



*Woods Creek Ranch*

DRIGGS, IDAHO





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## Introduction:

Woods Creek Ranch is a sportsman's paradise located in the heart of Teton Valley, Idaho, less than 3 miles from downtown Driggs and 45 minutes from the resort community of Jackson Hole, Wyoming. This recreational retreat boasts some of the best waterfowl hunting in the area in addition to excellent fly fishing on the 1+ mile of Woods Spring Creek. The impressive waterfowl component is largely due to the two developed and enhanced wetlands on the ranch, which are set amidst a myriad of natural springs and wetlands and close proximity to the Teton River. As Woods Spring Creek flows through the ranch, it ranges anywhere from 10-20 feet wide with good numbers of brook and native Yellowstone cutthroat trout. Given its confluence with the Teton River located a half mile to the west, there is great opportunity to further develop this fishery. Woods Creek Ranch provides the ideal setting for a sporting retreat in one of the West's most scenic and desirable valleys.

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*Woods Creek Ranch - A trophy Sporting Offering*

## Location:

Woods Creek Ranch is located in Teton Valley, Idaho, on the “quiet” western side of the famous Teton Mountain Range. The property sits 3 miles west of downtown Driggs, the largest of three towns in the valley, as well as the Teton County seat. Driggs provides many services and amenities such as restaurants, grocery stores, shopping, public and private golf resorts and private air service at Driggs Reed Memorial and the 7,300-foot runway equipped for planes and jets of all sizes. Teton Valley is also home to Grand Targhee Ski and Summer Resort, consistently ranked among the top ski resorts in the country. Grand Targhee also hosts a number of summer music festivals that attract music fans from across the country. The resort community of Jackson Hole, Wyoming, is 45 minutes away offering an array of year round recreational and cultural amenities, world renowned Jackson Hole Mountain Resort and commercial air service. Idaho Falls is the closest municipality located a 1-hour drive from the ranch.



## Acreage:

Comprised of approximately 160 deeded acres, Woods Creek offers a sizeable wildlife sanctuary set in the middle of one of the most scenic valleys in the Greater Yellowstone Ecosystem. The large wetland component of this ranch creates an ideal habitat for many of the valley’s

songbirds, waterfowl and cranes. The ranch boasts two enhanced wetland complexes in addition to 18 tillable acres planted as deer food plots and barley. This tillable acreage along with the riparian corridor of Woods Spring Creek provides desirable habitat for deer and moose.





## Improvements:

The Woods Creek Ranch enjoys a custom-built log cabin, which was completed in the fall of 2013. Complete with high-end finishes, this two-story 1,350 sqft home has 3 bedrooms, 2 baths and a large open family room with a stone fireplace as the centerpiece. There is a small garage designed for the sporting enthusiast that is equipped with custom racks intended for guns, waders and rods with room for a side-by-side Utility Task Vehicle. The front porch provides an ideal setting for enjoying sunsets over the Big Hole Mountains, overlooking the ranch and the evening flight of birds. A large back deck boasts unobstructed Teton Mountain views while a flagstone path leads to a large custom-built fire pit surrounded by Adirondack chairs. There is a total of approximately 500 sqft of front porch and back deck area. The yard surrounding the home is professionally landscaped with lush, green sod, native shrubs, bushes and aspen trees, all of which is maintained by an automated underground sprinkler system.

*\*Additionally, The cabin may be purchased fully furnished.*



## Conservation Easement:

Given the ranch's eco-sensitive nature with abundant wildlife, avifauna and fisheries components, Woods Creek Ranch could provide an incoming owner with tax benefits through the placement of a conservation easement. The local Teton Regional Land Trust would be the likely stewardship organization for this unique property and could provide more insight on such an opportunity.

## Live Water:

Woods Spring Creek meanders through the property for approximately 1.2 miles in a stunning valley floor setting amidst the property's wetlands and willows. The creek ranges anywhere from 10-20 feet wide throughout its course and boasts healthy flows throughout the fishing season. There are good numbers of brook trout in these waters, as well as many Yellowstone cutthroat trout, the Teton River's native trout species. Woods Spring Creek is considered a spawning tributary to the Teton River. With its confluence to the river nearly a quarter mile away, this private fishery presents an excellent opportunity for stream enhancement. A stream enhancement project would be ideal in efforts to create a more appealing long-term residence for these large native trout that migrate from the Teton River primarily during the spawn. Providing more structure, deeper holes and textbook holding water would provide these larger Yellowstone cutthroat trout a reason to stay.





### **Nearby Live Water:**

Many anglers consider this area to be one of the most trout-rich regions in the country. Southeast Idaho and this corner of the Greater Yellowstone Ecosystem provide an abundance of trout streams from small wading streams to large floatable rivers. The Teton River is a stone's throw from the property with a gentle spring creek approach, and it runs through the entire valley providing excellent angling opportunities for the native Yellowstone cutthroat, rainbow and some brook trout. These trout come in all sizes with many cutthroat and rainbow trout in the 22-inch-plus range.

Anglers can also enjoy excursions to many of the nearby fisheries including the Henry's Fork, Bitch Creek, Fall River and the famed South Fork of the Snake in Swan Valley, Idaho, as well as the scenic Snake River in Jackson, Wyoming. There are several area reservoirs and lakes that provide excellent fishing for large trout as well as boating opportunities.





## Wildlife and Hunting:

There is an abundance of wildlife on the ranch that can be found at any given time. Big game species include deer and moose. This area is known for having the highest concentration of moose in Teton Valley in comparison to other areas nearby. The wetlands and water resources also serve as a magnet for the various bird species and waterfowl. Birds of prey also frequent the property and some nest here, as well. These species include Bald eagles, osprey, hawks, falcons and owls.

