

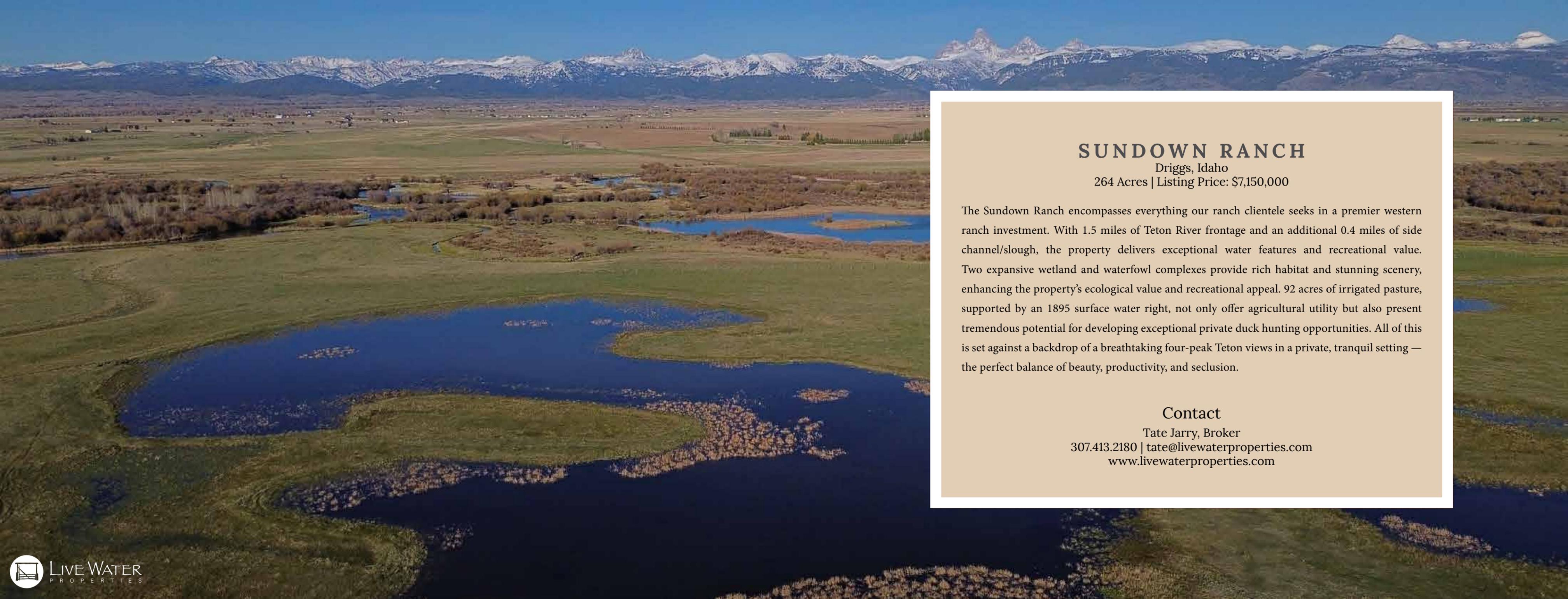


Sundown Ranch

DRIGGS, IDAHO

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


Hunting | Ranching | Fly Fishing | Conservation



SUNDOWN RANCH

Driggs, Idaho

264 Acres | Listing Price: \$7,150,000

The Sundown Ranch encompasses everything our ranch clientele seeks in a premier western ranch investment. With 1.5 miles of Teton River frontage and an additional 0.4 miles of side channel/slough, the property delivers exceptional water features and recreational value. Two expansive wetland and waterfowl complexes provide rich habitat and stunning scenery, enhancing the property's ecological value and recreational appeal. 92 acres of irrigated pasture, supported by an 1895 surface water right, not only offer agricultural utility but also present tremendous potential for developing exceptional private duck hunting opportunities. All of this is set against a backdrop of a breathtaking four-peak Teton views in a private, tranquil setting — the perfect balance of beauty, productivity, and seclusion.

