



Fall River Ranch

ASHTON, IDAHO





Fall River Ranch

ASHTON, IDAHO



Introduction:

Located in Idaho's wild and scenic Henry's Fork Basin in the heart of the Greater Yellowstone Ecosystem, the Fall River Ranch is truly one of the region's hidden gems. Bordering public lands on three boundaries, these 603 acres comprised of open meadows, rolling hills and timbered hillsides, create the ideal setting for a uniquely private ranch. Originating in Yellowstone National Park, nearly one mile of the wild freestone Fall River bisects the ranch as it flows out of the Caribou-Targhee National Forest on its way to the confluence of the famous Henry's Fork River, approximately 22 miles downstream. Enjoy the private bridge over the Fall River connecting the main home and equestrian barn to the riverside guesthouse. Fall River Ranch provides endless recreation onsite with plentiful river frontage, surrounding national forest and private riding, hiking and biking trails along the ranch's four miles of developed paths. This region is known for its abundant wildlife including elk, mule deer, moose, bear, wolves and other native species. The Fall River Ranch represents the ultimate sporting ranch and family retreat. This is a pristine setting with unique natural resources and neighboring forest; the Fall River Ranch is a haven for wildlife and world-class trout fishing.

Carlos Ordonez, Associate Broker

Toll Free 866.734.6100

Cell 307.690.6375



Fall River Ranch - A Unique Sporting Ranch

Location:

The Fall River Ranch is located 12 miles east of the town of Ashton, Idaho, along the banks of the Fall River and adjacent to the Caribou-Targhee National Forest. Ashton has historically been an agricultural community that has developed into a gateway community for outdoor activities. Amenities include two fly shops offering shuttle services, a grocery store, several restaurants and a snowmobile and ATV dealer. A 25-minute drive north on Highway 20 brings one to the famous Railroad Ranch section of the Henry's Fork River and resort area of Island Park. The thriving 4-year college and agricultural community of Rexburg is 30 minutes south of the ranch, and the city of Idaho



Falls is 20 minutes beyond, providing all major conveniences, including medical facilities and commercial air service. Grand Targhee Ski and Summer Resort is a 1-hour drive east past the resort town of Driggs, and Jackson Hole is a 1-hour and 40-minute drive southeast. The Henry's Fork, Teton, South Fork, Warm, Snake and Madison Rivers are all within 90 minutes of the ranch. The southwest entrance of Yellowstone National Park is a 10-minute drive from the ranch headquarters.

Acreage:

The ranch consists of 603.6 deeded acres with nearly a mile of Fall River bisecting the ranch on a westerly meandering path through large mature stands of conifer trees, aspen trees and open pastures of sage and native grasses. Gradual yet modestly sloping hillsides ascend from the river's edge in both directions providing a scenic backdrop and privacy.

The ranch feels like it is "at the end of the road" and is directly adjacent to the Caribou-Targhee National Forest on its northern and eastern boundary as well as a small portion of BLM land to the west. Access to these adjacent public lands provide an incoming owner with endless recreational opportunities for the outdoor enthusiast.





Improvements:

Improvements on the ranch include the main residence, a beach house, private bridge and a horse barn and utility outbuildings, and they are all meticulously maintained. The ranch boasts a custom 4,800 sqft, 4-bedroom, 4-bath lodge-style home set along the banks of the Fall River, complete with gourmet kitchen, master wing and spectacular water and mountain views in every direction. Capturing the beauty of the ranch, views of both the river and the tree-covered landscape can be seen from the large floor-to-ceiling windows throughout as well as the veranda that runs the entire length of the home.

A short walk from the main residence, horse enthusiasts will enjoy a western-style, 1,800 sqft 4-stall barn complete with a tack room, hay storage and a 2-acre paddock. There is a convenient and short ride across the 180-foot private steel bridge that spans the Fall River, adjacent to the main residence and visible from the master bedroom.





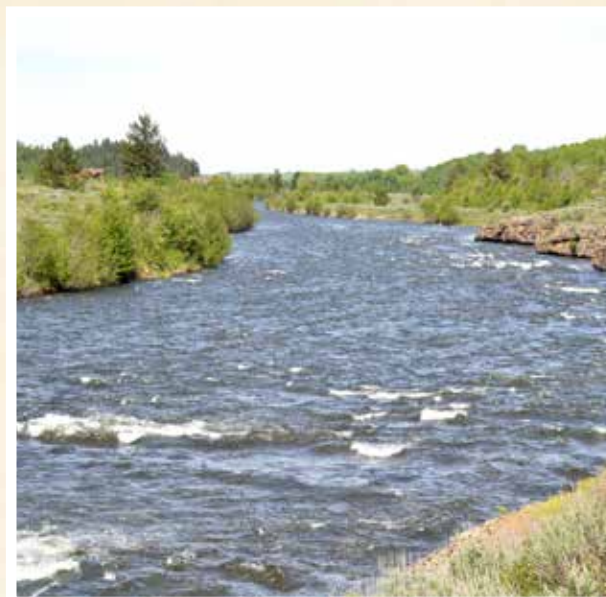
Conservation Easement:

Due to the highly eco-sensitive nature of the property the Fall River Ranch could provide substantial benefits to an incoming owner through the placement of a conservation easement. The ranch is located in the heart of the Greater Yellowstone Ecosystem providing critical habitat for many of the area's game species. This property would certainly be of interest to every local and regional land trust due to its unique attributes and location.

