

Victor Emporium

Business & Real Estate Opportunity

Downtown Victor, Idaho



COMPASS REAL ESTATE

Fa Line Realty Group

jacksonholebrokers.com



Historic Landmark Business & Property Successful Business with Main Street Frontage

The Victor Emporium, a historic landmark founded in 1950 is offered for sale! This award-winning business has received accolades from publications like Outside Magazine and US newspapers. Located on Main Street in downtown Victor, this property is in the heart of one of the most scenic areas of the American West. The Emporium's world-famous huckleberry shakes and ice cream are a draw for visitors from all over the world. The business also sells outdoor clothing, souvenirs, and gifts. The current owners have successfully operated this business and are ready to pass on the legacy to new owners. The property includes a charming retail store with a welcoming atmosphere and an outdoor seating area. This is a rare opportunity to own a piece of history and a successful business in a prime location.

**Store Merchandise & Soda Fountain perishable goods not included in purchase price. Value to be provided to Buyer.

MLS 23-940
1,709sqft
Full Unfinished Basement
Main Street Frontage
\$1,699,000



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Provided as a courtesy of
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Non-Public: _____ **Start Showing Date:** _____

Category:	Business Op w/RE	Business Type:	Retail	Acres:	0.10
Land SqFt:	4137	Building Total SqFt:	1,709	Space Avail. SqFt:	1,709
Stories:	1	Horses Allowed:	No		

Common Name:	Victor Emporium	County:	Teton	Area:	16 - Victor Area
Subdivision:	None	Zoning:	Mixed Use	Flood Zone:	
Flood Class:		Ann. Assn Fee \$:	0	Taxes:	1,387
Tax Year:	2022	Possession:	Negotiable	Latitude:	43.603526
Longitude:	-111.111734				

In-House Listing #: _____

Legal Description: TAX #2286 BLK 6 Victor Townsite SEC 11 T3NR45E See Documents Tab for Exhibit A - Survey
Public Remarks: The Victor Emporium, a historic landmark founded in 1950 is offered for sale! This award-winning business has received accolades from publications like Outside Magazine and US newspapers. Located on Main Street in downtown Victor, this property is in the heart of one of the most scenic areas of the American West. The Emporium's world-famous huckleberry shakes and ice cream are a draw visitors from all over the world. The business also sells outdoor clothing, souvenirs, and gifts. The current owners have successfully operated this business and are ready to pass on the legacy to new owners. The property includes a charming retail store with a welcoming atmosphere and an outdoor seating area. This is a rare opportunity to own a piece of history and a successful business in a prime location

Water: Public	Exterior: Block; Brick; Combo; Wood	Propane Tank: Owned
Sewer: Public	Roof: Built-Up	Financial Data Avail: P&L Statement; Operating Expenses
Comm/Loc Details: Inventory Inc.; Outside Seating; Street Frontage	Air Conditioning: Wall Air Unit	Building Details: Security System
Construction: Concrete	Heat: Forced Air Ducts	

Agent Owned:	N	Buyer Agent:	Y	Buyer Agent % or \$:	3
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Seller Concessions: _____

Listing Price: 1,699,000

LO: Compass Real Estate

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14



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3



5





- 1. Victor Emporium**
- 2. Pierre's Playhouse**
- 3. Brakeman Grill**
- 4. West Side Yard**
- 5. Victor Valley Market**
- 6. Festive Living**
- 7. Butter**
- 8. Cobblestone Hotel**
- 9. Alpine Aire Coffee Hut**
- 10. Big Hole BBQ**
- 11. Post Office**
- 12. Knotty Pine**
- 13. Crossroads Building**
- 14. Kotler Ice Areana**
- 15. Sherman Park**
- 16. Victor Elementary School**
- 17. LDS Church**
- 18. Pompanos**
- 19. Phillips 66 Gas Station**
- 20. Valley of the Tetons, Library**
- 21. Teton Pass**

The Emporium in the Press

The Emporium has been featured in many publications, including:

Men's Journal
Sunset Magazine
Outside Magazine
Chicago Sun Times
Via Magazine
Title Nine Catalog
Idaho Statesman
Teton Valley News
JH Weekly
Planet JH
Jackson Hole News & Guide

Mahjong and the West
 Filmed a scene at the Emporium

Countless online blogs and websites

Reviews:

Google - 4.6 out of 5 Stars
Yelp - 4.5 out of 5 Stars
Food Network - 5 out of 5 Stars
Trip Advisor - 4.5 out of 5 Stars
 Local Favorite and #1 Dessert in Idaho

The Victor Emporium

Has established long standing relationships with numerous high quality and well respected brands



Fall Line Realty Group | fallline@compass.com

Current inventory Includes Merchandise From:

Patagonia	Smith
Teva	Sun Cloud
Kavu	Hatley
Aventura	Blue Q
Smartwool	Lazy One
Pistil	

**Store Merchandise & Soda Fountain perishable goods not included in purchase price. Value to be provided to Buyer.

Outdoor Seating

Additional Undeveloped Acreage Along Western & Northern Boundaries

Fall Line Realty Group | fallline@compass.com



Welcoming Atmosphere

Old Fashioned Soda Fountain, Indoor Seating, and Cozy Gift Shop



Fall Line Realty Group | fallline@compass.com





AROUND the

Grand

B SECTION

Strolling through 50 years with the

VICTOR EMPORIUM



Emporium owners Bob (left) and Marilyn Meyer (right) stand in front of the fountain with original owner Harold Holmes.