Contact

Tate Jarry, Broker

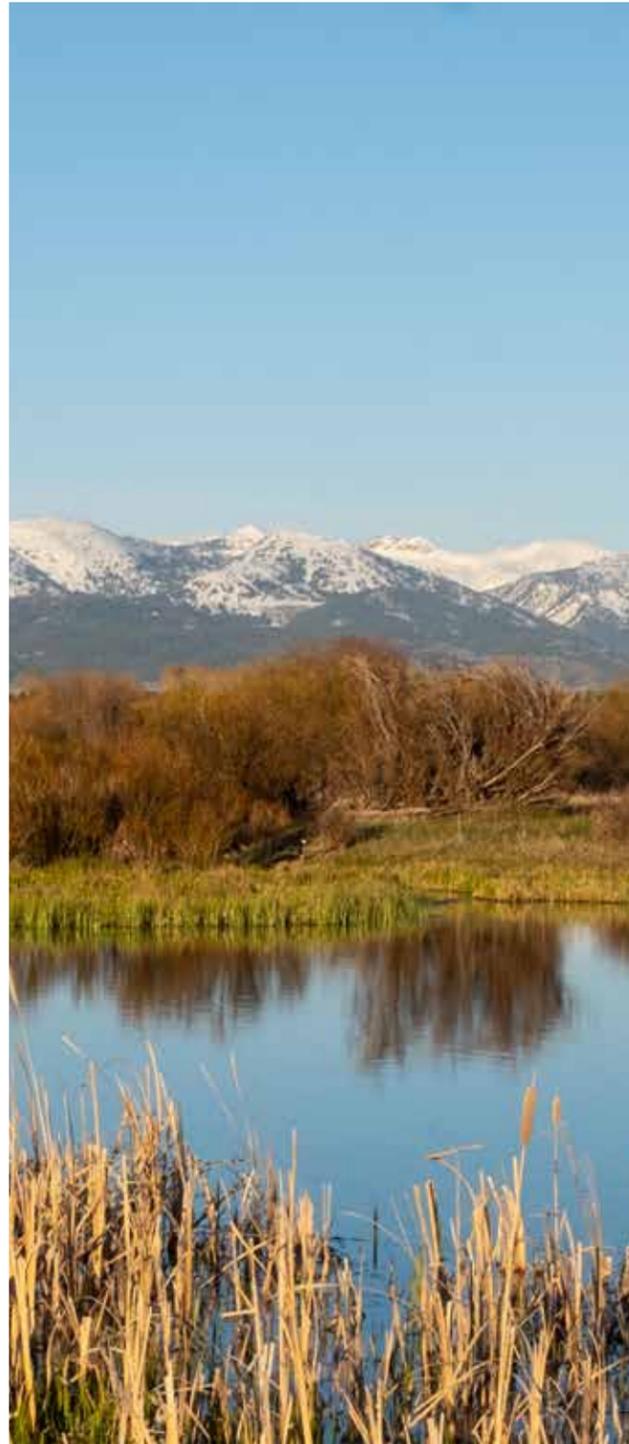
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CONSERVATION EASEMENT

With foresight and a deep respect for the land's natural attributes, the current owner thoughtfully negotiated a conservation easement that preserves the property in perpetuity while still reserving two 5-acre homesites and the ability to split the property—offering both protection and flexibility for future ownership. The Teton Regional Land Trust, based in Teton Valley, oversees the stewardship of this property and welcomes any questions regarding the conservation easement(s) to ensure a smooth transition of ownership.





Location

Located just 10 minutes from Driggs in southeastern Idaho, Sundown Ranch lies in the heart of Teton Valley—a place where stunning landscapes and deep-rooted history converge. The nearby towns of Driggs and Victor, only 10 miles apart along State Highway 33, offer restaurants, grocery stores, local shops, and essential conveniences. Jackson Hole, Wyoming, is just 32 miles from Driggs, providing easy access to world-class skiing, dining, and cultural amenities.

