



*On Fall River*

Fremont County, Idaho



Contact: Ryan Lerwill at CountryWide Properties (208) 356-7300 or (208) 351-4373  
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## LOCATION:

The Reserve is located in Fremont County, Idaho on the quiet western side of the famous Grand Teton Mountain Range. Located only 75 miles from Jackson Hole, Wyoming, one of the West's most sought after resort destinations. This area is acclaimed for its classic, yet rustic western culture, as well as endless recreational opportunities throughout all seasons. Only a few minute drive from The Reserve is the agricultural community of Ashton, Idaho which provides all the essential groceries, restaurants, fly shops, shopping and fuel. The closest large city is Idaho Falls, Idaho which lies 54 miles south. Idaho Falls has all major conveniences including commercial airline services. The community of Driggs/Victor is a 30 minute drive and offers restaurants, grocery stores, sporting goods, golf, Grand Targhee Ski and Summer resort, and a private airstrip.



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The Reserve location is ideal for the outdoor enthusiast. Located on the Fall River the angler will have the opportunity to “fish from the front door” or utilize the endless miles of river both up and down stream. The Henry’s Fork is just a few minutes away, providing additional angling allowing for year-round fishing. Multiple trout streams are all within an hour’s drive from The Reserve; including the South Fork of the Snake, the Snake River, the Teton River, and Montana’s Madison River.

With seemingly endless miles of public land all within a few minutes of The Reserve, there is incredible hiking, biking and horseback riding trails. During the fall and winter months the National Forest access offers plenty of opportunity for big game hunting, upland birds, and snowmobiling. Grand Targhee ski and summer resort, best known for its deep and glorious powder and summer bluegrass festival is located 45 minutes southeast.



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## Parcel Size and Acreage:

The Reserve topography is quite diverse. It features open meadow acreage with out-cropping of trees and very gradual slope to the Fall river's edge, and river canyon acreage that give incredible views of the Grand Teton range as well as river views of both up and down river. The various landscapes available makes this property unique provided the angle the ideal property for his/her needs. An ideal setting for viewing wildlife, relaxation, and getting away from it all. The clear view of the four peaks of the Tetons from the home sites is truly a testament of the beauty and grandeur of this Rocky Mountain West landmark.

The home sites range from 6.13 acres with 683 feet of river frontage to 9.35 acres with 625 feet of river frontage, an ideal setting for the perfect river frontage home or retreat.



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## Fall River:

Tucked in the southwest corner of Yellowstone National Park, the Fall River basin is truly a fisherman's and waterfall lover's paradise. The Fall River is aptly named because of the many waterfalls along its tributaries. This is the major river that drains the Cascade Corner, of Yellowstone Park. The four major streams in the Fall River drainage are the Becher River, Boundary Creek, Mountain Ash Creek and of course the Fall River. They begin on the Madison and Pitchstone plateaus and they carve canyons across Yellowstone Park's southwest corner. Some of Yellowstone's most beautiful waterfalls are in this area. With nearly 80 inches of annual precipitation, the Fall River drainage is one of the wettest portions of Yellowstone National Park. The Fall River is a backpacking, fisherman and photographer's nirvana.

The Fall River is the largest Henrys Fork tributary. The Fall River descends through the Birch Hills flowing west to where the Becher River joins it upriver Cave Falls. From Cave Falls to Concrete CCC Bridge for 14 miles the river is largely inaccessible by road. Below CCC Bridge the River runs along The Reserve several miles above the Fall River / Henrys Fork confluence.



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## Fishing the Fall River:

Once you have fished this amazing stretch of River the exclusive nature of the Fall River speaks for itself. With year-round fishing and the fact that commercial guides are not allowed by local ordinance, you are assured peace and quiet. The Reserve has a PRIVATE boat ramp that will be utilized ONLY by the owners of The Reserve home sites, allowing private drift boat launch for the ultimate fishing experience.