By Georgia Smies



The year was 1950. A gallon of gas cost 20 cents, a brand new home cost \$14,500 and Nat King Cole's "Mona Lisa" was playing on the radio. Here in Teton Valley, Harold Holmes was preparing for the grand opening of a

store for the local train service that made two runs daily from St. Anthony. Holmes began building on a vacant lot in 1949 and by February of 1950 he completed construction on his new store that opened under the name of the Victor Drug Company. The store was opened in Victor because, according to Holmes, "my uncle, John Harper, had the drug store in Driggs."

"No traffic in the wintertime. Roads were closed. After the first big storm, people would just park their cars." Almost everyone in the Valley was involved in agriculture and each small town still had a blacksmith shop since "grain was still hauled by wagons and teams," Holmes said.

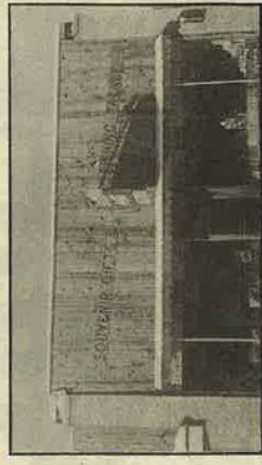
Favorite memories of running the Victor Drug Company from 1949-1963 included "getting to meet a lot of people," Holmes said. He had ample opportunity for introductions given the long hours (8 a.m. to 10 p.m. in summer and 8 a.m. to 9 p.m. in winter) worked six days a week, year-round. After 13 years in business, Holmes decided to sell his shop in 1963.

1963 - 1978

When Peggy and Tom Egbert bought the store in 1963, the post war had been replaced by the cold war, Kennedy was in office and

community. Locals and tourists alike come back year after year to either view or participate in the performances.

The first two plays put on at the theater were melodramas written by a professor at Utah State University. Financial support for the theater was generated by "selling advertising on the drop curtain in front," explained Egbert, as well as through ticket sales. When the Egberts bought the store, Teton Valley was still mostly agricultural and somewhat isolated from the tumult about to sweep the rest of the nation. On Nov. 22, 1963, President Kennedy was shot and Peggy Egbert can still remember when she first heard the news. "I remember that day. I was in the store listening to the radio," she said. As the civil rights movement erupted in the South and the revolution of the 1960s progressed, the Egberts con-



This picture, on loan from Holmes, is undated, but shows clearly the old fountain at bottom right and the wooden window box still in use today.

ing on the radio. Here in Teton Valley, Harold Holmes was preparing for the grand opening of a new store in Victor that 50 years later would be known Valley-wide as the Victor Emporium.

1950-1963

Victor emerged as a hub of activity in the Valley during the post war years. Two large hotels, grocers' stores, and livery stables, along with a bank and high school were located downtown. The Cheese Factory, two service stations and three gasoline plants provided goods and services to residents of the community. At that time, Victor also served as the termi-

because, according to Holmes, "my uncle, John Harper, had the drug store in Driggs."

Customers to the Victor Drug Company could browse through a selection of candy, gift items, magazines and flowers or amble over to the fountain to enjoy sodas and ice cream. Hunting, fishing and vet supplies were also carried and Holmes even provided watch repair services to his clientele.

In 1952 Holmes opened the first motion picture theater in Victor on the lot next door to the

Victor Drug Company. The theater was closed two short years later because of the advent of a newfangled form of entertainment—television. When episodes of "I Love Lucy," "The Honeymooners," and "The Howdy Doody Show" hit the airwaves, customers quit coming to the theater.

Holmes description of Victor when he owned and operated his store provides sharp contrast to the town today.

"There were only 300 people [in town] then," Holmes said.



Harold Holmes and his son Garth pose in front of the fountain at the White Hotel some time before the Emporium was built in 1949. Holmes was well known for wearing a white shirt and tie to work every day.

bought the store in 1963, the post war had been replaced by the cold war, Kennedy was in office and "Beatlemania" was about to sweep across the U.S.

The Egberts renamed the store the Egbert Trading Post and continued to operate the fountain while adding more souvenirs, gifts and variety items. The Egberts also continued to capitalize on the Valley's fine fishing and hunting by selling licenses and gear.

Family was a central theme for the Egberts who had seven children when the business opened and added two more during their period of ownership. Keeping their children occupied was the major motivation behind the Egberts' opening of Pierre's Playhouse the same year they opened the store.

"A group of five couples got it started,"

Peggy Egbert said. "We hoped to have something for the kids they could participate in and attract tourists."

The idea of a small community theater was initially viewed with skepticism among the locals.

"A lot of people didn't think it'd go anywhere," Egbert said. However, 36 years later, Pierre's Playhouse has proved to be an important part of the

As the civil rights movement erupted in the South and the revolution of the 1960s progressed, the Egberts con-



tinued to run and expand their business. The Egberts started making donuts and delivered them to area businesses in Driggs.

When Grand Targhee Resort opened the day after Christmas in 1969, the Egberts were there to supply skiers with homemade donuts.

"The resort ordered 150 dozen donuts," Egbert said. "We were up all night."

The Egberts watched the local business landscape of Victor and Driggs change during the early to mid seventies.

"Back then, you could do all your

Christmas shopping in Driggs. You could get toys, appliances, everything," she said. But as discount stores opened in Idaho Falls, the businesses started leaving.



By December of 1951 the store boasted window etchings advertising Coca-Cola and the many items available in the store. Most of the window border has since been scraped off, but the word "cosmetics" at far left can still be seen on the building.

The Egberts decided to sell the store in 1978 following a decision to start a community theater business in Arizona.

"We just decided to sell rather than see EMPORIUM B8

emporium continued from B1

run the store on a seasonal basis," explained Egbert.