Travel is convenient, with the Driggs-Reed Memorial Airport only five minutes from the property, offering a full-service FBO for private aviation. Jackson Hole Airport provides daily commercial flights and is just over an hour away. For broader regional access, Idaho Falls is a 90-minute drive and features another commercial airport.

About the Valley

Teton Valley, Idaho—located along the western slope of the Tetons within the Greater Yellowstone Ecosystem—has a rich history and abundant wildlife. Inhabited for over 11,000 years, the valley—once known as Pierre’s Hole—was a key site for Native American tribes and early trappers like John Colter. It hosted the Rocky Mountain Fur Rendezvous and the 1832 Battle of Pierre’s Hole. Homesteaders arrived in the late 1800s, drawn by fertile soils and ample water, laying the foundation for the valley’s enduring agricultural roots. Today, Teton Valley remains a rural stronghold, offering exceptional hunting for elk, deer, moose, and upland birds, as well as access to vast public lands. Its blend of natural beauty, recreation, and heritage continues to attract both residents and outdoor enthusiasts.





SKI RESORTS

Grand Targhee Resort and Jackson Hole Mountain Resort offer world-class skiing just a short drive from Sundown Ranch. Grand Targhee, located 30 minutes from the ranch gate, is renowned for its deep powder, once proudly claiming, “snow from heaven, not from hoses,” and offers a laid-back, family-friendly atmosphere. An hour away, Jackson Hole is celebrated for its challenging terrain, iconic tram, and lively base village. Together, these resorts provide unparalleled access to year-round recreation, making the region a highly sought-after destination for outdoor enthusiasts.



FISHING THE TETON

The Sundown Ranch features over 1.5 miles of private Teton River frontage, where the river braids through the property, creating a dynamic landscape of private islands, deep pools, undercut banks, and wadable riffles. The river's natural gradient across the ranch supports a thriving fishery, providing ideal habitat for both large brown trout and native Yellowstone Cutthroat trout, some exceeding 20 inches in length.

The Teton River is the last major free-flowing river in eastern Idaho—an increasingly valuable resource in the modern West. Originating high in the Teton Mountains, the river winds through 81 miles of stunning terrain before merging with the Henry's Fork of the Snake River north of Rexburg.

Its lifeblood flows from Fox Creek, Teton Creek, and Leigh Creek—three pristine tributaries that deliver cold mountain runoff, supporting critical spawning grounds, healthy riparian ecosystems, and vital groundwater recharge. These conditions foster a vibrant and resilient fishery, long treasured by conservationists and anglers alike. This stretch of the Teton River is a classic meadow stream, highly sought after by dry fly fishermen who enjoy the visual experience of spotting and casting to rising trout. The Sundown Ranch's private river frontage offers unmatched seclusion and exclusivity, while nearby public access points along a 20-mile valley stretch accommodate both wade and drift boat anglers, further solidifying the region's reputation as a premier Western fishery.



SUMMARY

Sundown Ranch is a unique opportunity to own a legacy property in the heart of Teton Valley—offering over 1.5 miles of private river frontage, rich wildlife habitat, historic water rights, and unmatched Teton views. With flexible development potential, strong recreational value, and easy access to Driggs, Jackson Hole, and their world-class amenities, it strikes the ideal balance between conservation, privacy, and a premium Western lifestyle.



