



WILDER RANCH

VISION BOOK

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SITE OVERVIEW

TEEWINOT

MOUNT OWEN

GRAND TETON

MIDDLE TETON

SOUTH TETON

“In the mountains, there you feel free.”

• T.S. ELIOT

CONNECTION TO NATURE

82% of the combined land in Teton County, Idaho and Teton County, Wyoming is National Park or National Forest



LEGEND

- NATIONAL PARK
- NATIONAL REFUGE
- NATIONAL FOREST
- PUBLIC LAND

DRIVE TIMES

- DIJ 15 MINUTES
- IDA ONE HOUR
- JAC ONE HOUR
- SLC FOUR HOURS

- TETON RIVER 10 MINUTES
- TRIBUTARY GOLF RESORT 15 MINUTES
- GRAND TARGHEE 30 MINUTES
- JACKSON HOLE ONE HOUR

NEARBY RECREATION

ACCESS TO AMERICA'S GREATEST LANDSCAPES

ACTIVITIES

- World-Class Fly Fishing
- National Park And National Forest Access + Activities
- Two of The Best Ski Areas in North America
- Hiking, Biking, & Snowmobiling
- Wildlife Viewing
- World-Class Access to Miles of Maintained National Forest Trails
- Horseback Activities with Access to Public Land, Unique to Idaho
- Golf
- Hunting
- Climbing The Cathedral Peaks

Fly Fishing



Teton Scenic Byway



Tributary



Teton River



Driggs



Grand Targhee Ski Resort



TETON RANGE

Jackson Hole Mountain Resort



WILDER RANCH



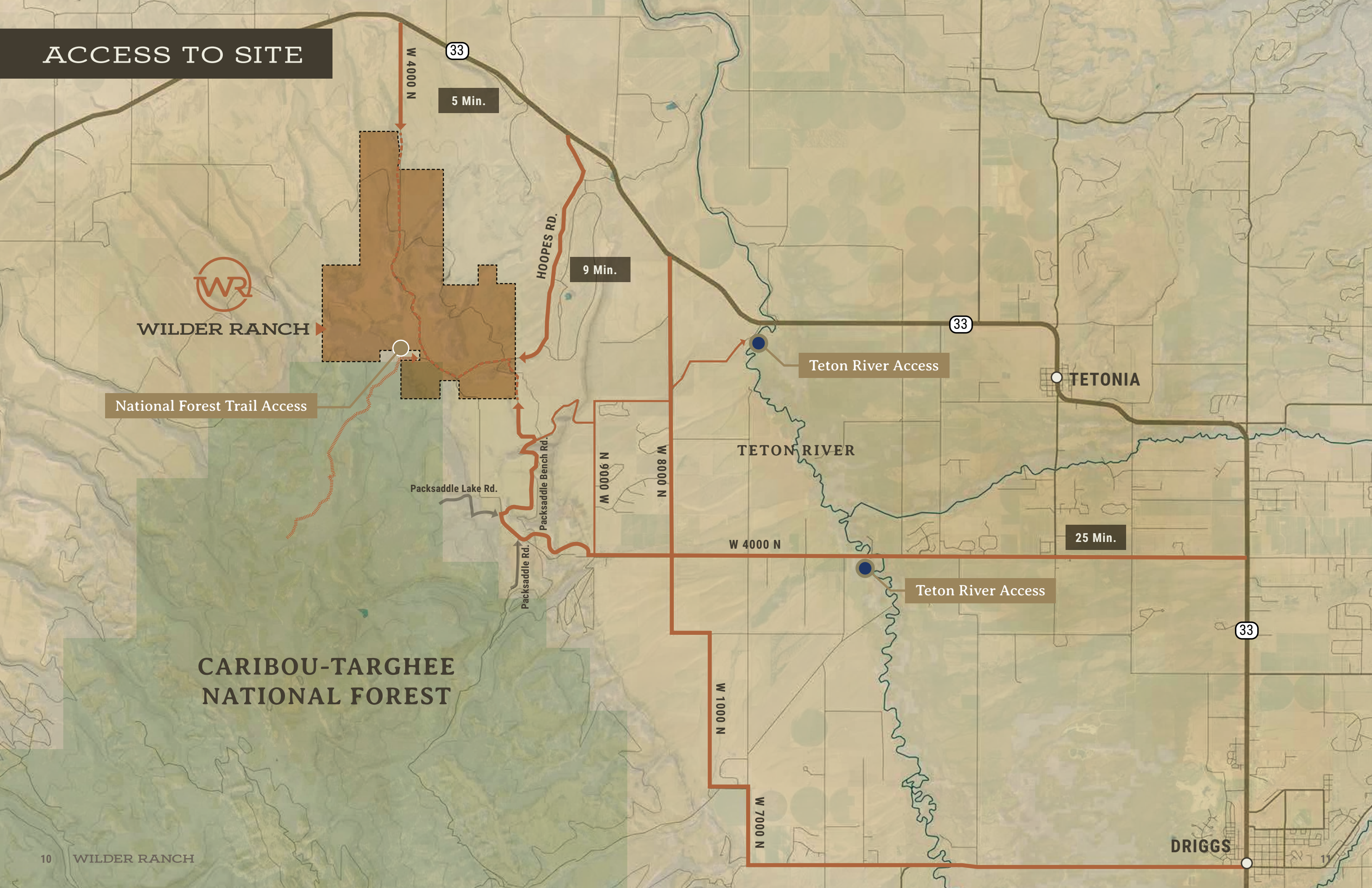
Packsaddle Lake Trail



CARIBOU-TARGHEE NATIONAL FOREST

GRAND TETON NATIONAL PARK

ACCESS TO SITE



WILDER RANCH

National Forest Trail Access

CARIBOU-TARGHEE
NATIONAL FOREST

5 Min.

9 Min.

25 Min.

Teton River Access

Teton River Access

TETONIA

DRIGGS

SITE RECREATION

TRAIL SYSTEM

Wilder’s internal trails will connect directly to more than 3 million acres and 1,600 miles of trails within the adjacent Caribou–Targhee National Forest – which in turn is part of the 20 million acre protected Greater Yellowstone Ecosystem,

LEGEND

MOTORIZED TRAIL

OHV/SNOWMOBILE TRAIL

NON-MOTORIZED TRAIL (BICYCLES NOT PERMITTED)

OHV TRAIL

ROADS

SPECIAL VEHICLE DESIGNATION

ACCESS TO MOTORIZED FOREST TRAIL

ACCESS TO NON-MOTORIZED FOREST TRAIL

NATIONAL FOREST ACCESS POINTS FROM SITE

TETON RIVER ACCESS POINTS

PARKING

National Forest Access from WR

Teton River Access

Hiking

Wildlife Observation

Mountain Biking

CARIBOU-TARGHEE
NATIONAL FOREST

CAMBELLS
HUMP

RYAN PEAK

Old Horse Shoe Rd.