1978-1985

In 1978 Jimmy Carter was in the White House dealing with fuel shortages and peace accords. Disco was on its way out, 8-track tape players were still standard equipment in new cars and an unknown director named George Lucas was just beginning to be recognized for a film called *Star Wars*.

Here in Teton Valley, Ted and Shona Kasper just bought a variety store from Peggy and Tom Egbert and were searching for a new name.

"We expanded the variety store into sporting goods and fishing gear so it was more like an Emporium," according to Ted Kasper.

And thus the name that the store still bears was conceived.

"We had clothing, souvenirs, jewelry, soda pop, beer, fishing licenses and ammunition," said Kasper. Shona Kasper remembers selling "tons and tons of candy as well as health food."

The Kaspers continued to operate the fountain and "advertised the heck out of the milkshakes," Kasper said. The advertising must have paid off since Ted remembers dipping 100-150 gallons of ice cream a week during the summer time.

"We'd build milkshakes 'til you'd drop," he added.

During the Kaspers' ownership, Teton Valley began to capture the attention of Hollywood. Portions of the film *Continental Divide* starring John Belushi were filmed in Victor.

An empty building in Victor was converted into a film set and the producers bought "baskets and baskets of

chat with many old friends while making milkshakes at the fountain. She recalls those memories as being some of her fondest at the Emporium.

"I knew about anybody that came in there. It was fun just meeting people," she said.

There were a lot more people to meet shortly before Woolstenhulme sold the business. Sales of real estate began to increase in Teton Valley as agricultural properties were subdivided into residential lots.

"There were very few people I knew. A lot of strangers came in," Woolstenhulme observed.

Eventually, all of the work and long hours began to take their toll and Woolstenhulme decided to sell the business in 1989.

"I was just wore out. I was getting older," Woolstenhulme explained.

1989 - PRESENT

When Bob and Marilyn Meyer bought the Emporium in September 1989, the store had been in continuous operation for 39 years. In that time, the innocence of the 1950s had changed into skepticism as the current generation was exposed to the threat of AIDS, starvation in Africa and an arms race with Russia. But all of that had been tempered with hope as Communism fell with the Berlin wall.

Walls weren't the only thing falling. Big hair was on its way out, CDs were on the way in and a few faithful viewers were still tuning in to watch the weekly catfights on *Dynasty*.

In Teton Valley, the Victor High School was closed, train service to the Valley had stopped and the building boom was underway.

As new people poured into the Valley, the Meyers poured their efforts into their new business. Starting with

John Belushi were filmed in Victor. An empty building in Victor was converted into a film set and the producers bought "baskets and baskets of stuff from me to use for backdrops," Kasper said.

When filming was completed, they gave it all back, making the film a lucrative adventure for the Kaspers.

Ted Kasper recalls that Belushi appreciated the fact that the locals did not treat him like a star. Belushi and his bodyguard worked out in the Victor High School gym during local men's basketball league games. Kasper remembers Belushi asking him if it would be all right if he ran laps while the team played.

"Sure, just stay out of our way," Kasper replied. Belushi later wrote Kasper thanking him for treating him like an ordinary guy.

In 1985 the Kaspers decided it was time for a change and the Emporium was once again transferred to a new owner — Rosalee Woolstenhulme.

1985-1989

When Woolstenhulme bought the store, Reagan was in the White House, cassette tapes had replaced 8-tracks and controversy involving hostages in Iran had been exchanged for the scandal of Iran contra.

Woolstenhulme decided to keep the name Victor Emporium and sold items similar to what are currently found in the store. Hunting and fishing gear continued to be in demand and the Woolstenhulmes "did have guns [for sale] for a while," she said. While Rosalee Woolstenhulme's family helped with the business, she said it was mostly just her running the business year-round.

Like the Kaspers, Woolstenhulme spent a lot of time scooping ice cream.

"I used my shoulder quite a bit — used it 'til it wore out," Woolstenhulme said.

She got to meet a lot of people and

boom was underway.

As new people poured into the Valley, the Meyers poured their efforts into their new business. Starting with just the fountain, the Meyers added hunting and fishing equipment, souvenirs, gift items, t-shirts and books.

Because of the famous Huckelberry shakes, the Victor Emporium began to be a destination for folks driving over the pass from Jackson.

Today, much of the business revolves around fishing.

"Fishing has outstripped the fountain—that's amazing," Marilyn Meyer said. The Emporium is "a logical stop between Jackson and the South Fork. We've really pushed that."

The huge popularity of fly fishing has brought people into the Valley from all over the world.

"We've had people fish from every state and all over the globe — Japan, South America, France, Australia," Meyer said.

Blue ribbon trout streams and the spectacular Teton views have drawn several notables to the Valley and into the Emporium. Former President Ronald Reagan, Supreme Court Justice Sandra Day O'Connor, George Bush, Jr., and actor Don Johnson have all made their way into the store.

"In summer when the fishing is at its peak big names come in. They're low key, just here to fish," Meyer said.

Meyer describes raising two sons while running the store as the "best and hardest part" of the business. The Meyers bought the store two weeks after the boys started kindergarten. She recalls running the business while her children were sick as some of the toughest times. Yet, helping their children learn about business and develop a strong work ethic has been the source of the Meyers' fondest recollections at the Emporium.

The Meyers plan to celebrate the 50th anniversary of the Victor Emporium this fall.

