

AVAILABLE FOR SALE

EAGLE'S NEST RANCH

75 Perimeter Drive, Alta, WY 83414

TYG
Commercial Real Estate

RICHARD BIRD

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PRESENTED BY

RICHARD BIRD

PROPERTY INFORMATION



EAGLE'S NEST RANCH

75 Perimeter Drive, Alta, WY 83414



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	40 Acres
Price / Acre:	\$55,000
Zoning:	R-2

PROPERTY OVERVIEW

Eagle's Nest Ranch has 40 deeded acres situated on two access roads, with a 4,000 square foot comfortable home, breathtaking views of the Grand Teton Mountains, the Palisade Mountain Range, and the Big Hole Range. A beautiful mountain property located in Alta, Wyoming in the fertile Teton Valley region, just 5 miles east of Driggs, Idaho.

This amazing property is the best of both worlds as a working ranch and hunting/recreation property. Eagle's Nest Ranch is in the heart of a true recreational mecca with world-class fly fishing, bucket list National Parks, and world-renowned skiing, all within 20 miles. It is the perfect site for the creation of your dream home.

VIEW THE VIDEO OF THE PROPERTY AND ITS HIGHLIGHTS AT:

[HTTPS://YOUTU.BE/QECsBDYAK7U](https://youtu.be/QECsBDYAK7U)

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PROPERTY DESCRIPTION

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Eagle's Nest Ranch has 40 deeded acres situated on two access roads, with a 4,000 square foot comfortable vacation home, breathtaking views of the Grand Teton Mountains, the Palisade Mountain Range, and the Big Hole Range.

A beautiful mountain property located in Alta, Wyoming in the fertile Teton Valley region, just 5 miles east of Driggs, Idaho. The Ranch consists of rolling hills of natural grass, sage, a year-round mountain stream, and adjacent BLM and National Forest lands full of large groves of aspens, pines, and big-game hunting. The charm of this Ranch is the high-peaked view of the three mountain ranges to the east, south, and west, the timbered ridges of the National Forest, and the lush Golf Course to the north.

This amazing property is the best of both worlds as a working ranch and hunting/recreation property.

It is also equipped for cattle and horse ranching.

Eagle's Nest Ranch is in the heart of a true recreational mecca with world-class fly fishing, bucket list National Parks, and world-renowned skiing, all within 20 miles. It is 1 hour from Yellowstone National Park, 30 minutes from Grand Teton National Park, and about 20 minutes from fly-fishing on the famous Snake River.

It is the perfect site for the creation of your dream home.

LOCATION DESCRIPTION

The property is located in Alta, Wyoming at the foot of the Grand Teton Mountains, just 5 miles from Driggs, Idaho, and 30 minutes from Jackson Hole and Jackson Hole Airport

POWER DESCRIPTION

Fall River Power

GAS DESCRIPTION

Propane



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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Eagle's Nest Ranch
Street Address	75 Perimeter Drive
City, State, Zip	Alta, WY 83414
County	Teton
Cross-Streets	Statline
Signal Intersection	At HWY 33 & Ski Hill Road in Driggs, ID
Nearest Highway	HWY 33
Nearest Airport	Driggs Airport and Jackson Hole Airport

BUILDING INFORMATION

Best Use	Residential Ranch Estate; Hay & Barley cultivation; Livestock grazing; Private hunting.
Existing Structure & Possibilities	Existing custom 4,000+- vacation home in excellent condition built in 1990. Perfect size and condition for use by guests and family, and while you build your dream home.
View the video of the property and its highlights at: https://youtu.be/QecSbdyak7U	R-2 zoning will allow the construction of a second custom home with views of three mountain ranges, a beautiful golf course, and wonderful seclusion and quiet.

