

OFFERED FOR SALE • TETON VALLEY, IDAHO

The Lerwill Farm

80 Acres of Legacy Land in the Heart of Teton Valley

Instrument No. 264612 • RP05N44E150600



THE LAND

Where the Mountains Meet the Valley Floor

Nestled in the pastoral expanse of Teton Valley — one of the American West's most breathtaking and unspoiled agricultural corridors — this rare 80-acre parcel carries with it the weight of generations and the promise of legacy. Horseshoe Creek flows through the eastern portion of the property, its gentle waters winding across lush, productive fields that have been tended with quiet devotion for decades. To the east, the jagged granite spires of the Teton Range pierce a sky that seems impossibly blue; to the west, the rolling ridgelines of the Big Hole Mountains frame the horizon in soft, ancient curves.

The parcel occupies an elevated position within the valley, offering sweeping panoramic views in virtually every direction — a rare geographic advantage that makes this property as beautiful to stand upon as it is to steward. Horseshoe Creek winds through the eastern portion of the parcel with a steady, crystalline flow, supporting riparian habitat, wildlife corridors, and the quiet music of running water that defines true western Idaho living. Whether you envision a generational agricultural operation, a private estate with a walk-out home site commanding unobstructed mountain views, or a conservation legacy, this land is ready to receive your vision.

Teton Valley is a place where the scale of the landscape humbles and inspires in equal measure. At roughly 6,000 feet in elevation, the valley enjoys four full seasons, clean mountain air, and a community deeply rooted in agriculture and the land. The closest amenities of Victor and Driggs, Idaho, are just minutes away, while Jackson Hole, Wyoming — with its world-class skiing, dining, and culture — lies just over Teton Pass.

Property Details

Parcel ID	RP05N44E150600
Instrument No.	264612
Acreage	80 ± Acres
County	Teton County, Idaho
Section	15, T5N, R44E
Water Feature	Horseshoe Creek
Zoning	Agricultural / Rural
Elevation	~6,000 ft
Nearest Town	Driggs / Victor, ID
Jackson Hole	~45 min via Pass
Home Site	Walk-Out, Elevated
Views	Grand Tetons, Big Hole



A Farm Built by Hand, Held by Heart

THE STORY OF THE LERWILL FAMILY

The land that would become the Lerwill Farm was not simply purchased — it was earned, cleared, and coaxed into productivity by the hands of a family that believed in the virtue of honest work and the permanence of the land beneath their feet. Generations of Lerwills have risen before dawn on this property, walked its furrows, mended its fences, and watched its seasons turn with the devotion of stewardship that cannot be bought.

The farm became more than a livelihood — it became an identity. Neighbors knew the Lerwills not only for the quality of what they grew, but for the character of how they lived: with integrity, neighborliness, and a deep reverence for the valley that had given them so much. Family gatherings happened in the shadow of the Tetons, children grew tall alongside the crops, and the rhythms of planting and harvest marked the passage of years more faithfully than any calendar.

To acquire a piece of the Lerwill Farm is to take your place in a story that stretches back across generations of American agricultural life. The land has absorbed the labor, the laughter, and the legacy of an extraordinary family — and it waits now for the next chapter to be written.

WHAT MAKES THIS LAND EXTRAORDINARY

Highlights of the Offering



Horseshoe Creek Frontage

Horseshoe Creek flows through the eastern portion of the parcel, providing year-round water access, riparian habitat, and irreplaceable natural beauty. Creek-front land of this quality is increasingly rare across Teton Valley.



Iconic Teton Views

Few parcels anywhere in the valley offer such clean, unobstructed sightlines to the Grand Teton and the surrounding Cathedral Group. Sunrise over the Tetons from this land is a daily spectacle that never loses its power.



Big Hole Mountain Backdrop

To the west, the Big Hole Mountains provide a dramatic and ever-changing visual canvas — snow-capped in winter, emerald in spring, and fire-gold in autumn. The dual mountain setting is extraordinary even by Teton Valley standards.



Walk-Out Home Site

The topography of the parcel includes elevated positions ideal for a walk-out style home with daylight basement, allowing ground-level interior access on multiple sides and maximizing the panoramic view corridors.



Agricultural Heritage

80 acres of proven, productive Teton Valley farmland — soils that have sustained generations of agriculture and carry the full potential of continued or expanded farming operations in one of Idaho's most productive high-valley regions.



Privacy & Proximity

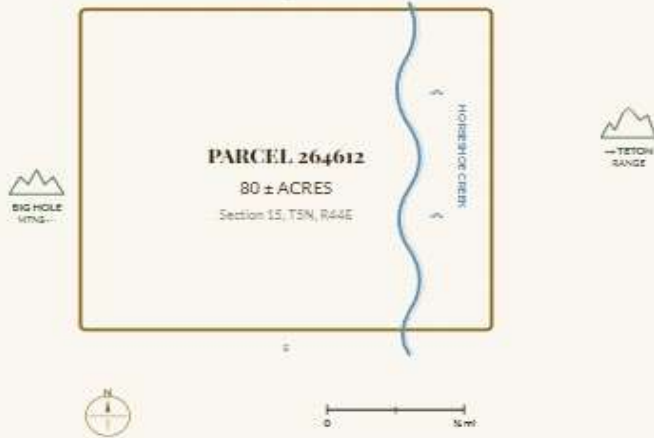
Remote enough to offer true seclusion and unspoiled western living, yet close enough to Victor, Driggs, and Teton Pass to enjoy all the amenities of the valley. The best of both worlds in a single remarkable parcel.