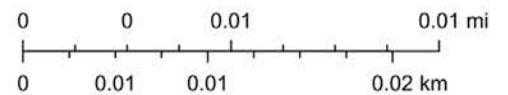
Teton County, Idaho



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- Parcel number _Query result
- County Boundary
- City Boundaries
- City Limits
- Impact Area
- Road Surface
- Pavement (asphalt / chip seal)
- Gravel
- Earth / Unimproved
- Parcels
- Sections
- Sub Address
- Address
- Recorded



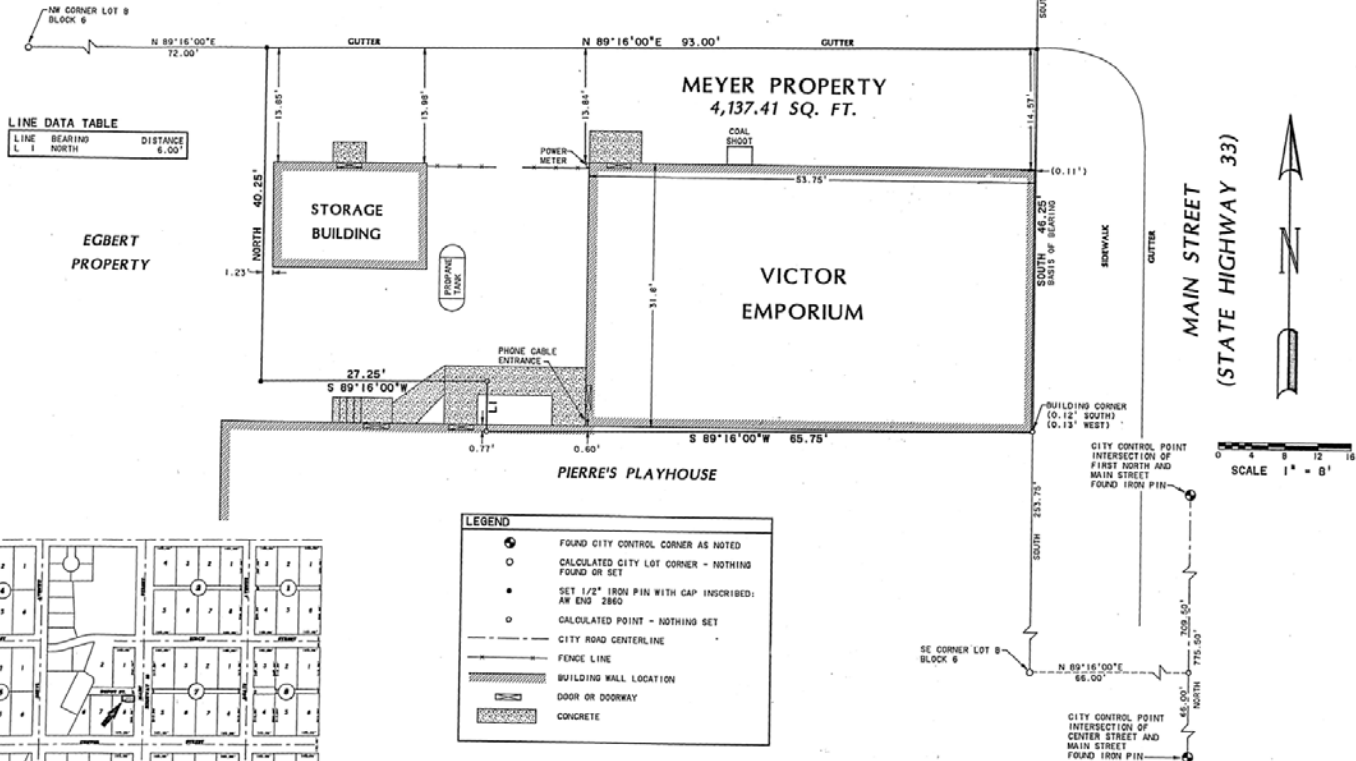
Teton County Idaho GIS, Teton County, ID GIS, GIS, Aero-graphics Geospatial Services., Teton County GIS Dept, Teton County GIS

PROPERTY DESCRIPTION

A PART OF LOT 6, BLOCK 6, CITY OF VICTOR, LOCATED IN SECTION 11, TWP. 3N., RNG. 45E., S.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE NE CORNER OF SAID LOT 6; VICTOR PLAT 074, WHICH IS 30' SOUTH OF 1903 PLAT. THENCE SOUTH, 48.25 FEET ALONG THE EAST LINE OF SAID LOT 6 TO A POINT; THENCE S 89°16'00"W, 85.75 FEET TO A POINT; THENCE NORTH, 8.00 FEET TO A POINT; THENCE S 89°16'00"W, 27.25 FEET TO A POINT; THENCE NORTH, 40.25 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE N 89°16'00"E, 93.00 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING. CONTAINS 4137.41 SQUARE FEET, MORE OR LESS.

DEPOT STREET

NE CORNER LOT 6 VICTOR 1903 PLAT.



LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	NORTH	6.00'

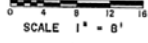
EGBERT PROPERTY

MEYER PROPERTY
4,137.41 SQ. FT.

VICTOR EMPORIUM

PIERRE'S PLAYHOUSE

MAIN STREET
(STATE HIGHWAY 33)



LEGEND

- FOUND CITY CONTROL CORNER AS NOTED
- CALCULATED CITY LOT CORNER - NOTHING FOUND OR SET
- SET 1/2" IRON PIN WITH CAP INSCRIBED: AN ENG 2860
- CALCULATED POINT - NOTHING SET
- - - CITY ROAD CENTERLINE
- - - FENCE LINE
- - - BUILDING WALL LOCATION
- ▭ DOOR OR DOORWAY
- ▨ CONCRETE

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHAME, BEING A REGISTERED LAND SURVEYOR/ENGINEER IN THE STATE OF IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I DID PERSONALLY CONDUCT A POLICY SURVEY ON THE PROPERTY DEPICTED ON THIS PLAT, AND THAT I DID SURVEY ALL OF THE VISIBLE BUILDINGS, UTILITIES, AND OTHER IMPROVEMENTS, ACCORDING TO THE LAWS OF THE STATE OF IDAHO.



