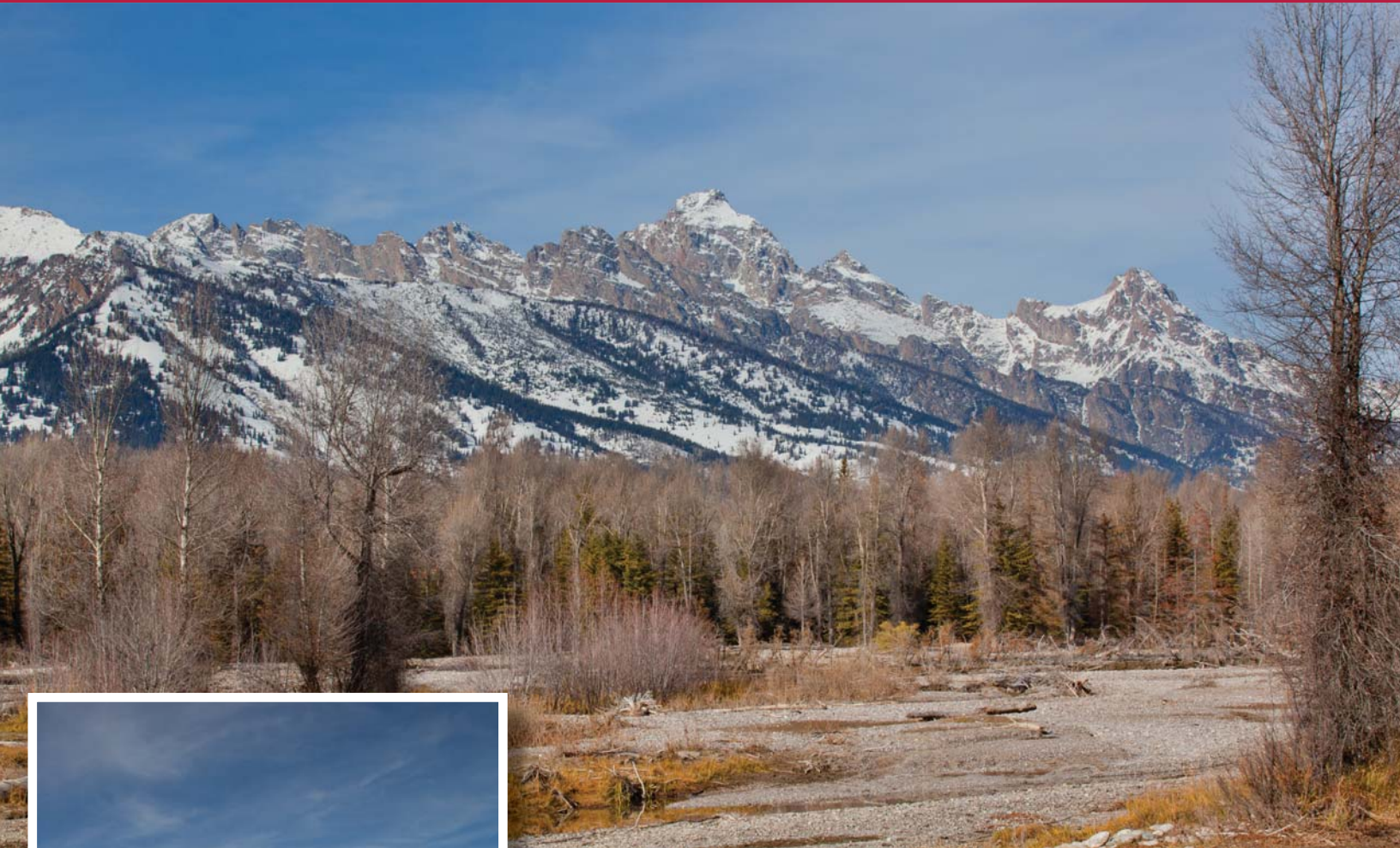


Legacy Property on the Snake River

Middle Meadow Road



Undeveloped Section of the Historic Malcom Forbes Ranch

Located in the north end of the valley directly adjacent to Grand Teton National Park, this property lies directly on the Snake River with dramatic Teton views and protected privacy. The land boundaries encompass 38.26 acres bisected by a braid of the Snake River known as the “Nelson or Bourbon Street” channel. The riparian land totals approximately 27 acres with the balance of land being 11 acres of developable uplands which are protected by 600 feet of privately maintained levy.