Packsaddle Lake Rd.

Packsaddle Rd.

Pony Creek Rd.

Elk Ridge Rd.

Radio Relay Rd.

6889 ft

8031 ft

7170 ft

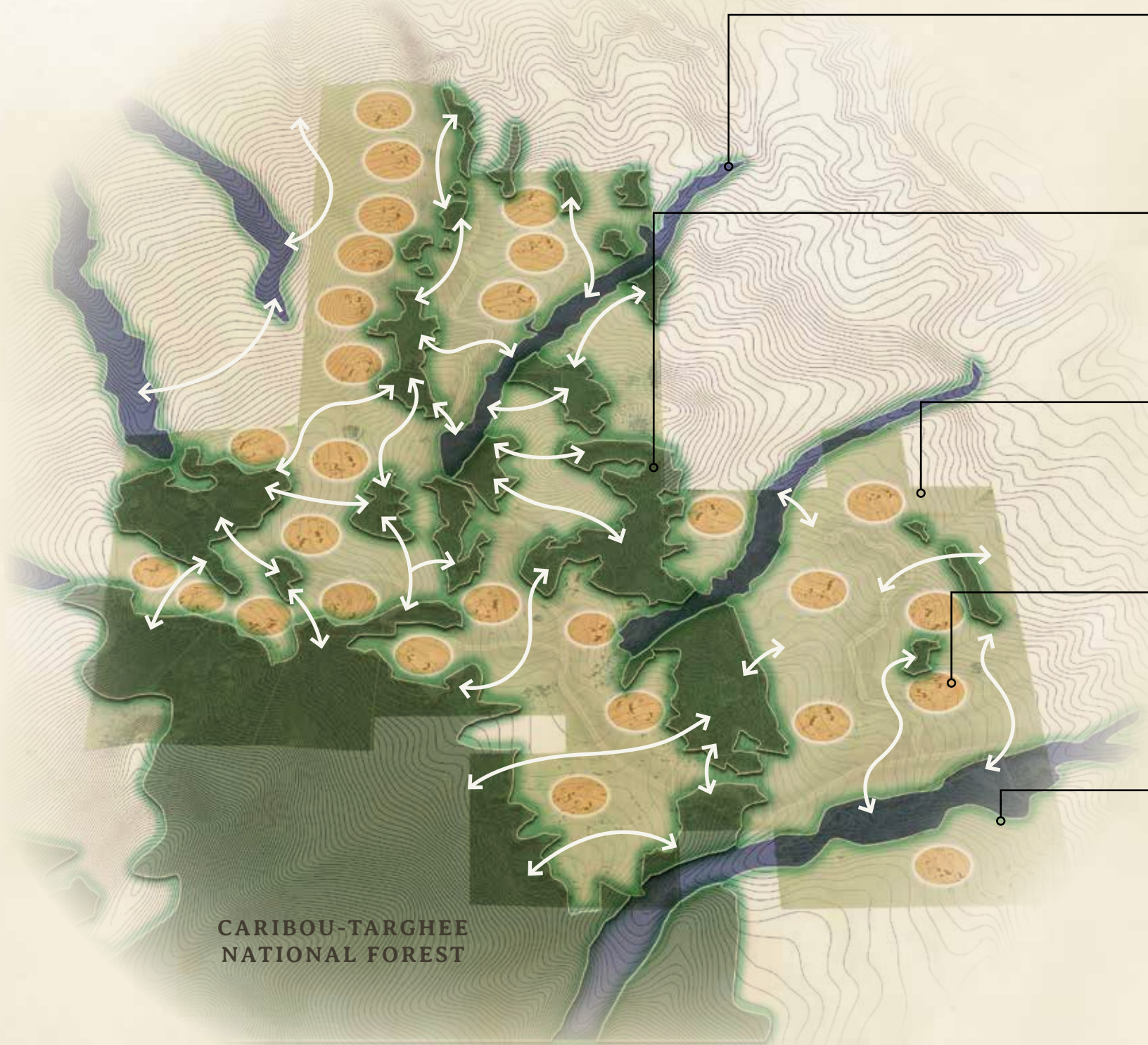
7354 ft

8414 ft

5987 ft

WILDLIFE HABITATS

INFORMATION PROVIDED BY BIOTA GROUP

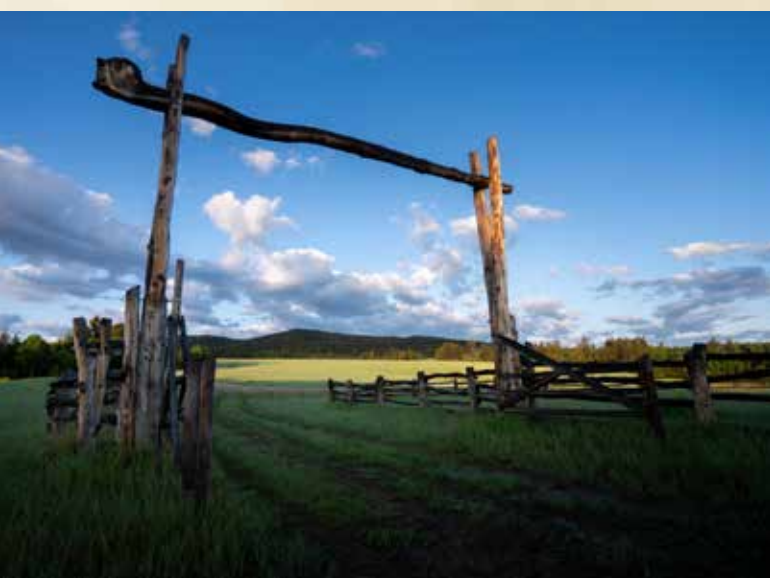


Human Presence Open Grassland Habitat Forest Habitat Ravine Habitat Habitat Transition Zone