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ADDITIONAL PHOTOS



LOCATION INFORMATION

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REGIONAL MAP

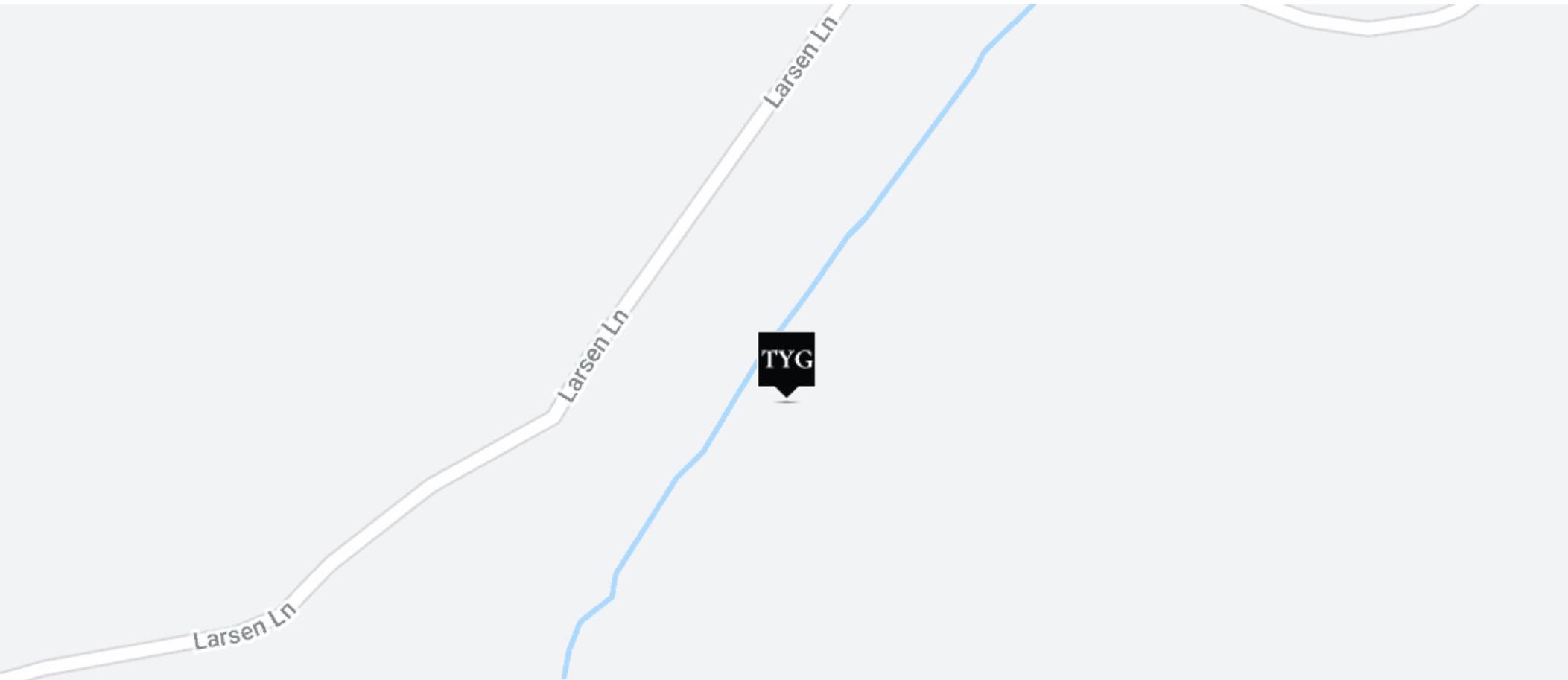