JACKSON HOLE REAL ESTATE

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Brad Andrews, Owner/Responsible Broker

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mature cottowood and conifer trees provide spectacular privacy

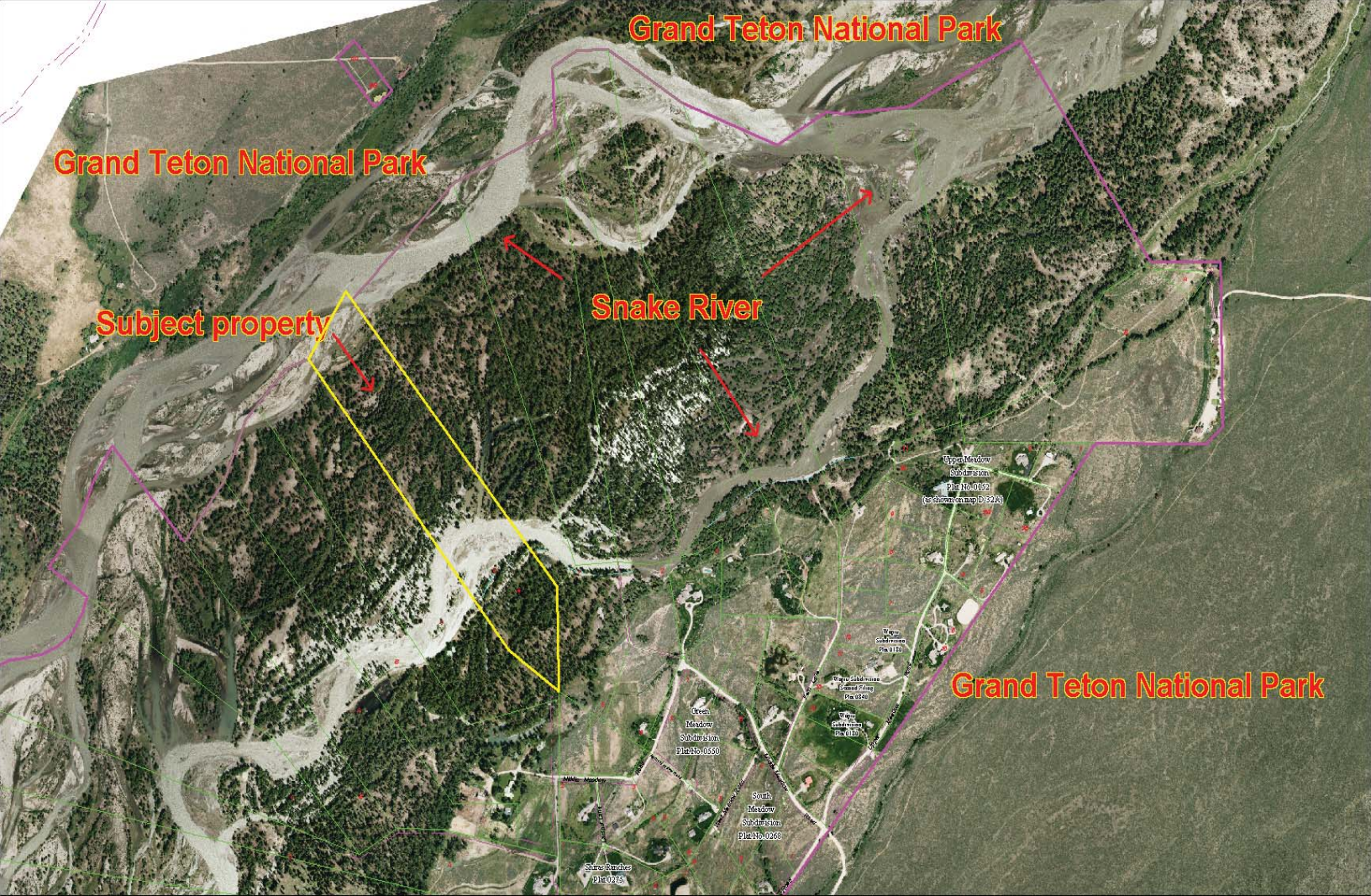
The owner is currently in the process of building a private road to the property. A wetlands delineation has been done and an environmental analysis is nearing completion which will assist in establishing a building envelope on the upland portion. Having these steps already in place allows the new owner the option of mitigating the delineated wetlands with protected water features and will create the potential for opening up a stunning view corridor to the building site.



In addition, an abundance of wildlife and waterfowl and the potential for putting a portion of the property in a conservation easement for tax benefits, further enhances the desirability of this parcel.

dramatic river and mountain views





offered at \$5,000,000

private sale - not available to the public

MLS

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