HABITAT TYPE	KEY MAMMAL SPECIES	MIGRATION LINK
RAVINE HABITAT	Bear Wolf Elk Moose	
FOREST HABITAT	Bear Wolf Moose	
OPEN GRASSLAND HABITAT	Pronghorn Elk Mule Deer	
HUMAN PRESENCE	Ranch Home Equestrian	
MIXED HABITAT & TRANSITION AREAS	Mountain Lion Wolf Elk Mule Deer	

ANIMAL ACTIVITY SUMMARY

- BLACK BEAR:** Prefers dense forests for cover and food sources. Forages near streams for fish, berries, nuts, and other food.
- WOLF:** Uses forests for denning and hunting prey. Follows waterway for hunting opportunities.
- MOUNTAIN LION:** Stays in wooded areas for stalking prey and shelter.
- MOOSE:** Found in forested wetlands and along stream corridors. Relies on riparian zones for aquatic plants and water.
- PRONGHORN:** Prefers open terrain for speed and visibility.
- ELK:** Uses grasslands for grazing, especially in summer. Uses riparian corridors for water and resting areas.
- MULE DEER:** Found in meadows near forest edges. Moves between grasslands and forested slopes.

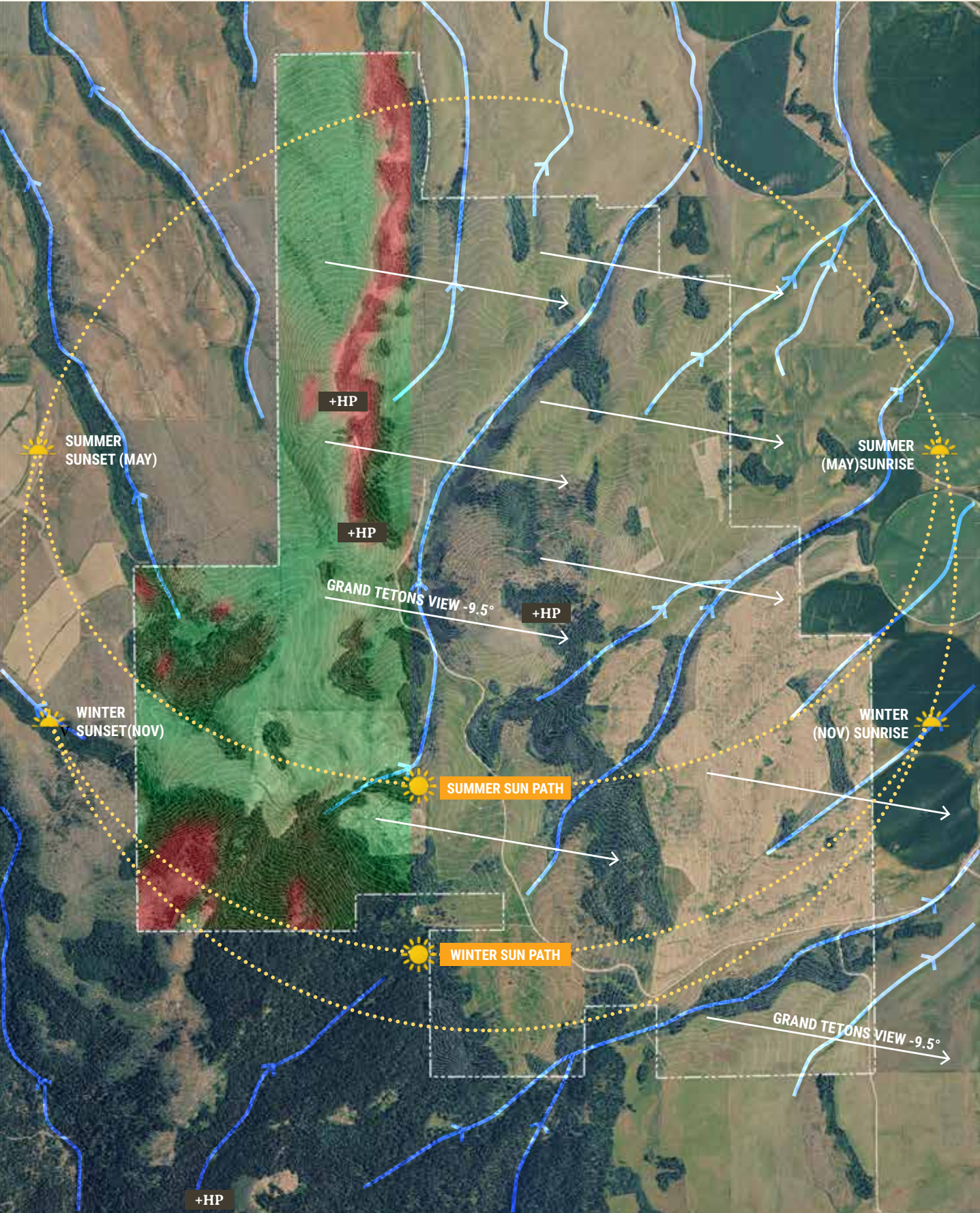


LAND

CELEBRATING THE VIEW

Set against the dramatic skyline of the Tetons, the land of Wilder Ranch reveals itself with a quiet confidence shaped by nature and time. Broad sage flats roll gently into groves of aspen and evergreen, while subtle waterways and distant ridges lend rhythm and scale to the terrain. Throughout the day, shifting light transforms the valley—soft morning glow, high alpine clarity, and evening tones that wash the peaks in muted color. Each moment offers its own discovery, from wildlife moving through the grasses to weather patterns sweeping across the range, and the stillness that follows a fresh snowfall. This is a place defined by nuance and authenticity, where natural systems, long views, and seasonal change create lasting character. The guiding vision begins by respecting this landscape, allowing the land itself to shape the experience and ensuring the Tetons remain an enduring focal point.

