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## HOOPES TETON VIEW RANCH TETON VALLEY, IDAHO | \$3,850,000



### EXECUTIVE SUMMARY

The Hoopes Teton View Ranch is a very private 452± acre mountain retreat nestled under the north end of the Big Hole Mountains overlooking Idaho's highly sought-after Teton River Valley. This highly diverse property features lush rolling meadows, quality dryland farm ground, timbered draws, and aspen groves. This location offers unobstructed full-range Teton Mountain views to the east. With national forest just a mile away, this area of the valley is comprised of largely undeveloped mountain ranches and significant agricultural operations. These ingredients provide the perfect habitat for a cross-section of native wildlife and big game species, including elk, deer, moose, and bears. The ranch is particularly appealing to some of the local elk herds, which can be found on site from spring through late fall when the first snowfalls start accumulating in the region. The privacy, abundant feed, and timber cover found throughout the ranch also provide great elk-calving habitat.



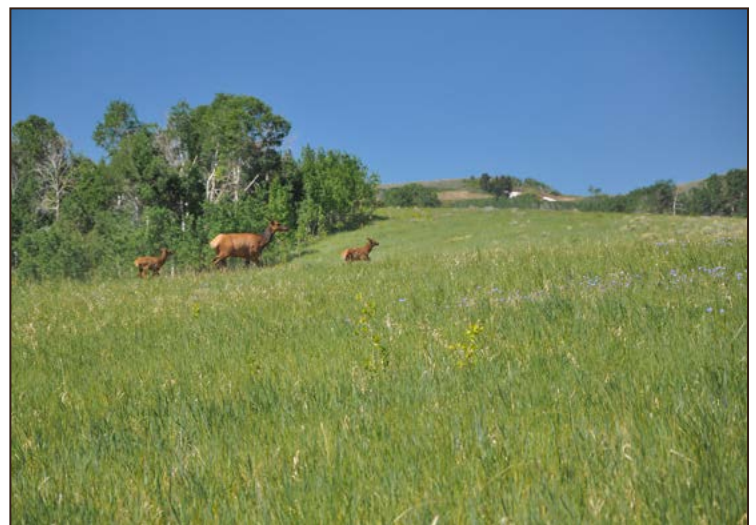


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The Hoopes Teton View Ranch is located just 20 miles from Driggs, home to Grand Targhee Summer & Ski Resort, and is 50 miles from Jackson Hole, one of the West's most desirable resort destinations. The ranch serves as a well-positioned base camp for access to Yellowstone and Grand Teton National Parks, both of which are an easy day's drive from the ranch – not to mention immediate access to a world-class destination resort in Grand Targhee and great fishing on the Teton and Henry's Fork River systems that are literally on one's doorstep. A blank canvas, the land features numerous building sites that offer both privacy and big mountain views across the valley. Hoopes Teton View Ranch is an intrinsically beautiful mountain retreat with big views that offers one an entry into the year-round resort destination of Driggs.





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## JUST THE FACTS

- LOCATION: 20 miles northwest of Driggs, Idaho, nestled under the north end of the Big Hole Mountains
- ACREAGE: 452± deeded acres
- AGRICULTURE: Approximately 345 acres of quality dryland farm ground
- TERRAIN: A highly diverse mix of meadows, dryland farming, aspen draws and timbered slopes
- VIEWS: Big views of the Teton Range overlooking the Teton River Valley
- AMENITIES: Easy access to Driggs and the Grand Targhee Summer and Ski Resort and terrific fishing in the Teton and Henry's Fork River fisheries
- REGIONAL AMENITIES: 50 miles from Jackson Hole, Wyoming, and Grand Teton and Yellowstone National Parks
- NEARBY AIRPORTS: Driggs Reed Memorial (general aviation) is 20 minutes away, with commercial air service available in Idaho Falls and Jackson Hole, both approximately 80 minutes from the ranch
- WILDLIFE: Home to a local elk herd that often calves on the property, plus other big game species; diverse habitat creates a haven for wildlife
- PROPERTY TAXES: \$491.68 in 2023



