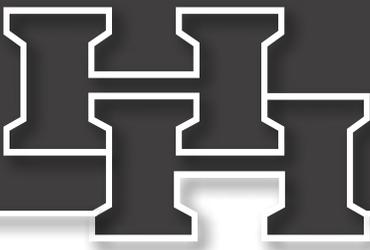
Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS



With approximately 800 feet of river frontage, the Willowbend Retreat offers world-class fishing right out your back door. The Teton River is known for its incredible dry fly fishing and prolific hatches during the summer and fall months. With its gentle meandering flows, this upper reach of the Teton River is more like a spring creek providing opportunities to catch Yellowstone cutthroat trout and rainbows sipping on small dry flies or taking big hoppers along the grassy banks. It is not uncommon to catch cutthroat and rainbow trout in the 20-inch range. The Willowbend Retreat's river corridor and ponds are a haven for local wildlife. Frequent visitors include moose, whitetail deer, birds of prey and waterfowl.





JUST THE FACTS

- 12.2± acre Teton River executive's ranch
- Meticulously maintained lawns and gardens
- 2,575± square foot main residence
- 5,046± square foot guest lodge
- 800± feet of Teton River frontage, a designated "blue ribbon" fishery
- World-class fishing for native Yellowstone cutthroat trout, rainbow and brook trout
- Two ponds, both stocked with rainbow trout
- Additional building site on the five-acre horse pasture for a barn and/or barn and residence
- Horse property with three pastures, all perimeter-fenced and cross-fenced
- Smaller pasture serves as a riding arena
- Diverse mixture of river frontage, manicured lawns, willows, ponds, springs and native grasses
- Impressive views of the Teton, Big Hole and Snake River Mountain Ranges
- Great habitat for moose and whitetail deer
- Nine miles to Driggs, Idaho and five miles to Victor, Idaho
- 21 miles to Grand Targhee Ski Resort and 31 miles to Jackson Hole Mountain Resort
- Taxes for 2022 were approximately \$9,814



CARLOS ORDOÑEZ | cordonez@hallandhall.com

252 S. MAIN STREET | VICTOR, IDAHO 83455

(M) 307-690-6375

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

Willowbend Retreat on the Teton River
VICTOR, IDAHO

This map is for visual aid
only and the accuracy
is not guaranteed.



Blue and Blue

T

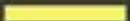
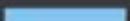
29

White
Bridge

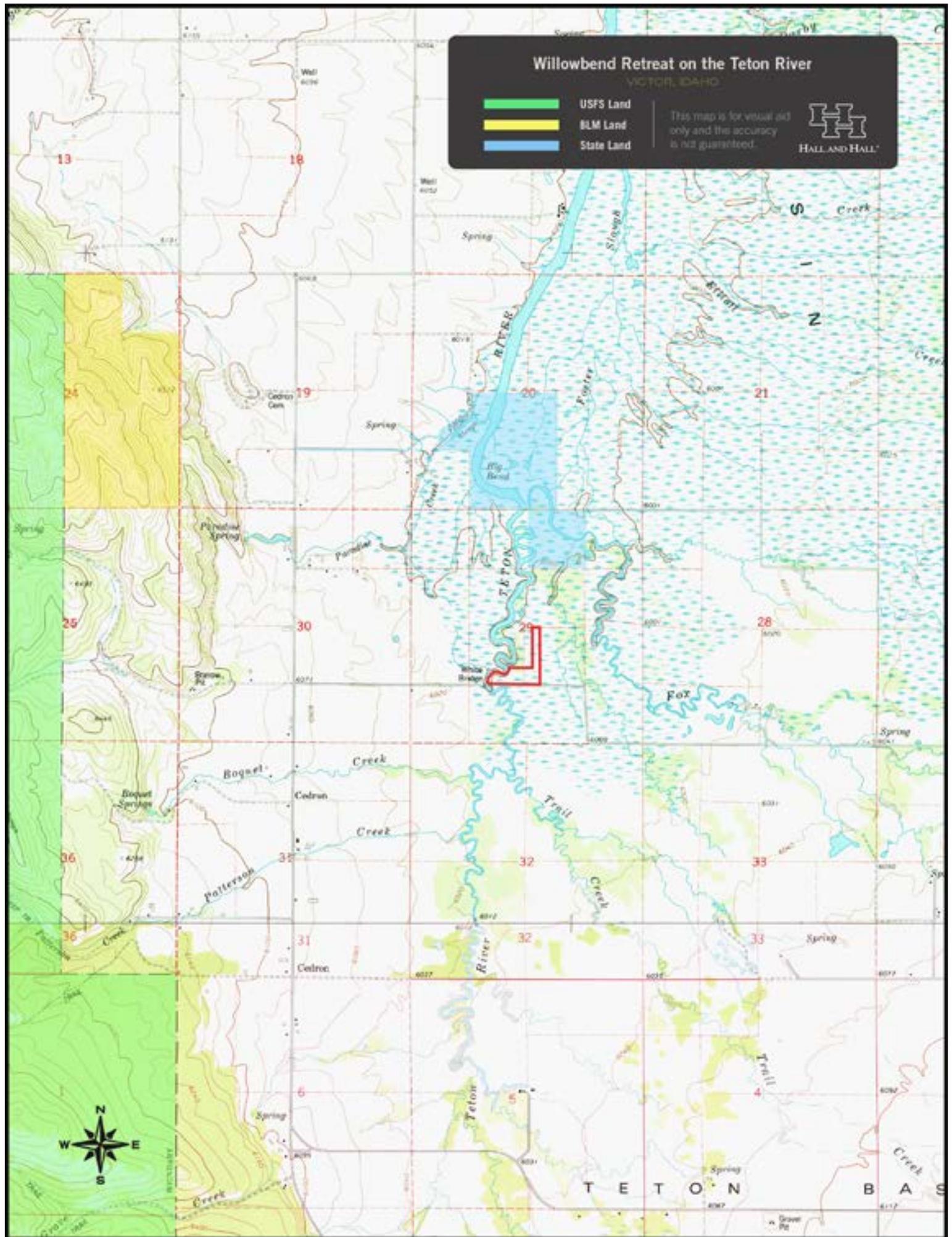


Willowbend Retreat on the Teton River

VICTOR, IDAHO

-  USFS Land
-  BLM Land
-  State Land

This map is for visual aid only and the accuracy is not guaranteed.



Willowbend Retreat on the Teton River
VICTOR, IDAHO

This map is for visual aid
only and the accuracy
is not guaranteed.

