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### Mark Rockefeller

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<b>Non-Public:</b>	No	<b>Start Showing Date:</b>	
<b>Acres:</b>	252.57	<b>Lot Size:</b>	
<b># Horses Allowed:</b>	10+	<b>Horses Allowed:</b>	Yes
<b>Common Name:</b>		<b>County:</b>	Teton
<b>Subdivision:</b>	None	<b>Lot #:</b>	
<b>Flood Zone:</b>	Out	<b>Flood Class:</b>	Unknown
<b>PIDN:</b>	RP05N45E230010, RP05N45E242400	<b>Plat #:</b>	
<b>Assessed Value:</b>		<b>Section:</b>	
<b>Range:</b>		<b>Other Assess.:</b>	
<b>Tax Year:</b>	2020	<b>Possession:</b>	At Closing
<b>Area:</b>	17 - Driggs Area	<b>Owner:</b>	TALEGHANI
<b>Zoning:</b>	Industrial	<b>Ann. HOA Fee \$:</b>	0
<b>Township:</b>		<b>Taxes:</b>	825.60
<b>In-House Listing #:</b>		<b>Directions:</b>	Contact List Agent (Developer) for Showings, negotiations and questions.
<b>Legal Description:</b> SEE DOCUMENT TAB FOR LEGAL DESCRIPTION			
<b>Public Remarks:</b> 252.57 acres - Prime Location, Approx 1,650 feet frontage on Driggs Airport Taxiway. Currently in agriculture with 280 shares of irrigation water rights, zoned M-1 Light Industrial, Driggs Area of Impact. Ideally suited for AirPark Development or a variety of Light Industrial uses. Prime Grand Teton View Corridor. Three (3) dispersed, Deeded, 60' wide Road and Utility Access Easements from State Hwy. 33 to the western boundary and One (1) 60' Platted Public Road access to the southern boundary from Rodeo Drive, all of which qualify for subdivision, per Teton County Ordinance. City Water and Sewer installed in vicinity, annexation required, SEE this listing Tool Bar DOCUMENT TAB (10 - for details), Map and Photo Tabs. Contact List Agent (Developer) for Showings, negotiations and questions.			
<b>Private Remarks:</b> Contact List Agent Mark Rockefeller 208-351-1411 (Developer) for Showings, negotiations and questions. Branded Informative Drone Video: <a href="https://vimeo.com/602377635/3c4f07d0fc">https://vimeo.com/602377635/3c4f07d0fc</a>			
<b>Sale Status:</b> Potential Short Sale: No; REO/Lender Owned: No		<b>Property Features:</b> Electric to Property; Fishing; Flat; Hangar; Irrigation Ditch; No CC&R's; Not in Subdivision; Phone to Lot Line; Surface Water Rights; Year Round Access	<b>Jackson/Teton Zoning:</b> BP
<b>Water:</b> None		<b>View:</b> Grand Teton View; Mountain View; Scenic; Teton View; Valley View	<b>Lifestyle:</b> Country Living; Fishing; Fly-In Community; Golf; Hunting; Mountain; Outdoor Recreation; Ranch/Farm; Resort; Skiing
<b>Sewer:</b> None		<b>Financing:</b> 1031; Cash / Conventional	
<b>Agent Owned:</b> N		<b>Listing Type:</b> Exclusive Right to Sell	<b>Bonus:</b>
<b>Min Comm:</b>		<b>Buyer Agent:</b> Y	<b>Buyer Agent % or \$:</b> 2
<b>Sub Agent:</b> N		<b>Sub Agent % or \$:</b> 0	<b>Non Agent:</b> Y
<b>Non Agent % or \$:</b> 2		<b>Customer Agent:</b> Y	<b>Customer Agnt % or \$:</b> 2
<b>Dual Variable:</b> N		<b>Showing Inst.:</b> Contact List Agent (Developer) for Showings, negotiations and questions.	<b>Seller Represent:</b> Sellers' Agent
<b>Closing Company:</b> First American Title		<b>Closing Agent:</b> First American Title	<b>Seller Concessions:</b>
<b>Arms Length:</b>			
<b>Effective Date:</b> 09/16/2021		<b>Expiration Date:</b> 09/16/2022	<b>Agent Days On Market:</b> 1
<b>Listing Price:</b> 9,850,000		<b>Orig. List Price:</b> 9,850,000	<b>Status Change Date:</b> 09/16/2021
<b>LA:</b> Mark Rockefeller; (208)351-1411; mark@tetonvalleyrealty.com		<b>LO:</b> Teton Valley Realty; info@tetonvalleyrealty.com	