SUNDOWN RANCH

±264
ACRES

LOCATED IN DRIGGS, IDAHO

LISTED AT
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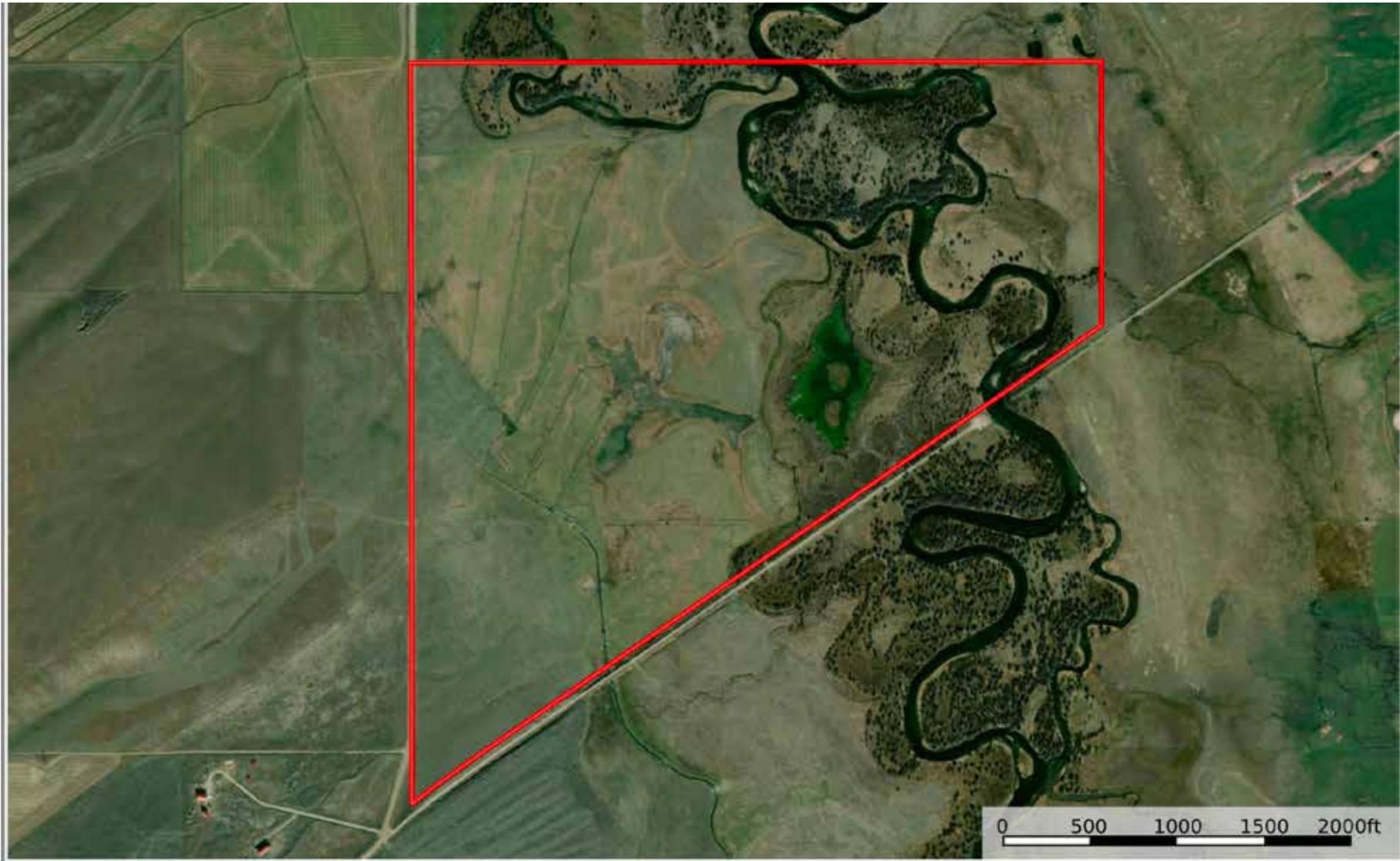
SUNDOWN RANCH IS A RARE TETON VALLEY PROPERTY WITH PRIVATE RIVER FRONTAGE, WILDLIFE HABITAT, AND STUNNING VIEWS.