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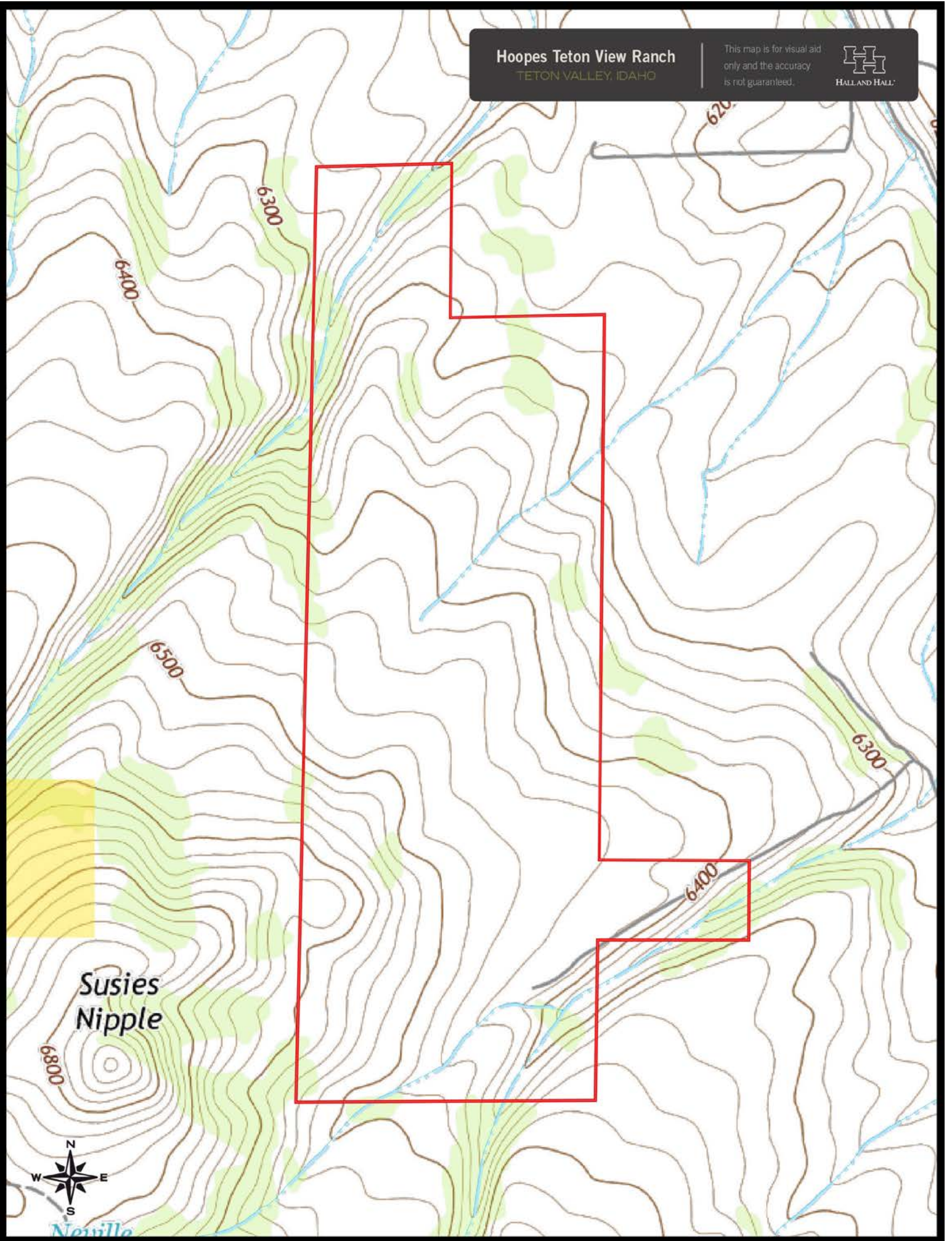
**Hoopes Teton View Ranch**  
TETON VALLEY, IDAHO