PLAT & LOCATION

Situating the Parcel

Survey Plat — Parcel 264612

TETON VALLEY, IDAHO



Location Overview



DISTANCE & ACCESS

📍 Victor, ID	Nearby
📍 Driggs, ID	Nearby
🏡 Jackson Hole, WY	~45 min
🏡 Idaho Falls, ID	~1.5 hrs
🗺️ Salt Lake City, UT	~4.5 hrs



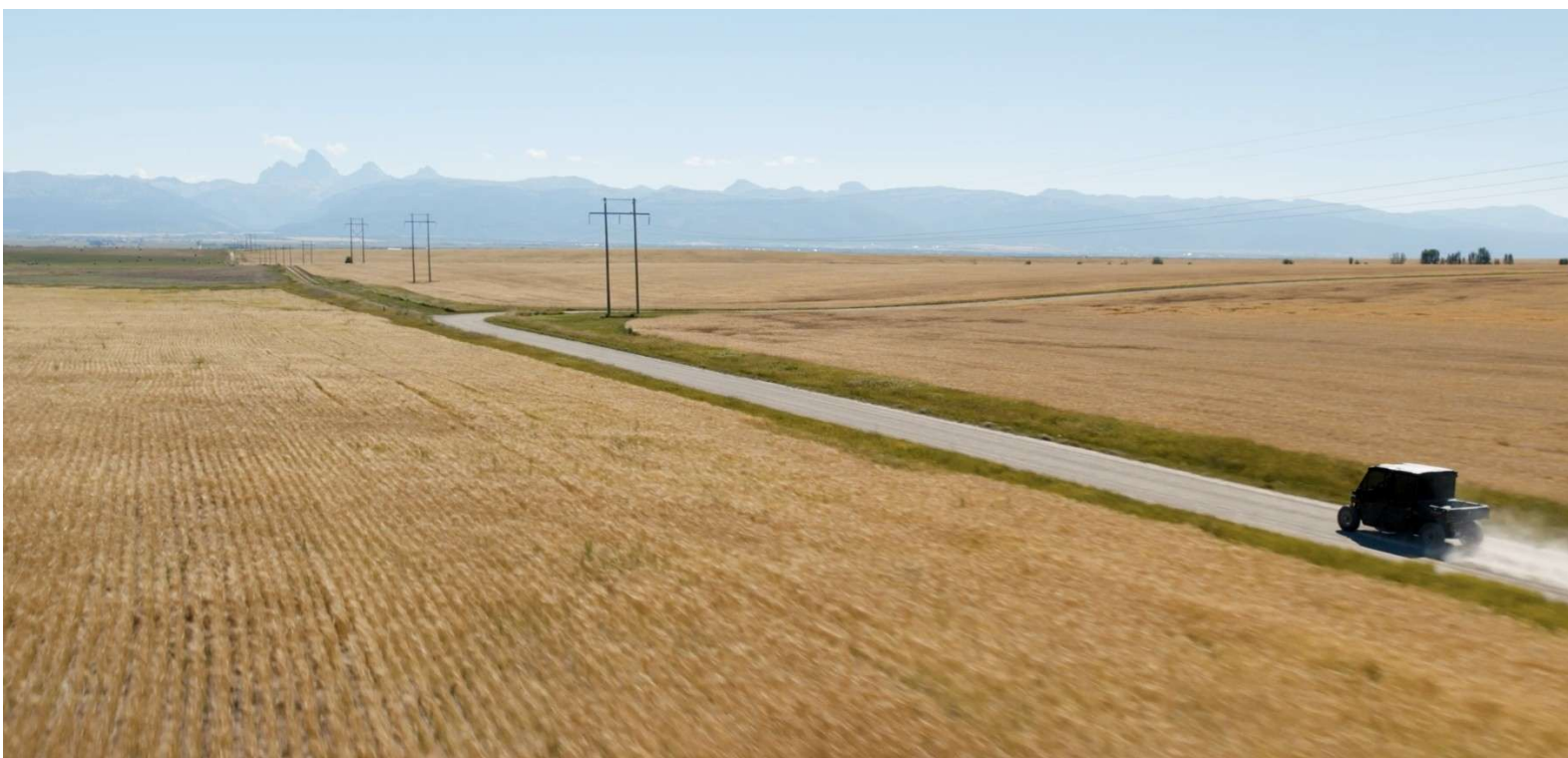
View from the South West Corner



View from the North East



View from the North West



EXCEPTIONAL OPPORTUNITY

Inquire About This Extraordinary Offering


This parcel represents a rare opportunity to acquire a piece of genuine Idaho agricultural heritage with exceptional natural amenities. Opportunities of this caliber seldom reach the open market.

FOR INFORMATION & SHOWINGS


CountryWide Properties Group

Keller Williams Realty East Idaho

Teton Valley, Idaho

 208-356-7300

Ryan@countrywideprop.com

 countrywideprop.com

Instrument No. 264612 - RP05N44E150600 - 80 ± Acres - Teton County, Idaho

All information deemed reliable but not guaranteed. Buyer to verify all details.

© 2026 CountryWide Properties Group. All Rights Reserved.