IMPROVEMENTS

- 264 acres
- Over 1.5 miles of Teton River frontage
 - 92 acres of irrigated pasture
- Two wetland pond complexes, each six acres in size
 - Four peak Teton Views
- Conservation Easement reserving two, five-acre build envelopes

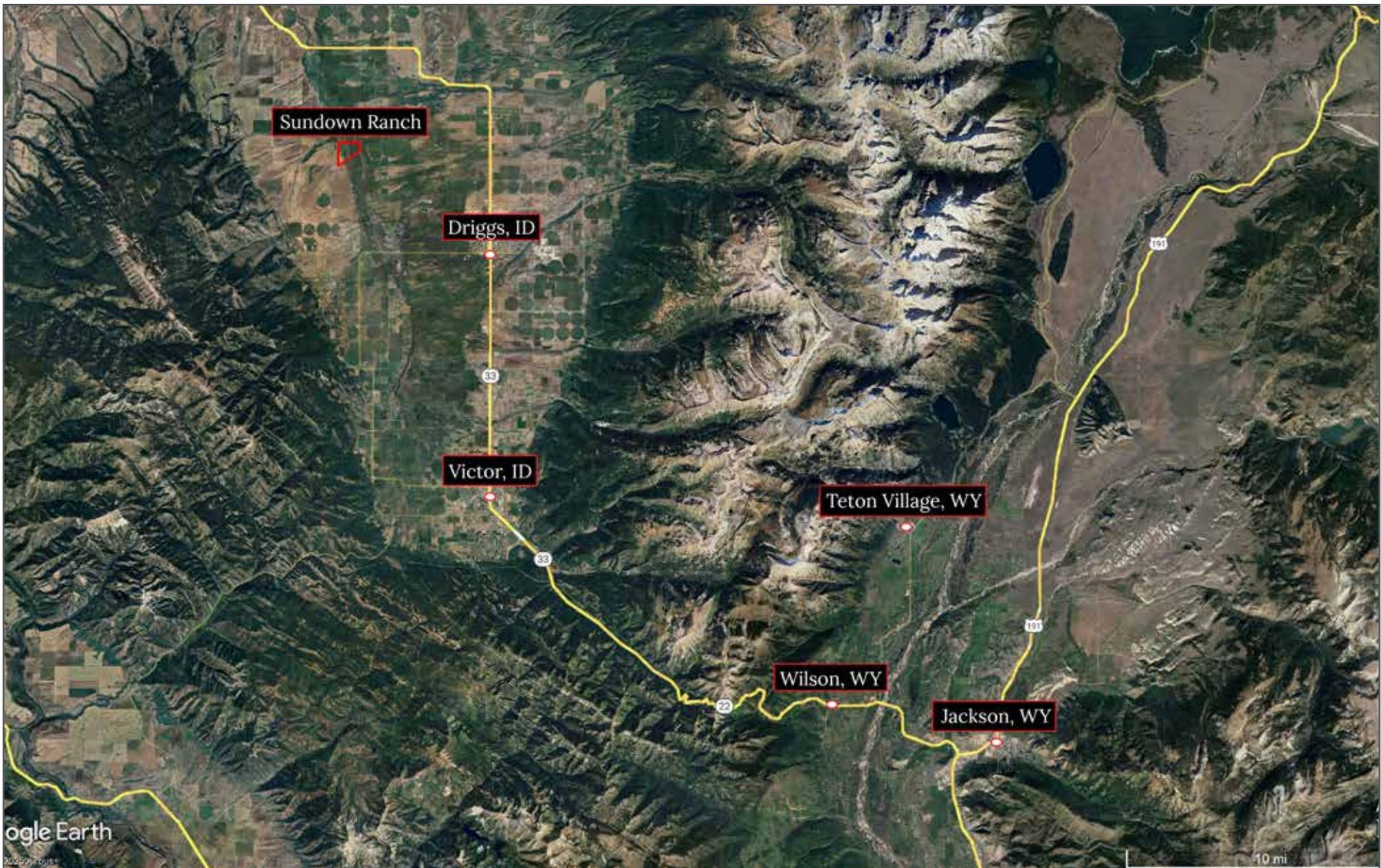
LOCATION

- 5 miles to downtown Driggs
- 13 miles to Grand Targhee Resort
- 37 miles to Jackson Hole
- 43 miles to Yellowstone Park
- 75 miles to Idaho Falls



Sundown Ranch - Aerial Map

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



Sundown Ranch - Location Map

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