RECORDER'S CERTIFICATE 135621

STATE OF IDAHO 1
COUNTY OF TETON 1 SS
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 28th DAY OF October 1999 AT 11:30 AM AT THE REQUEST OF AW Engineering IN INSTRUMENT NUMBER 135621
Nolan G. Doyle
COUNTY RECORDER

RECORD OF SURVEY
A.L.T.A. SURVEY

A PART OF LOT 6, BLOCK 6, CITY OF VICTOR, LOCATED IN SECTION 11, TWP. 3N., RNG. 45E., S.M., TETON COUNTY, IDAHO

DRAWN NLC		10/26/99	PROJECT 99 - 110
SURVEYED CLC		10/19/99	SCHOLLER-DAT SCHOLLER-GOD VICTOR/11



VICINITY MAP
CITY OF VICTOR, LOCATED IN SECTION 11, TWP. 3N., RNG. 45E., S.M., TETON COUNTY, IDAHO
SCALE 1" = 600'

Robert & Marilyn Meyer
City of Victor

135621 &K4

DEPOT STREET

N 88°54'11" E 92.99'

KEELS & WHEELS, LLC PROPERTY
INST# 167089
PT. N1/2 LOT 8 BLOCK 6 VICTOR TOWNSITE



N. MAIN STREET -- HIGHWAY 33

SCALE:
1"=10'
(8.5X14" SHEET)

N 00°21'49" W 40.25'

S 88°54'11" W 27.25'

0.7'

N 00°21'49" W 6.00'

(A)

S 88°54'11" W 65.74'

VICTOR EMPORIUM BUILDING (HATCHED)

THEATRE BUILDING (HATCHED)

56.1'

56.1' OF THE WALL OF THE THEATRE BUILDING ENCROACHES ONTO THE KEELS & WHEELS, LLC PROPERTY BY A MAXIMUM OF 0.7' ASSUMING THAT THE WALL OF THE THEATRE IS A SIMPLE PLANNAR SURFACE BETWEEN POINTS "A" AND "B"

EBERT FAMILY TRUST PROPERTY
NORTH PARCEL
INST# 194653
PT. N1/2 LOT 8 BLOCK 6 VICTOR TOWNSITE

S 00°21'49" E 46.24'

0.1'

(B)

9.6' OF THE WALL OF THE EMPORIUM BUILDING ENCROACHES ONTO THE EGBERT PROPERTY BY A MAXIMUM OF 0.1' ASSUMING THAT THE WALL OF THE THEATRE IS A SIMPLE PLANNAR SURFACE BETWEEN POINTS "A" AND "B"

EXHIBIT
PREPARED FOR
KEELS & WHEELS, LLC
SHOWING PART OF
N1/2 LOT 8 BLOCK 6
VICTOR TOWNSITE
BEING PART OF
NW1/4 SECTION 11
T3N, R45E, B.M.
CITY OF VICTOR
TETON COUNTY, IDAHO

On Sight
LAND SURVEYORS, INC.

155 West Gill Ave.
P.O. Box 12290
Jackson, WY 83002
(307) 734-6131

5.3.1. Intent



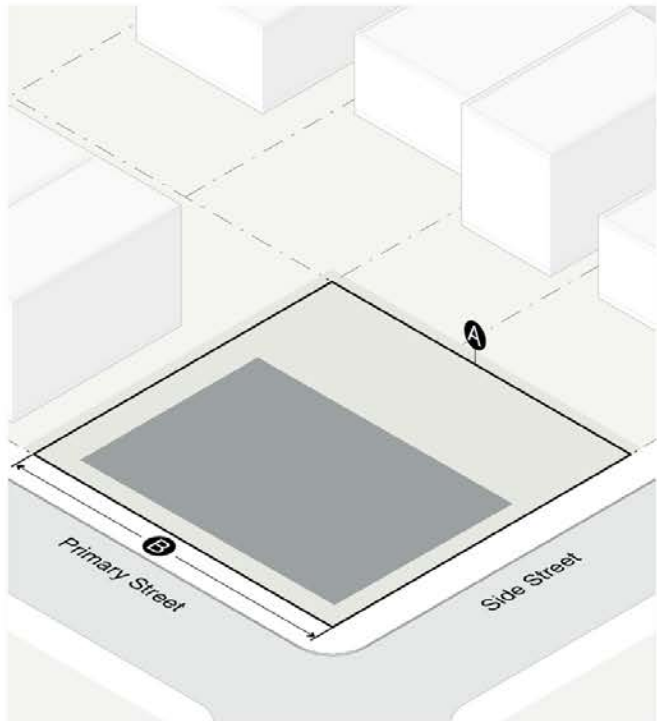
Description

DX is intended to provide for mixed use, pedestrian-oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented and ground floor residential uses are restricted. Building type options include live work, single-story shopfront, mixed use shopfront, and general building. DX should be applied in areas where the existing or proposed land use pattern promotes the highest levels of pedestrian and mixed use activity in the community.