MICRO-CLIMATE ANALYSIS



The following data was collected over the course of a comprehensive climatology study:

SLOPE LEGEND

- < 20% SLOPE
- >20% SLOPE

NATURAL DRAINAGE LEGEND

- NATURAL DRAINAGE FLOW

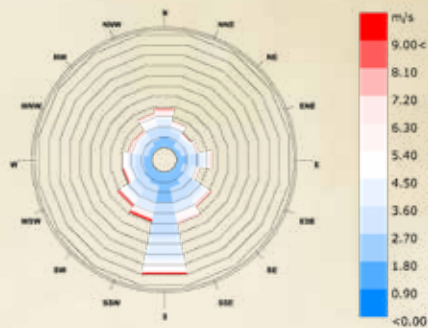
SUMMER SOLAR DATA (MAY)

DAWN	05:45 AM
SUNRISE	06:16 AM
CULMINATION	01:22 PM
SUNSET	08:30 PM
DUSK	09:00 PM

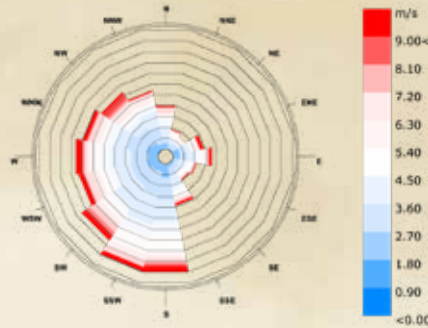
WINTER SOLAR DATA (NOV)

DAWN	07:30 AM
SUNRISE	08:00 AM
CULMINATION	01:08 PM
SUNSET	06:15 PM
DUSK	06:45 PM

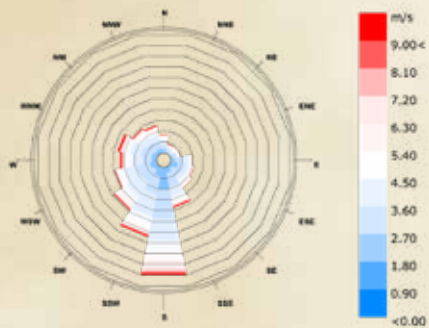
WIND ROSE ANALYSIS (4 MONTH INCREMENTS)



Wind-Rose
Driggs-Reed, Meml.AP. ID. USA
1 JAN 9:00 - 19 APR 20:00
Hourly Data: Wind Speed (m/s)
Calm for 12.37% of the time = 322 hours.
Each closed polyline shows frequency of 0.6% = 16 hours.



Wind-Rose
Driggs-Reed, Meml.AP. ID. USA
1 APR 9:00 - 19 AUG 20:00
Hourly Data: Wind Speed (m/s)
Calm for 5.87% of the time = 198 hours.
Each closed polyline shows frequency of 0.5% = 17 hours.



Wind-Rose
Driggs-Reed, Meml.AP. ID. USA
1 AUG 9:00 - 19 DEC 20:00
Hourly Data: Wind Speed (m/s)
Calm for 8.57% of the time = 289 hours.
Each closed polyline shows frequency of 0.8% = 26 hours.

“Friendly and unpretentious, Teton Valley is for people who love the mountains enough to live, work and play in them.”

