

**MLS #: LF2105459A (Active) List Price: \$159,000 (40 Views) L1B1 N 3800 E ASHTON, ID 83420**



**DAYS ON MARKET:** 22  
**ORIGINAL LIST PRICE:** \$159,000  
**TYPE:** Residential  
**POSSIBLE USE:** Single Family, Recreational  
**LOT SIZE (APX SQFT):**  
**APX ACREAGE:** 6.8  
**TOPOGRAPHY/SETTING:** Creek Front, River Front, Rural, Secluded, Waterfront

**UNIT #:**  
**COUNTY:** Fremont  
**SUB AREA:**  
**SUBDIVISION:** GRIFFEL RANCH (THE)  
**ELEMENTARY SCHOOL:** ASHTON A215EL  
**MIDDLE SCHOOL:** NORTH FREMONT A215JH  
**HIGH SCHOOL:** NORTH FREMONT A215HS  
**ZONING-GENERAL:** RES-SINGLE FAMILY  
**ZONING-SPECIFIC:** FREMONT-R1-RESIDENTIAL SNGL FM

**LEGAL DESCRIPTION:** GRIFFEL RANCH DIV #1 LOT 1 BLK 1 SECS 5 & 8 TWP 8 RGE 43

**COVENANTS:** No

**FRONTAGE:**

**DEPTH:**

**FLOOD PLAIN:** U

**PARCEL #:**

**TAXES:** 18.14

**TAX YEAR:** 2016

**IRRIGATION WATER:** Yes

**IRRIGATION DETAILS:** 1/2 share Palisades Storage Water

**IRRIGATION:** Pressurized System, Other-See Remarks

**LOCATION:** Low Traffic

**CURBS/GUTTERS:**

**SIDEWALKS:** No Sidewalks

**ACCESS ROADS:** Paved

**SOIL TYPE:** Loam, Clay

**AMENITIES:** None

**NATURAL GAS:**

**LANDSCAPING:** Established Trees

**WATER:** Other-See Remarks

**VIEW:** Water View

**SEWER:** Other-See Remarks

**TELEPHONE:** Not Available

**PROVIDER/OTHER INFO:** Fall River Power

**IMPROVEMENTS:**

**PUBLIC INFO:** Fantastic river property, water front on the Fall River. 1 share of Palisades Irrigation water. This exclusive Fall River Property 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. Only a few minutes drive from is the agricultural community of Ashton, Idaho, which provides all the essential groceries, restaurants, fly shops, shopping and fuel. The community of Rexburg is only 26 miles away and provides a 4-year University (BYU-Idaho), a small airport, golf course, restaurants, groceries, and sporting good stores. The closest large city is Idaho Falls, Idaho, which lies 54 miles to the south. This exclusive property on Fall River is ideal for the outdoor enthusiast. It boasts the ultimate in quiet seclusion and outdoor adventure. 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.

**PRIVATE INFO:** Water rights to be verified by the buyer.

**DRIVING DIRECTIONS BEGINNING AT:** At Hwy 32 go east on 1200 N for 2 miles, turns south on 3800 E and go approximately 3/4 of a mile. Property is on the west side of the road and goes from road down to the river.

**OWNER NAME:** AB & DJ Partners

**OCCUPANT/CONTACT 1 NAME:**

**OCC/CNTCT PHN:**

**OCC/CNTCTNM2:**

**OCC/CNTCT PHN2:**

**CNTRTYPE:** Exclusive Right to Sell

**BA COMP:** 2.5

**NAGTOFFR:** 2.5

**DUAL/VAR:** No

**AGTBONUS:**

**MIN COMM:**

**SIGN:** Yes

**AGENT OWNED:** Yes

**BUYER EXCLUSIONS:** No

**COMMISSION PAID ON SELLER CONCESSIONS:** No

**DISTRESSED PROPERTY:** No

**SHOWING INSTRUCTIONS:** Vacant

**POSSESSION:** At Closing

**TERMS:** Cash, Conventional

**PNDG DT:**

**ESTCLSGDT:**

**VOW AVM:** Yes

**VOWCMNT:** Yes

**LIST DATE:** 2/15/2017

**EXPIRE DATE:** 1/31/2018

**DISPLAY ON INTERNET:** Yes

**DISPLAY ADDRESS:** Yes

**CO-LIST OFFICE:**

**CO-LIST AGENT:**

**OFFICE NAME:** Keller Williams Realty East Idaho (#:3046)

**LISTING AGENT:** Ryan Lerwill (#:8912)

**MAIN:** (208) 529-8888

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Information Herein Deemed Reliable but Not Guaranteed