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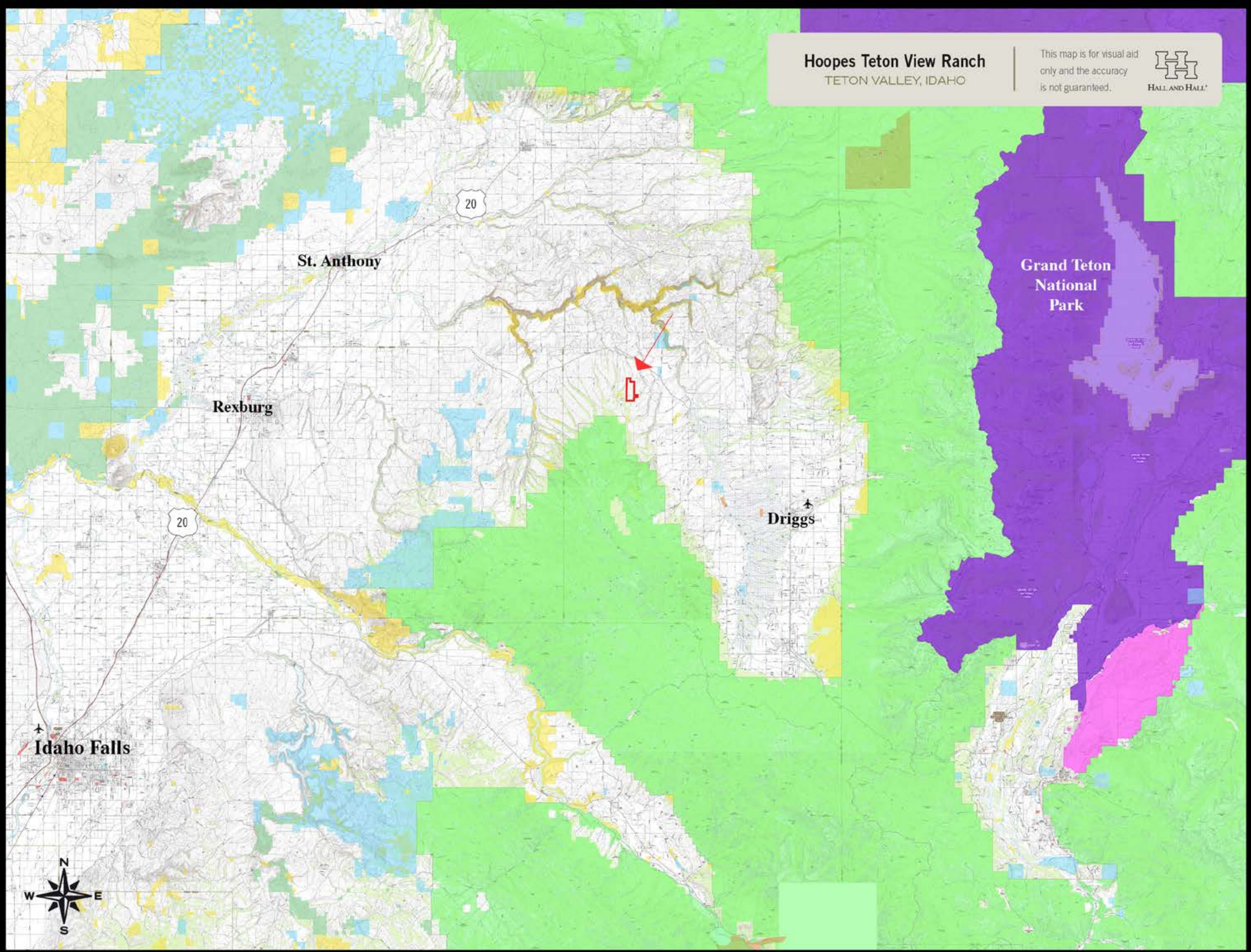
**Susies  
Nipple**



Newville

**Hoopes Teton View Ranch**  
TETON VALLEY, IDAHO

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St. Anthony

Rexburg

Driggs

Idaho Falls

Grand Teton  
National  
Park

