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## BADGER CREEK CANYON RANCH | FELT, IDAHO | \$9,895,000



### EXECUTIVE SUMMARY

Framed by the majestic Teton Mountain Range to the east, the 613± acre Badger Creek Canyon Ranch represents a truly unique offering in southeast Idaho's coveted Teton Valley. Located at the north end of the valley, the ranch offers a diverse blend of rolling cropland set atop the tree-lined canyon rim with both sides of 2.5± miles of Badger Creek flowing through at the bottom. An excellent trout stream, this section of Badger Creek is unique in the sense that it is fed by large natural springs flowing out of the canyon walls, thus improving the habitat for the native Yellowstone cutthroat trout that call these waters home. Bordering public lands along its western and northern boundaries, the ranch provides excellent habitat for the area's big game species, including elk and mule deer. The canyon serves as a critical migration corridor for big game as they head west in the late fall to their winter range along the Teton River Canyon and lower elevations. For the avid wing shooter, healthy numbers of native sharp-tailed grouse and Hungarian partridge can also be found on the ranch and adjacent public lands.



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The Badger Creek Canyon Ranch sits on a peninsula with Bitch Creek along the northern boundary, Badger Creek along the south, and both streams joining the Teton River at the point of the peninsula to the west. All three fisheries are considered some of the best native Yellowstone cutthroat trout streams in the region. The charming resort town of Driggs is located just a short 25-minute drive from the ranch. Home to Grand Targhee Ski Resort located on the west slope of the Teton Mountain Range, Driggs offers all the essential mountain town amenities, including restaurants, grocery stores, outdoor recreation shops and outfitters, farm and ranch stores, a hospital, and full-service FBO at Driggs-Reed Memorial Airport. Jackson Hole is located an hour from the ranch and is the gateway to Grand Teton and Yellowstone National Parks.



With 2.5± miles of trophy trout water flowing through the ranch, diverse topography and landscapes, big game and upland bird hunting opportunities, the Badger Creek Canyon Ranch represents a blank canvas with an array of recreational attributes along with a small farming component in a highly desirable location.

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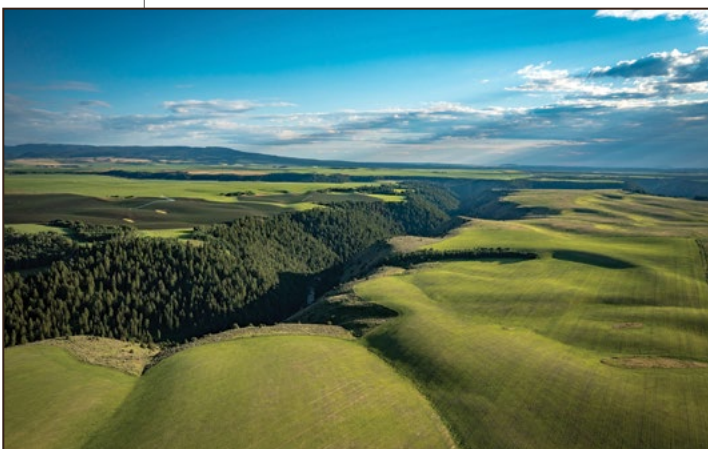
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## JUST THE FACTS

- 613± deeded acres along Badger Creek Canyon
- Excellent trout fishing on 2.5± miles of both sides of Badger Creek
- Natural springs flowing out of canyon walls feed into Badger Creek
  - Bordered by public lands on two boundaries
  - Approximately 130± acres of dry farm cropland
  - Big game hunting onsite for elk and mule deer
- Upland bird hunting for sharp-tailed grouse and Hungarian partridge
  - Expansive full range Teton Mountain views
- Access to additional trout streams through adjacent public lands