Building Types Allowed

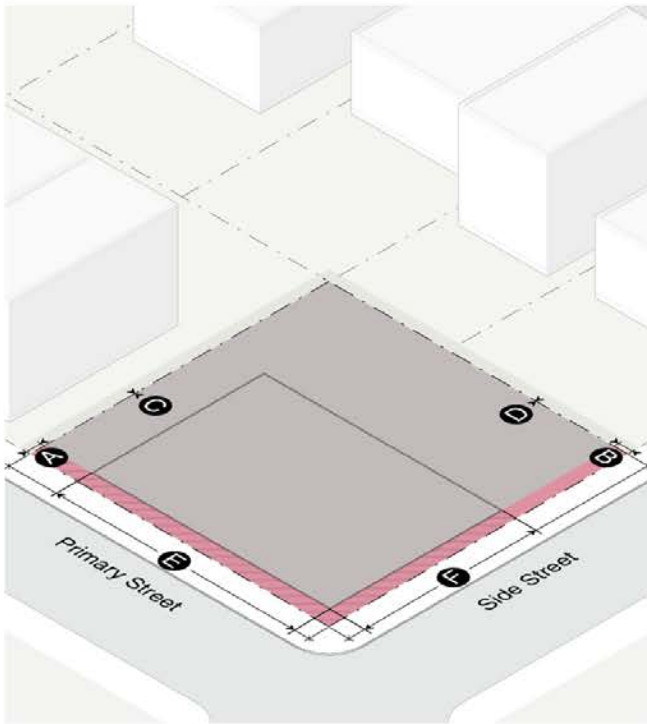
Live work	See also Div. 8.11
Single-story shopfront	See also Div. 8.13
Mixed use shopfront	See also Div. 8.14
General Building	See also Div. 8.15
Accessory building	See also Div. 8.17

5.3.2. Lot Dimensions



Lot	A Area	B Width
Live work	--	--
Single-story shopfront	--	--
Mixed use shopfront	--	--
General building	--	--
Accessory building	--	--
Coverage		
Lot coverage		90% max

5.3.3. Building Placement



Building and Structure Setbacks

Primary street	0' min / 5' max	A
Side street	0' min / 5' max	B
Side interior	0 or 5' min	C
Rear	0 or 5' min	D
Rear, abutting alley	4' or 20' min	D

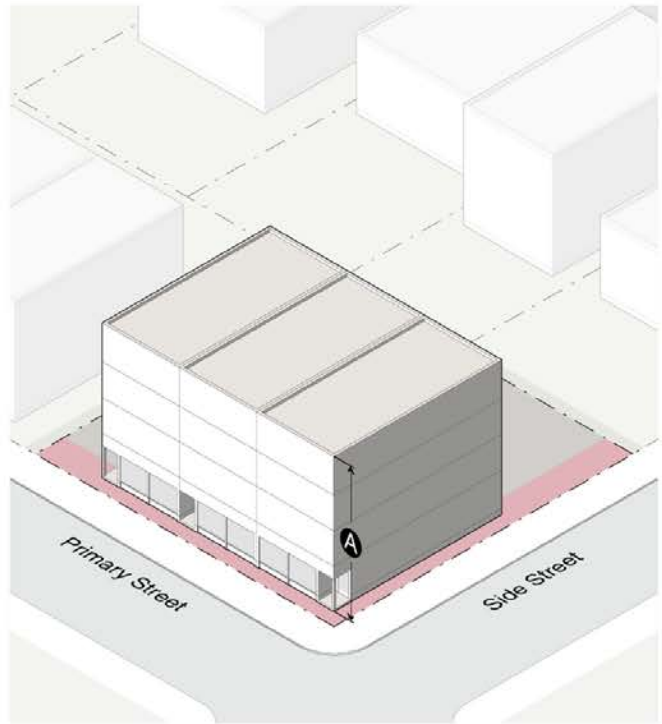
Build-to Zone (BTZ)

Building facade in primary street BTZ (% of lot width)	80% min	E
Building facade in side street BTZ (% of lot width)	40% min	F

Parking Location

Front yard	Not Allowed
Corner yard	Not Allowed
Side yard	Allowed
Rear yard	Allowed

5.3.4. Building Height



Height

All buildings	42.5' max	A
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Victor Emporium Included List

Walk-In Freezer
Espresso Machine
Espresso Bean Grinder
Milkshake Machines
 2 Hamilton Beach
 3 Multi Mixa
Dipping cabinet (for ice cream, New 6/2024)
3 Bay Sink
Small Refrigerator
Small Ice Machine (New 7/2024)
Brand New CO2 Carbonator
Air Conditioner
Coffee Maker
Microwave

Security Camera & DVR
2 – I Pads
2 – Receipt Printers
2 – Cash drawers
2 – Safe Boxes
1 – Label Printer
Shopping Bags
Gift Boxes
Tagging Supplies
 Guns & Labels
All Clothing Racks
 4 – 4 Way
Hangers
Wall Racks and Hooks
All Display Tables
All Hat Racks
All Mannequins
Card Racks
Toy Shelves
Register Counter/Displays
All Office Furniture
Dell Printer
Brand/Logo Signs
Ice cream/ Coca Cola Signs

Victor Emporium
Excluded List

Coke Coolers
Mountain Goat
Pampano – Mounted Fish
Hello Kitty Guitar and Amp
Fly Shop Sign
Fish Department Sign
Wine Racks
Wine
Scale
Huckleberries

**Store Merchandise & Soda Fountain perishable goods not included in purchase price. Value to be provided to Buyer.

WHY TETON VALLEY, IDAHO

A FLOURISHING MOUNTAIN COMMUNITY

Teton Valley's unique beauty and dramatic landscape create a premier destination for all seasons and is renowned for its endless recreation. Located within the **GREATER YELLOWSTONE ECOSYSTEM**, Teton Valley is surrounded on three sides by close to 3 Million protected acres of National Forest, National Parks, and Wilderness.