Woods Creek Ranch is considered one of the best fall waterfowl hunting properties in the area. Intermountain Aquatics, a local environmental consulting firm, has developed two separate wetland complexes onsite. Year after year, these wetlands continue to attract large numbers of birds as they migrate through this region during fall. These same wetlands provide an ideal resting and staging point for these birds in the spring as they migrate north.

## Recreation:

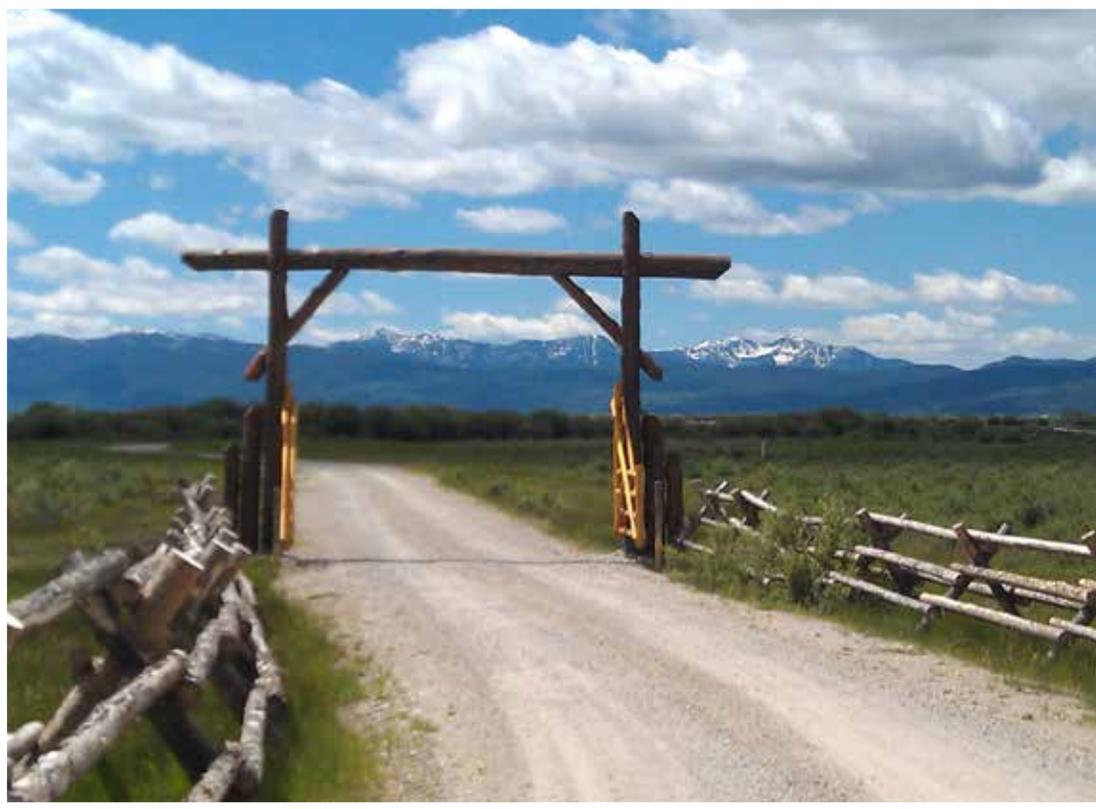
Woods Creek 160 offers outdoor enthusiasts a myriad of recreational opportunities. Teton Valley boasts an array of recreational diversity sure to satisfy. The Teton River and nearby streams and creeks provide ample public fishing access. The property's close proximity to the surrounding national forest offers additional activities such as horseback riding, hiking, biking, camping, hunting and snowmobiling. The southwest entrance to Yellowstone National Park is 40 minutes from the ranch, and the Grand Teton National Park is a short and scenic 1-hour drive ranch via Jackson Hole, Wyoming.



## *Woods Creek Ranch Aerial Map*

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

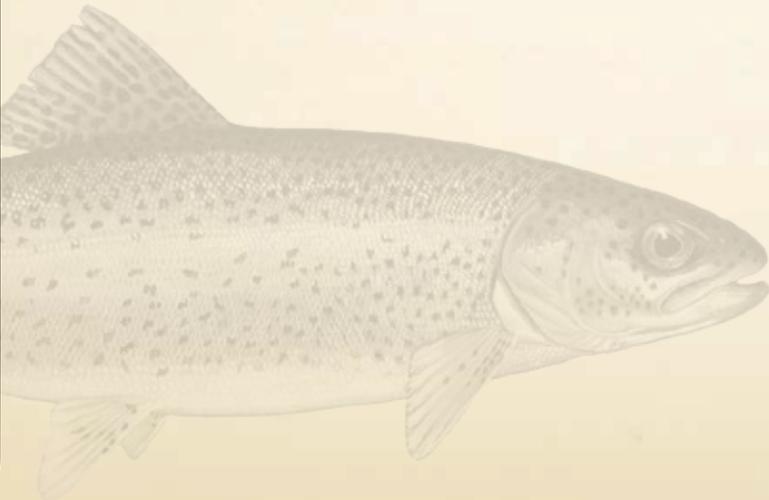




## Summary:

Located in the heart of Teton Valley, Idaho, Woods Creek Ranch is a sportsman's paradise offering private fishing and first-class waterfowl hunting. Enjoying a unique western backdrop and big mountain views in all directions, the ranch provides convenient access to resort amenities and a charming alpine lifestyle. Woods Creek 160 is the ideal setting for a log cabin retreat in one the West's most scenic and desirable valleys.

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