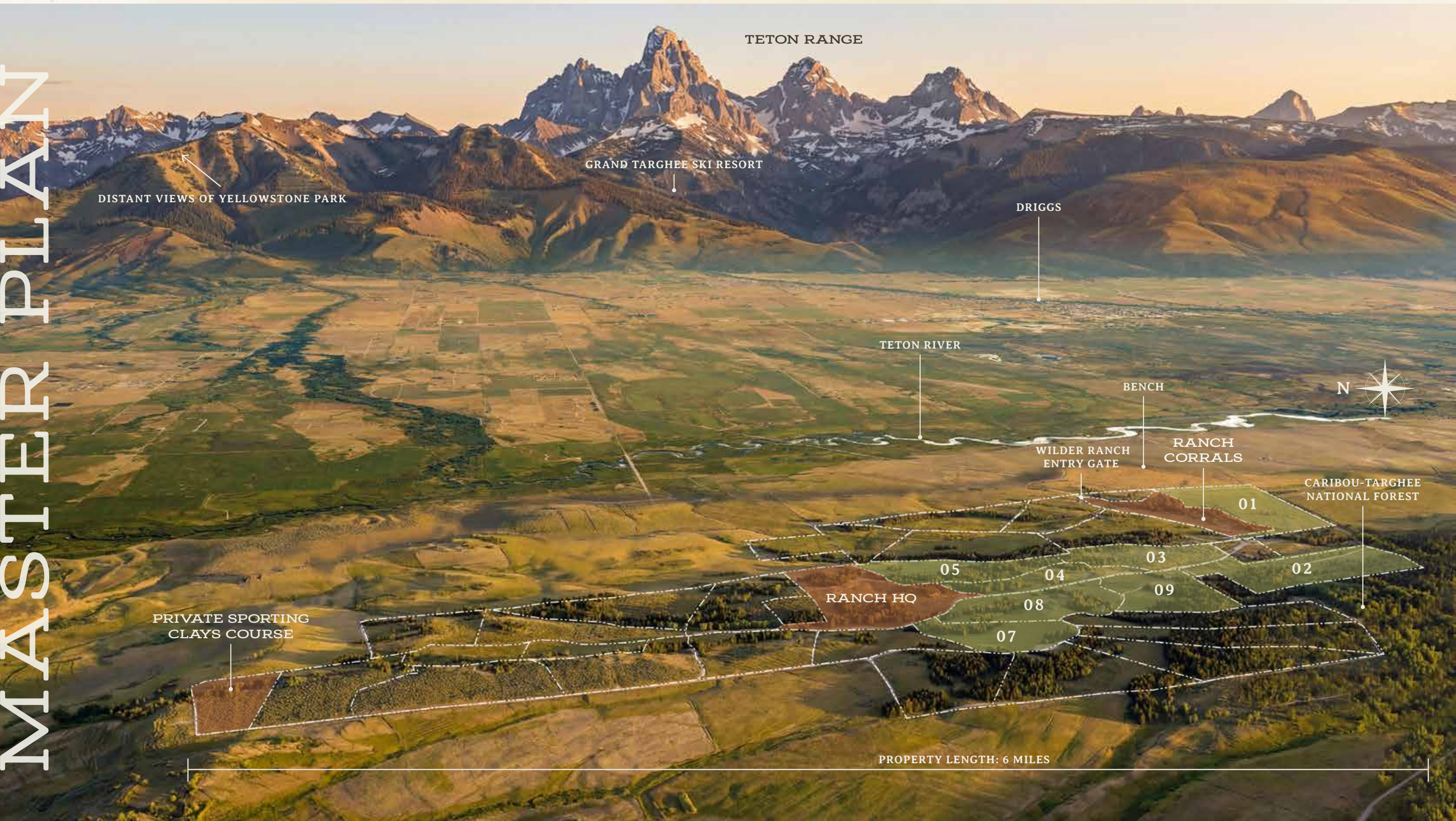
• GREATER YELLOWSTONE RESOURCE GUIDE

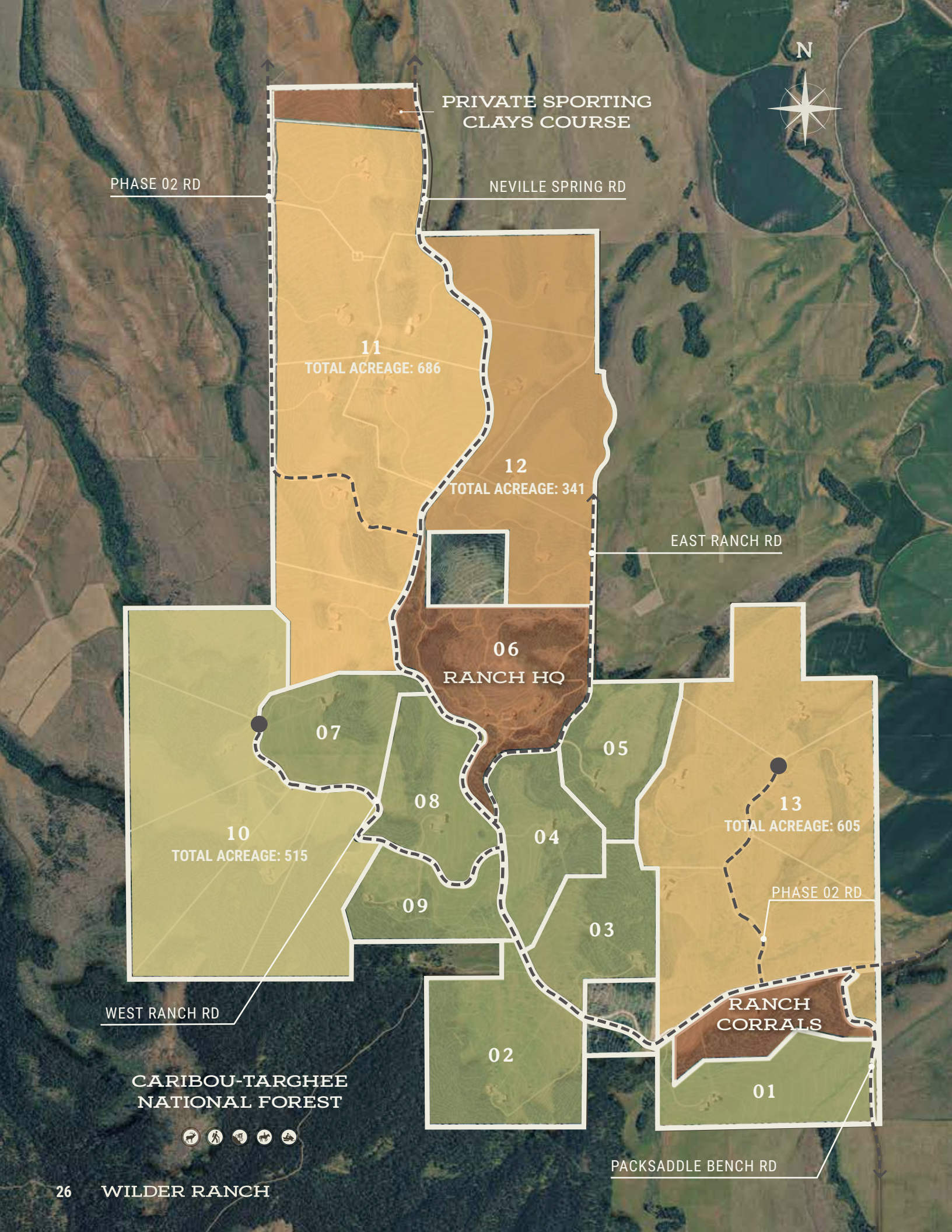


THE POWER OF THE TEAM

The master plan began with careful observation of the land itself. Through repeated site visits, we came to gain a better understanding of its open meadows, broad landscapes, and the defining views of the Tetons. Instead of forcing a predetermined concept, the plan emerged from the property's natural character — prioritizing the land, preserving open space, and protecting key views throughout.