Become a part of a unique community of Western heritage, local artists, farmers, and world class athletes. Enjoy activities such as world class fishing, rafting, canoeing and boating, skiing, mountain climbing, hiking, camping, horseback riding, hunting, and even world class golfing just to name a few.



GRAND TETON NATIONAL PARK & YELLOWSTONE NATIONAL PARK where recreational opportunities include hiking, incredible wildlife viewing, biking, camping, boating, horseback riding, and a geyser viewing experience of a lifetime.

YELLOWSTONE-GRAND TETON LOOP is the most complete road tour of the Yellowstone-Grand Teton region. The 262 mile loop goes through Teton Valley and incorporates part of the Teton Scenic Byway and Mesa Falls Scenic Byway. It heads northeast to West Yellowstone, MT, through the National Park, into Grand Teton National Park, and through Jackson Hole

GRAND TARGHEE RESORT boasting over 500" of annual snowfall, Summer music festivals, and 70+ miles of multi use trails, Grand Targhee is an all season resort.

JACKSON HOLE MOUNTAIN RESORT is consistently ranked the #1 ski resort in the country. With more than 450" average snowfall, 12 lifts, 133 trails and 4,000+ ft. of vertical drop, it's not hard to see why. Located 34 miles from Teton Valley



JACKSON HOLE WYOMING also known as the Gateway to Yellowstone, is world renowned and home to the National Elk Refuge.



HOT AIR BALLOON RALLY A yearly event launched from the Teton Valley Fairground in Driggs Idaho, features several mornings of air balloon launches.



SNOWMOBILING

Experience some of Idaho's best snowmobile trails. With miles of groomed trails or access to back country powder, this is snowmobile heaven.



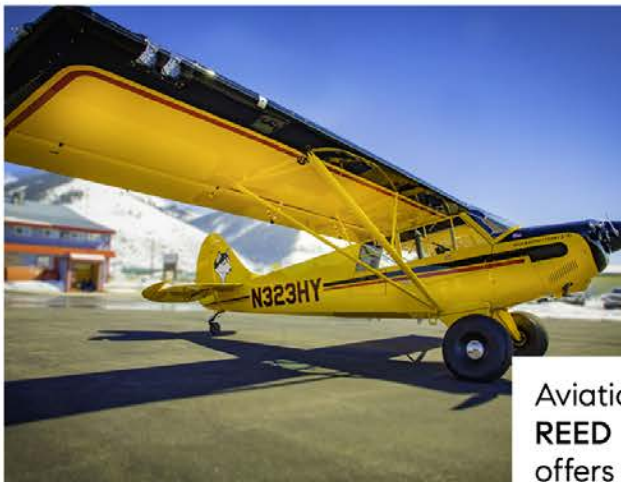
WORLD-CLASS FISHING on the area's rivers and lakes makes Teton Valley the envy of countless anglers every spring, summer and all.

ART GALLERIES & MUSEUMS

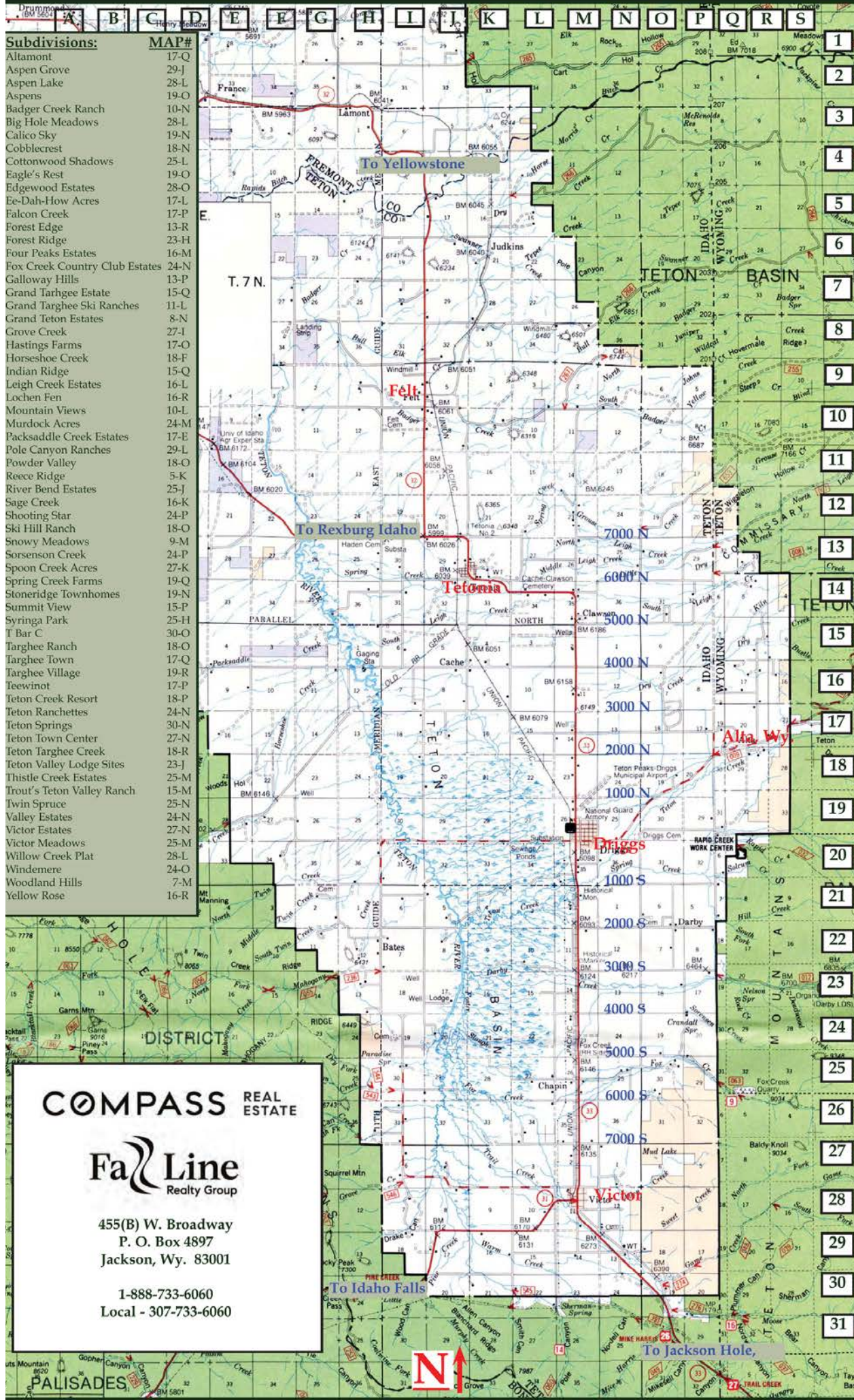
feature works from great western, to contemporary, too abstract artists.