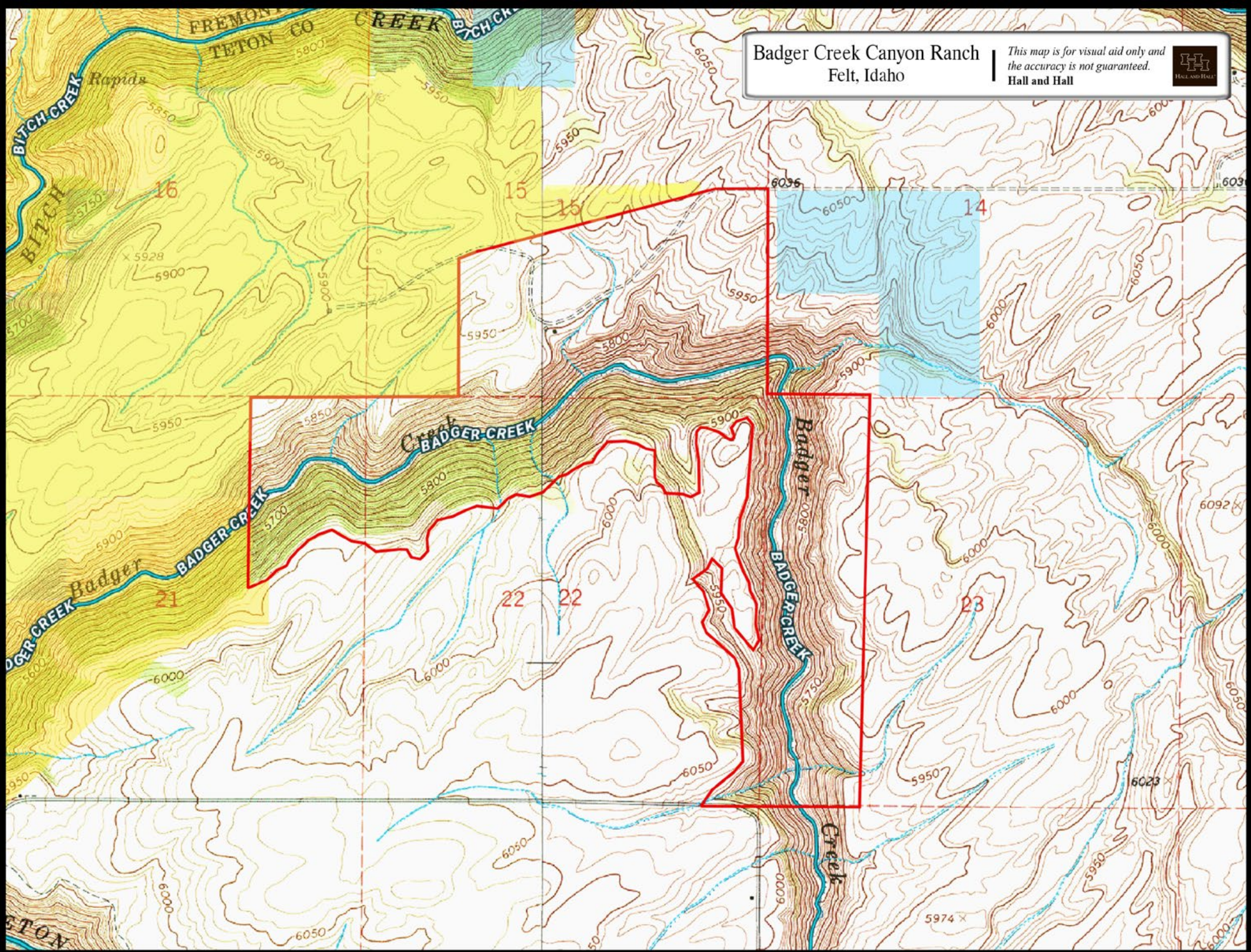
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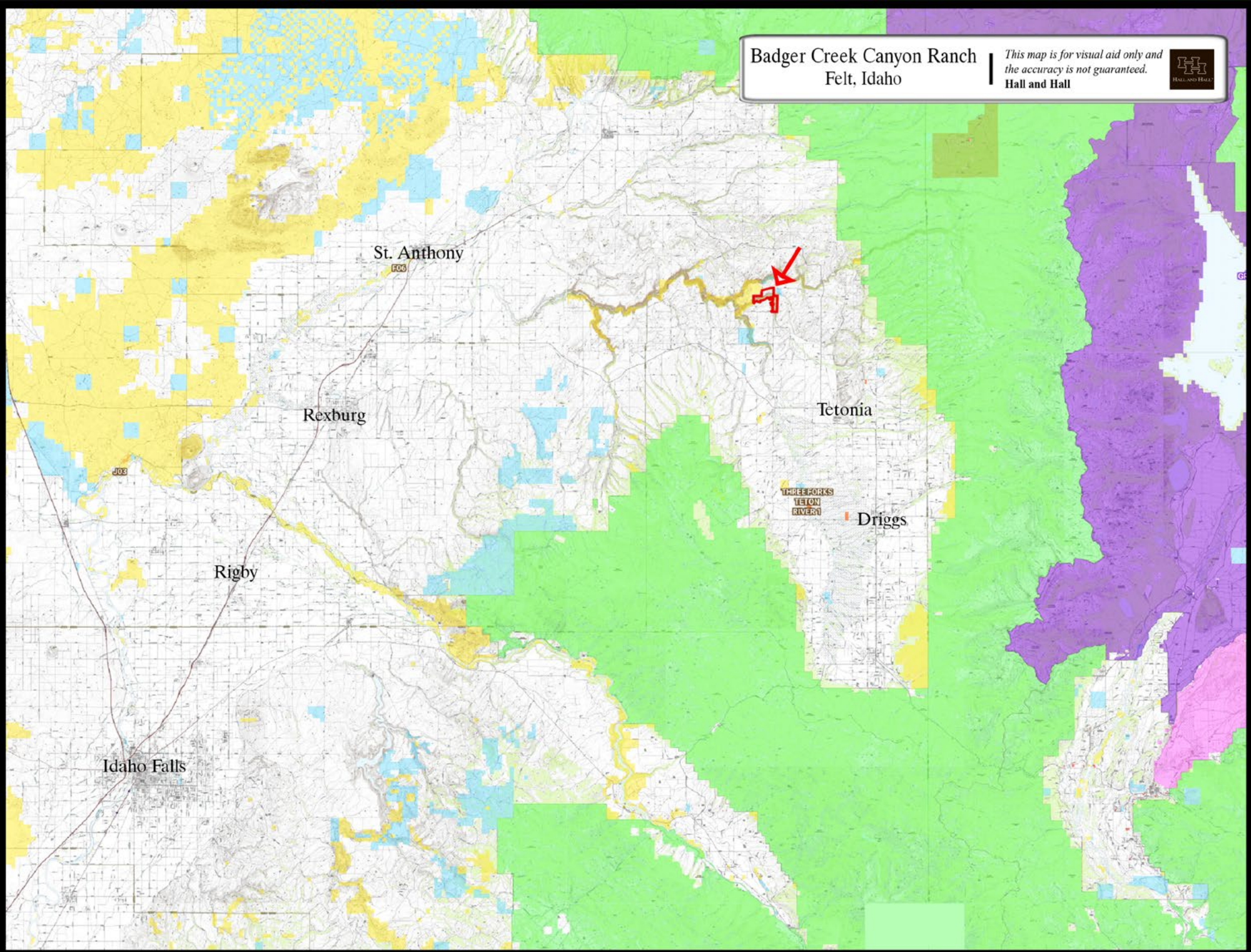
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Felt, Idaho

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