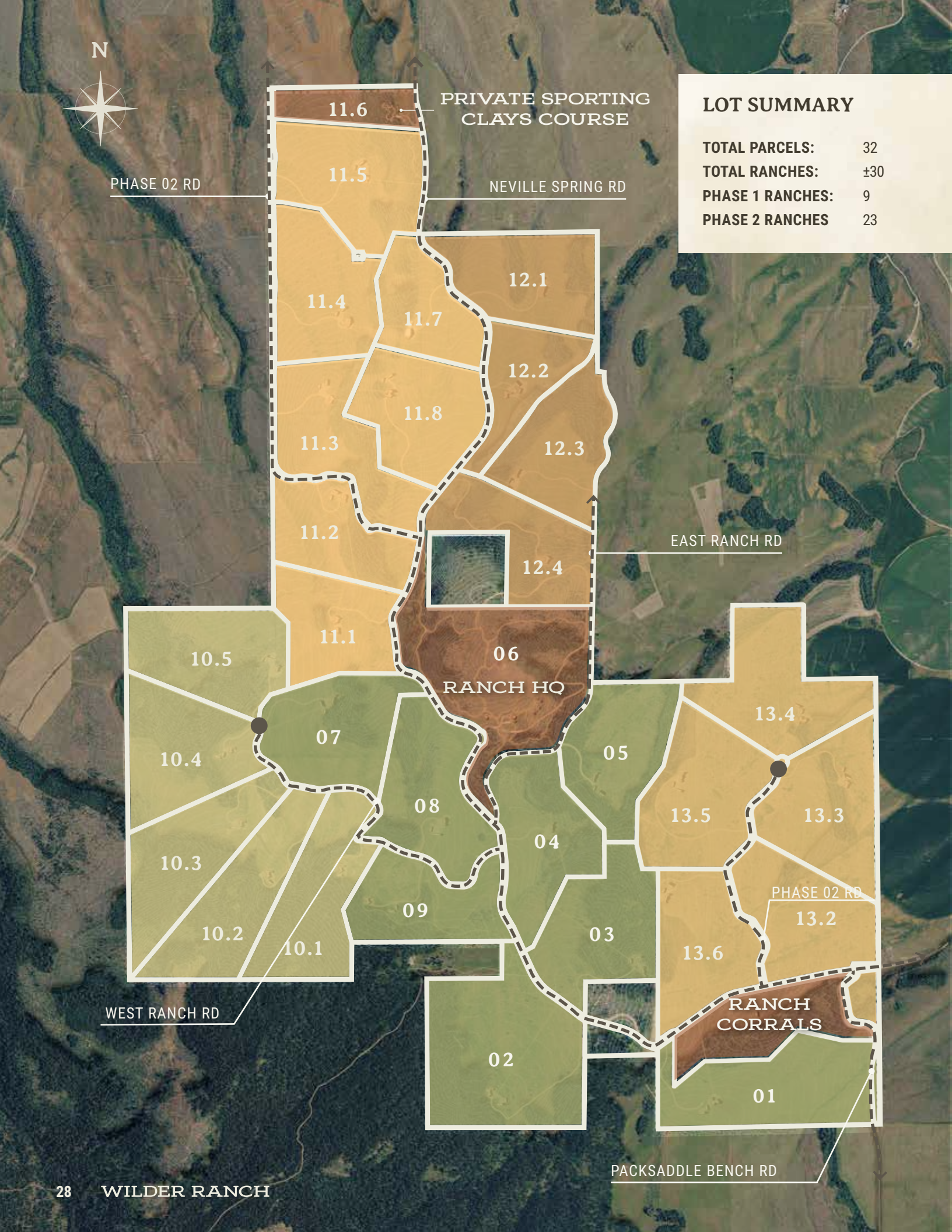




PHASE 01

PHASING & RANCH KEY

RANCH NUMBER	RANCH NAME	RANCH ACREAGE	PHASE
RANCH 01	ELK HAVEN	140	01
RANCH 02	TIMBERLINE	167	01
RANCH 03	LOST ARROW	102	01
RANCH 04	SILVER SKY	100	01
RANCH 05	SAGE SPRINGS	96	01
RANCH 06	RANCH HEADQUARTERS	181	01
RANCH 07	MEADOWLARK	102	01
RANCH 08	NORTHSTAR	101	01
RANCH 09	HOMESTEAD	88	01



LOT SUMMARY

TOTAL PARCELS:	32
TOTAL RANCHES:	±30
PHASE 1 RANCHES:	9
PHASE 2 RANCHES	23

RANCH PLANNING

DETAILED PHASING & RANCH KEY

RANCH NUMBER	RANCH NAME	RANCH ACREAGE	PHASE
RANCH 01	ELK HAVEN	140	01
RANCH 02	TIMBERLINE	167	01
RANCH 03	LOST ARROW	102	01
RANCH 04	SILVER SKY	100	01
RANCH 05	SAGE SPRINGS	96	01
RANCH 06	RANCH HEADQUARTERS	181	01
RANCH 07	MEADOWLARK	102	01
RANCH 08	NORTHSTAR	101	01
RANCH 09	HOMESTEAD	88	01
RANCH 10.1	IRON SPUR	104	02
RANCH 10.2	REDTAIL	103	02
RANCH 10.3	WAPITI	102	02
RANCH 10.4	SPLITRAIL	103	02
RANCH 10.5	DIAMOND K	103	02
		10.1-10.5 = 515 TOTAL ACRES	
RANCH 11.1	CROSSCUT	83	02
RANCH 11.2	GROS VENTRE	80	02
RANCH 11.3	LARKSPUR	102	02
RANCH 11.4	PRONGHORN	101	02
RANCH 11.5	BLUESTONE	113	02
RANCH 11.6	PRIVATE SPORTING CLAYS COURSE	39	02
RANCH 11.7	LAZY R	70	02
RANCH 11.8	BEARGRASS	98	02
		11.1-11.8 = 686 TOTAL ACRES	
RANCH 12.1	TEEWINOT	98	02
RANCH 12.2	SADDLEHORN	63	02
RANCH 12.3	HIGHLINE	90	02
RANCH 12.4	RAWHIDE	90	02
		12.1-12.4 = 341 TOTAL ACRES	
RANCH 13.1	ARROWHEAD	86	02
RANCH 13.2	AXEBLADE	99	02
RANCH 13.3	CUTTHROAT	108	02
RANCH 13.4	RAVENROCK	113	02
RANCH 13.5	BOX ELDER	113	02
RANCH 13.6	BAR NONE	86	02
		13.1-13.6 = 605 TOTAL ACRES	