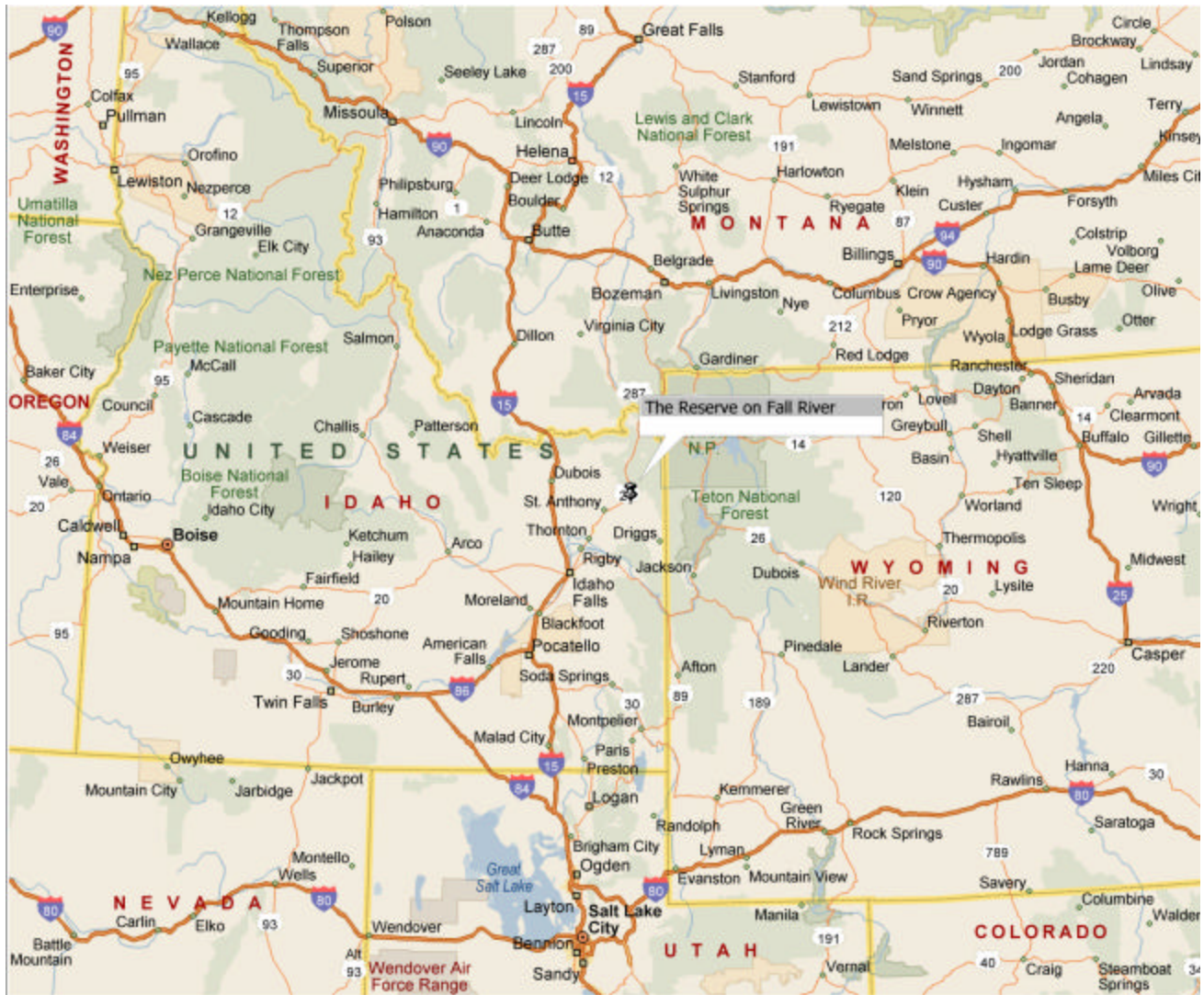
You will find Cutthroat, Rainbow, and a hybrid trout the Cut-bow in this stretch of the Fall River. The first significant aquatic insect to emerge is the Pale Morning Dun (PMD). Beginning in July you'll see Stoneflies, and Brown and green Drakes. In September look for Tricos, Gray Drakes, and Mahogany Duns. In August Grasshoppers become the dominant food form for the trout. Nymph fishing is good any time on the Fall River.

## Improvements:

Each home site will enjoy a pressurized irrigation system which will allow plenty of water for any landscaping needs. Beautification will be no problem for the land owner with this system available. The perimeter of The Reserve has a privacy Buck-Rail fence and a privacy gate that will add to the seclusion of this already private area. The boat ramp is available to all owners, as well as a walking path down to a otherwise inaccessible Federal BLM land which is located down river from The Reserve providing unlimited access to the River for The Reserve owners.



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## Summary:

A truly unique opportunity to own 600 + linear feet of the Fall River with amazing views of the Grand Tetons. These home sites have something to offer everyone regardless of their outdoor pursuits. With scenic surroundings, onsite fishing, the owner is guaranteed endless recreational adventure.

## Home Sites, Fall River Frontage, and Price:

Home Site 1— 9.35 Acres, 625 ft. River Frontage - \$480,000  
 Home Site 2— 8.62 Acres, 600 ft. River Frontage - \$480,000  
 Home Site 3— 7.00 Acres, 600 ft. River Frontage - \$548,000  
 Home Site 4— 6.74 Acres, 683 ft. River Frontage - \$480,000  
 Home Site 5— 6.13 Acres, 683 ft. River Frontage - \$480,000  
 Home Site 6— 7.38 Acres, 683 ft. River Frontage - \$548,000



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