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LOCATION MAP



Google

Map data ©2020

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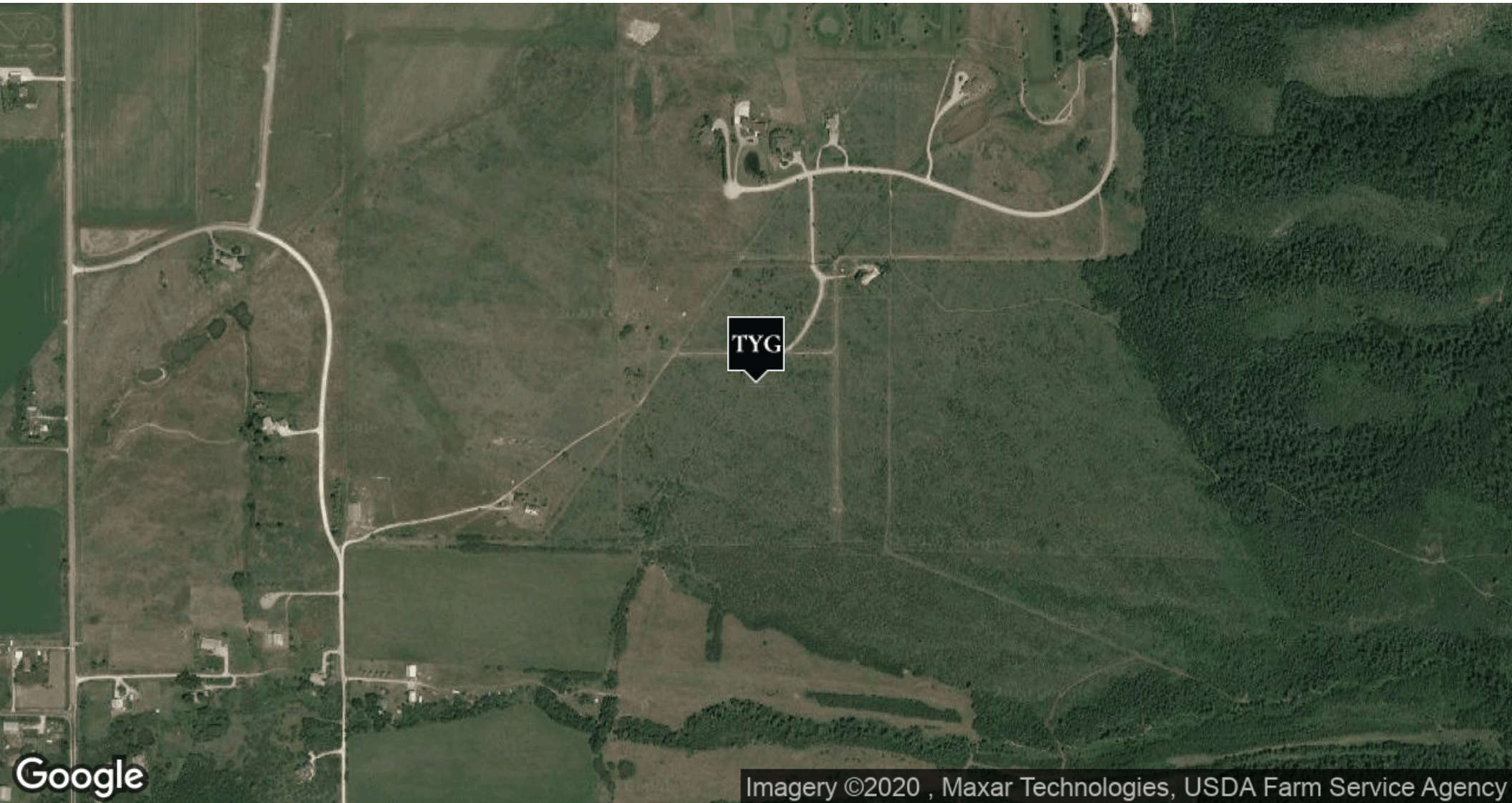
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AERIAL MAPS