±30
RANCHES

20+
MILES OF PRIVATE, INTERNAL TRAILS

RANCH HEADQUARTERS

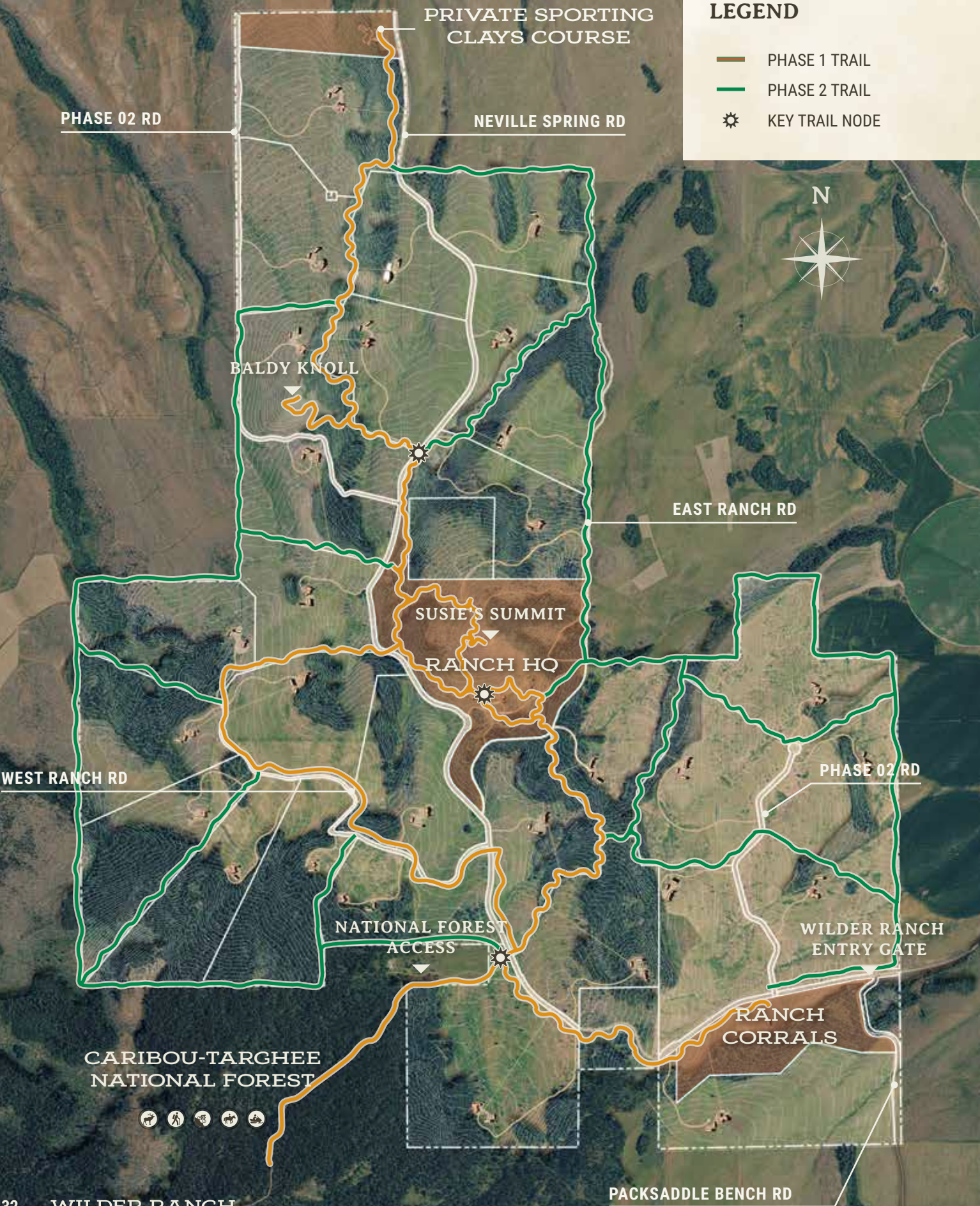
- PACKSADDLE PRIVATE BARN
- HORSE BARN
- OWNER GUEST CABINS

SPORTING CLAYS

- PRO SHOP
- PRIVATE SPORTING CLAYS COURSE
- 5-STAND

The Wilder Ranch master plan is rooted in a hands-on, site-driven approach, shaped by time spent studying and experiencing the land in person. Each ranch was carefully and individually selected in the field, with every building envelope strategically positioned to capture expansive, unobstructed views of the Tetons. Ranches are sited naturally behind tree lines and ridges so neighboring residences remain out of sight. The result is a rare sense of privacy without sacrificing the scale and openness of the landscape. And just as important, the plan carefully protects critical wildlife corridors and preserves the existing forest and habitat, ensuring the integrity of the land endures.

TRAIL SYSTEM



20+ MILES
OF RANCH TRAILS

3250
ACRES
OF PRIVATE ACCESS

DIRECT ACCESS TO
3 MILLION
ACRES OF PUBLIC LAND



WILDER RANCH TRAIL SYSTEM

The Wilder Ranch trail network serves as the connective framework of the community, thoughtfully routed across the landscape. Designed to encourage easy interaction with the land, the system connects residences to key destinations, including direct access to more than 3 million acres and 1,600 miles of trails within the adjacent Caribou-Targhee National Forest. Private spurs branch off to reach the private sporting clays course, ranch headquarters, Susie's Summit, Baldy Knoll Chapel, and other defining landmarks. By threading between individual ranches and skirting public roads, the trails maintain privacy while fostering exploration and a strong connection to the surrounding landscape.



4.7 MILES

ELECTRIC AND FIBER
TO EACH RANCH
COMPLETED 2025

4.7 MILES

TRENCHING COMPLETE



INSTALLATION OF ELECTRIC AND FIBER

Significant progress has been made across Wilder Ranch with the completion of over 4.7 miles of utility trenching throughout the property. These underground lines lay the foundation for power that will support the ranches for generations to come. In several areas, the work demanded precision and power – requiring specialized rock blasting to carve through the rugged terrain of the valley. Each blast revealed the strength of the land and the excitement of progress taking shape. Scan the QR code to witness the action firsthand as Wilder continues to come to life.