Live Water:

The Fall River, occasionally referred to as the Falls River, originates in Yellowstone National Park's southwestern corner, 5 miles from the ranch headquarters. Fed by various warm springs, spring creeks and snowpack runoff from the Pitchstone Plateau inside the park, this freestone river continues another 50 miles downstream to join with the Henry's Fork River in Chester approximately 20 river miles from the ranch. While it is listed on many maps as the Falls River, the name was officially changed in the mid 1980s to agree with the name that local residents use for the river. The many waterfalls along its course are the source of the original name.

The Fall River hosts cutthroat, rainbow and cutthroat-rainbow hybrid trout ("cutbows") that inhabit this stretch, including trout that make their way up from the Henry's Fork to evade the fishing pressure of this popular river. The Fall River has a unique regulation applied to its water; no commercially guided fishing is allowed on the river. This reduces drift boat traffic on the Fall River to a few private trips each year. This freestone river is home to many 20-inch rainbows that are notoriously strong, hard-fighting fish. The summer and fall dry fly fishing is spectacular with prolific hatches of salmon flies, golden stones, baetis, PMDs, various species of Caddis and drake mayflies and good number of hoppers, ants and beetles.





Nearby Live Water:

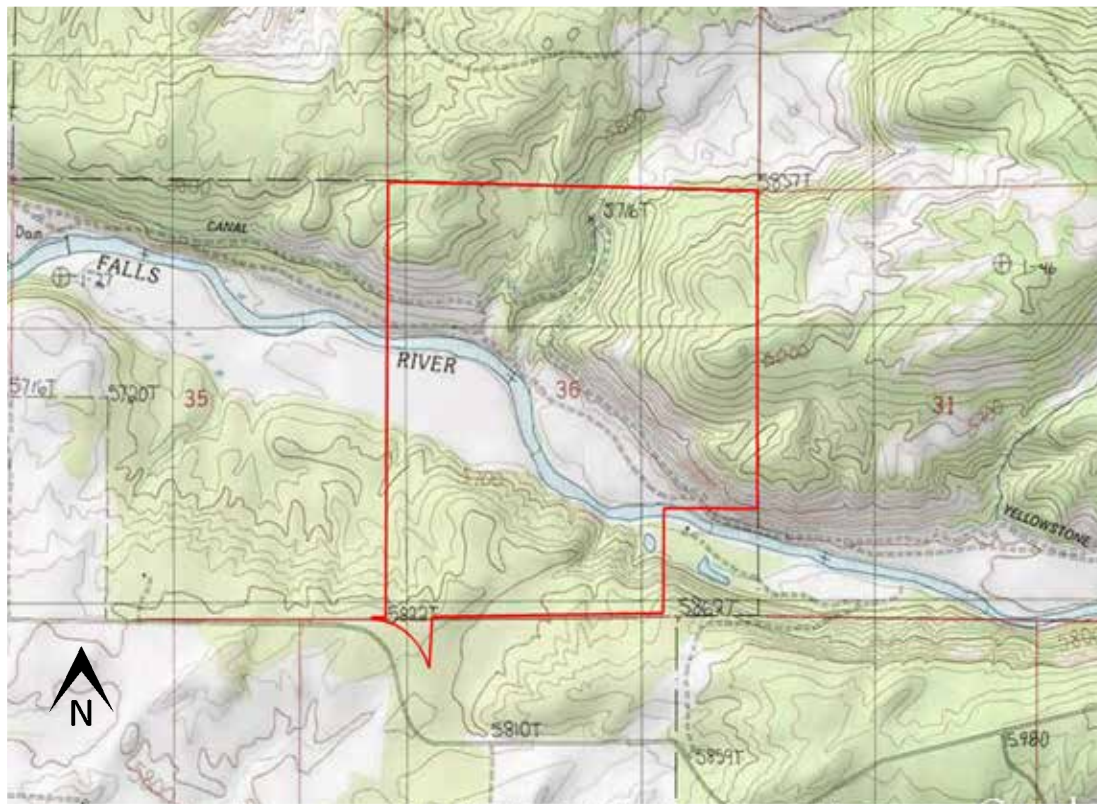
Live water in the immediate vicinity consists of the Henry's Fork, Teton River and the Fall River while the famed South Fork of the Snake River is 50 miles south. The Henry's Fork River is a classic wild trout fishery, and world-renowned for its rainbows and browns. This fishery is constantly changing due to seasonal hatches, providing a variety of fantastic and nearly year-round floating opportunities. From its inception near Island Park, the river takes on a spring creek and tailwater quality through the famous Railroad Ranch section transitioning into freestone canyon habitat and back into a freestone meadow river above the Ashton Reservoir. Some fly fishermen favor the Teton River where fish average 10-15 inches, while the Fall River is a healthy fishery that in the past has received less fishing pressure than many of the area fisheries. Exciting experiences on the South Fork abound while wade fishing on the riffle sections or floating over deeper water for large browns that hunker down.



Fall River Ranch Aerial Map

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





Fall River Ranch Topography Map

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

Summary:

The Fall River Ranch is an ideal sporting ranch offering abundant wildlife and recreational opportunities on over 600 acres, while superbly located in the heart of the Greater Yellowstone Ecosystem. Adjacent to national forest and public lands, with nearly 1 mile of Fall River, this exquisite property provides privacy and tranquility.

CONTACT: For more information please
contact Carlos Ordonez at 307-690-6375, or
e-mail at carlos@livewaterproperties.com



WYOMING | MONTANA | IDAHO | COLORADO | OREGON
UTAH | NEBRASKA | CALIFORNIA | NEW MEXICO

HEADQUARTERS:

Jackson Hole, Wyoming

802 West Broadway, 83001 | P.O. Box 9240, 83002

TOLL FREE (866)734.6100

WWW.LIVELIVEWATERPROPERTIES.COM