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DEMOGRAPHICS



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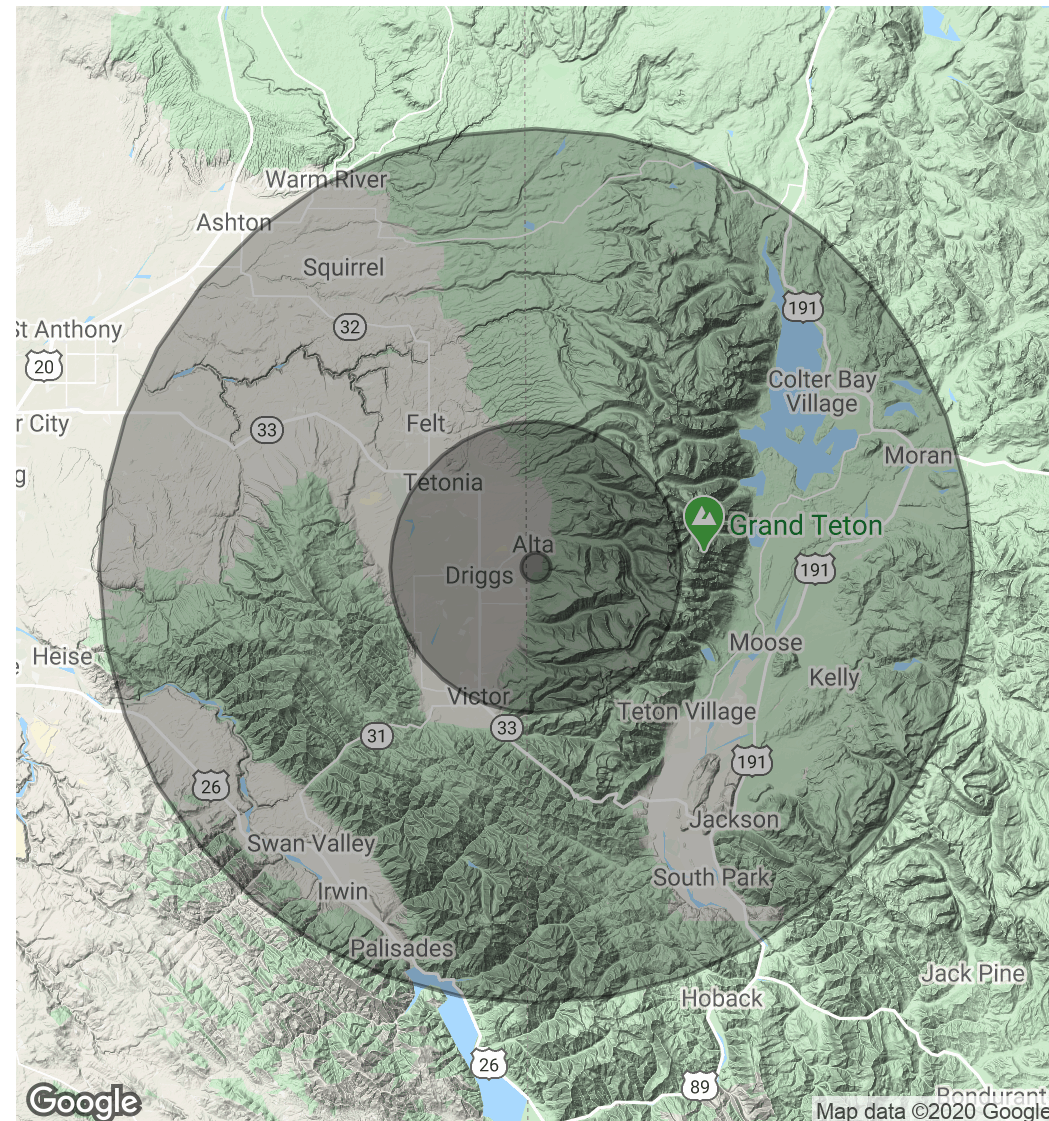


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	5	3,109	20,293
Average age	46.0	34.4	34.6
Average age (Male)	45.4	34.3	34.5
Average age (Female)	48.1	35.0	35.3

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1	1,247	7,751
# of persons per HH	5.0	2.5	2.6
Average HH income	\$246,038	\$66,468	\$68,786
Average house value		\$373,415	\$340,974

* Demographic data derived from 2010 US Census



ADVISOR BIOS

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ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

Richard Bird is the President and Executive Managing Partner of BIRD Realty Advisors and The Yellowstone Group (TYG) and serves as managing broker for the firm in Washington, Colorado, Utah, Idaho, Wyoming, and Montana.

Since the firm's inception in 2017, Richard and his team have brokered some of the largest investment transactions in the region, representing a wide variety of clients and product types including institutional and private-client multi-family, office, industrial, retail, and self-storage properties.

Prior to co-founding BIRD, Richard was a senior manager for 13 years at Marcus & Millichap, a publicly traded commercial real estate brokerage (NYSE: MMI). During his tenure, he directed brokerage activities across all product types in the Intermountain West, overseeing operations in Denver, Las Vegas, Salt Lake City, and Boise. He also spent four years as the National Director of the National Self Storage Group and was ranked the #1 self-storage brokerage company in the nation.

Over the last two decades in the industry, Richard has directly managed the production of over \$10 Billion in commercial real estate investment property sales. He has hired and trained more than 200 investment specialists and managed in excess of 300 agents in his career.

Richard graduated from Brigham Young University in Business Management with an Entrepreneurship emphasis. He enjoys the many benefits of living in the Rockies and loves spending time outdoors and at sporting events with his wife and 7-year old triplets.

EDUCATION

B.S. - Brigham Young University - Business Management, Entrepreneurship Emphasis