GOLF Hit the links in Teton Valley for a relaxing way to spend time in the mountains. With 5 courses in close proximity, Teton Springs Resort & Club, Headwaters Golf Club, Teton Reserve, Tributary, Targhee Village, & Links at Teton Peaks your golf choices are diverse and easy to access.



Aviation enthusiasts dream. Located at the **DRIGGS-REED MEMORIAL AIRPORT**, Teton Aviation Center offers full service FBO, Scenic flights in the Teton Mountain Range, and a flight school. After a day floating amongst the clouds enjoy a bite at the Warbirds Café.



Subdivisions:	MAP#
Allamont	17-Q
Aspen Grove	29-J
Aspen Lake	28-L
Aspens	19-O
Badger Creek Ranch	10-N
Big Hole Meadows	28-L
Calico Sky	19-N
Cobblecrest	18-N
Cottonwood Shadows	25-L
Eagle's Rest	19-O
Edgewood Estates	28-O
Ee-Dah-How Acres	17-L
Falcon Creek	17-P
Forest Edge	13-R
Forest Ridge	23-H
Four Peaks Estates	16-M
Fox Creek Country Club Estates	24-N
Galloway Hills	13-P
Grand Targhee Estate	15-Q
Grand Targhee Ski Ranches	11-L
Grand Teton Estates	8-N
Grove Creek	27-I
Hastings Farms	17-O
Horseshoe Creek	18-F
Indian Ridge	15-Q
Leigh Creek Estates	16-L
Lochen Fen	16-R
Mountain Views	10-L
Murdock Acres	24-M
Packsaddle Creek Estates	17-E
Pole Canyon Ranches	29-L
Powder Valley	18-O
Reece Ridge	5-K
River Bend Estates	25-J
Sage Creek	16-K
Shooting Star	24-P
Ski Hill Ranch	18-O
Snowy Meadows	9-M
Sorsenson Creek	24-P
Spoon Creek Acres	27-K
Spring Creek Farms	19-Q
Stoneridge Townhomes	19-N
Summit View	15-P
Syringa Park	25-H
T Bar C	30-O
Targhee Ranch	18-O
Targhee Town	17-Q
Targhee Village	19-R
Teewinot	17-P
Teton Creek Resort	18-P
Teton Ranchettes	24-N
Teton Springs	30-N
Teton Town Center	27-N
Teton Targhee Creek	18-R
Teton Valley Lodge Sites	23-J
Thistle Creek Estates	25-M
Trout's Teton Valley Ranch	15-M
Twin Spruce	25-N
Valley Estates	24-N
Victor Estates	27-N
Victor Meadows	25-M
Willow Creek Plat	28-L
Windemere	24-O
Woodland Hills	7-M
Yellow Rose	16-R

COMPASS REAL ESTATE

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Why Fall Line Realty Group

SERVICE AND EXPERIENCE:

- Fall Line Realty Group has been awarded for excellence 12 years running, most recently the 2022 & 2023 RealTrends America's Top Real Estate Professionals, 2017–2023 Teton Valley Top Producers, and 2020-2023 #1 Sales Volume.
- Fall Line Realty Group offers a team approach which means that someone is always available.
- Our team offers over 60 years of collective experience in Jackson Hole, WY, Star Valley, WY, and Teton Valley, ID real estate; providing superior service, attention, and communication.
- We develop a custom, personalized strategy for every Buyer and Seller.
- We are knowledgeable in all markets including residential, resort properties, investment properties, vacant land and commercial/real estate development opportunities.
- As members of the Teton County Multiple Listing Service, we are able to show you all available properties in our area that meet your criteria.
- We offer access to the valley's oldest and most established appraisal company and the most comprehensive real estate database in the region.
- Fall Line Realty Group is an exclusive member of REALM, the first and only globally connected luxury real estate community. REALM leverages the collaborative insight of elite real estate professionals globally to match qualified buyers to properties.
- Fall Line Realty Group donates to multiple local non profit organizations and community events. Our Brokerage, Compass, reinvests in our local community regularly by supporting local non profits as well.

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