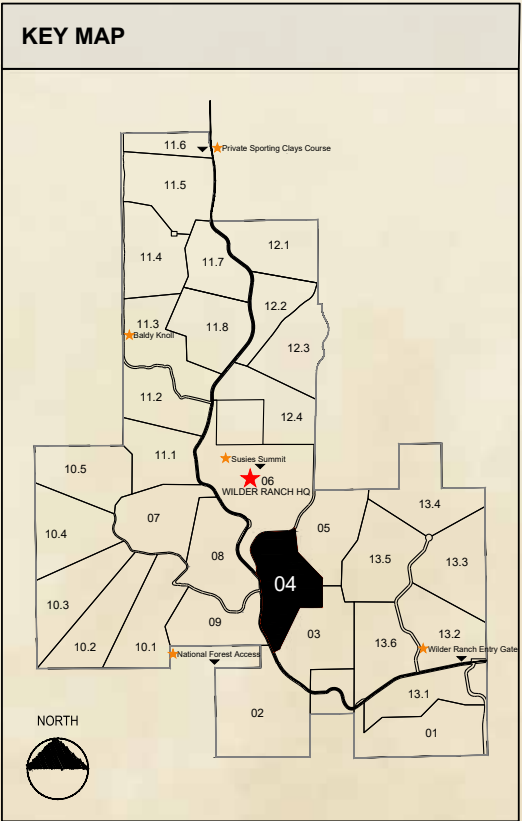
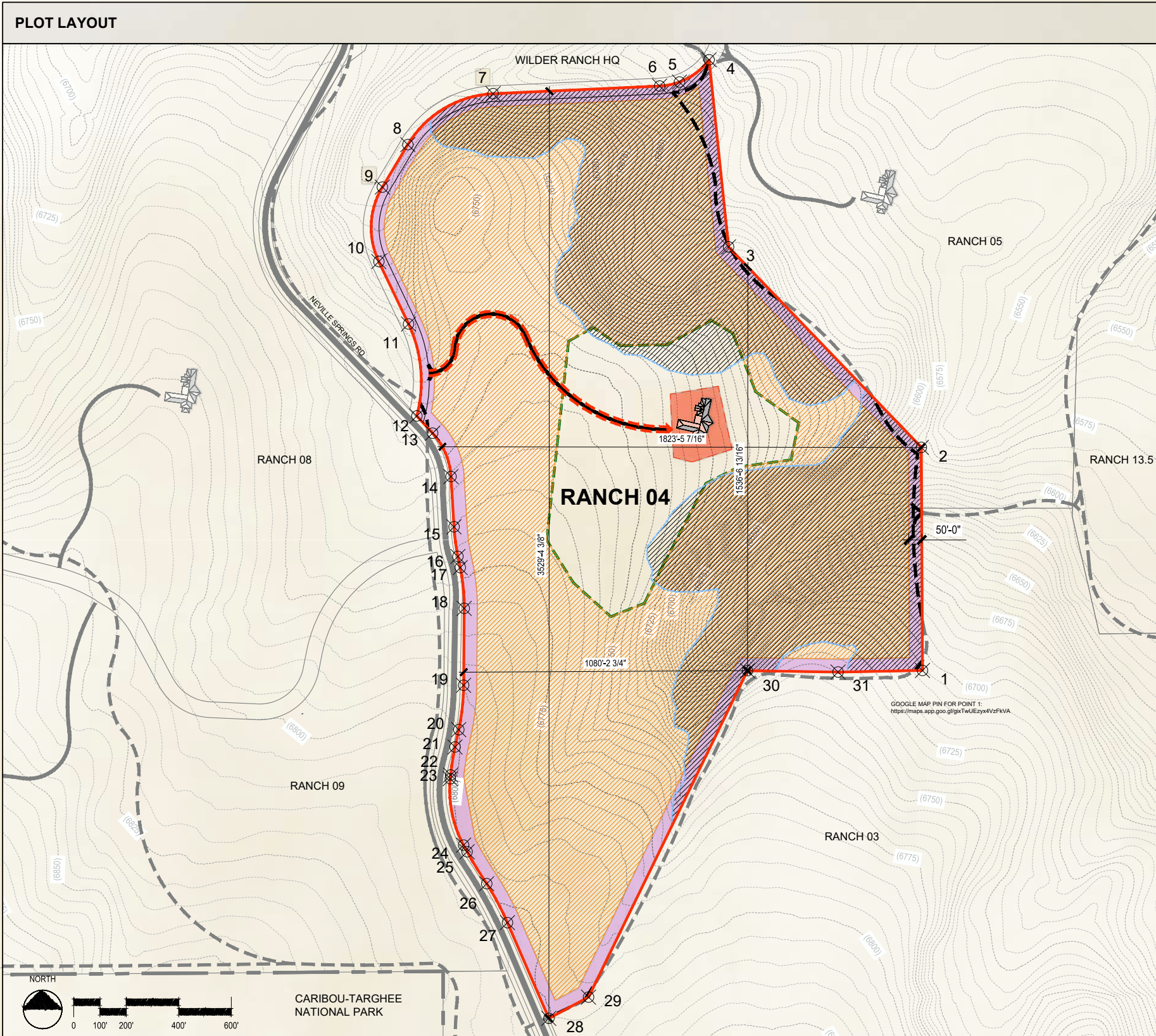
View from Sage Springs
(Ranch #5)

RESIDENTIAL VISUALIZATION

IRON SPUR (RANCH #10.1)

UNDER DESIGN





LEGEND

PROPERTY LINE	
EXISTING FOREST CANOPY	
PRIMARY DRIVEWAY ACCESS	
DEFINED BUILDING ENVELOP(S)	14.57 Acre
PREMIUM BUILDING LOCATION	
NO-BUILD ZONES	74.33 Acre
EASEMENT	10.85 Acre
PROPOSED TRAIL SYSTEM	
MAJOR CONTOUR(25' INTERNAL)	
MINOR CONTOUR(5' INTERNAL)	

PLOT BOUNDARY COORDINATES

POINT/POSITION	X	Y
1	880180.3837	787240.6599
2	880176.1774	788089.3969
3	879442.1167	788852.8147
4	879368.2827	789564.8012
5	879255.3478	789480.1407
6	879179.7687	789464.7604
7	878545.9642	789435.6635
8	878221.3007	789241.8653
9	878124.3127	789080.2003
10	878110.7805	788796.7370
11	878224.0520	788559.2003
12	878255.4537	788209.0493
13	878315.5609	788143.6420
14	878385.6201	787978.6246
15	878397.0861	787787.0934
16	878412.0237	787674.3863
17	878420.7807	787632.0020
18	878436.0115	787476.9119
19	878433.6816	787184.1109
20	878415.1148	787015.2812
21	878400.9733	786949.2929
22	878384.2889	786842.4466
23	878382.9335	786828.7577
24	878433.4979	786575.6894
25	878446.9538	786550.6502
26	878521.6666	786428.8287
27	878600.4681	786280.7964
28	878758.0516	785916.5015
29	878909.1055	785997.3399
30	879514.2928	787239.7541
31	879858.9932	787234.4535

GOOGLE MAP PIN FOR POINT 1:
<https://maps.app.goo.gl/gixTwUEzyx4VzFkVA>

ALLOWABLE BUILDING USE

Single-Family Residence (Primary Estate Home)	Workshop / Equipment Storage
Guest House / Casita	Gazebo / Shade Structure
Garage / Car Barn	
Pool & Pool Pavilion	
Outdoor Kitchen / Entertainment Pavilion	
Fitness / Wellness Pavilion	
Private Stable / Barn	Final building uses and locations subject to Wilder Ranch Review Committee approval.

WILDER RANCH

IN PROGRESS

SCAN FOR MORE INFO

PLOT ID:	PLOT DATA
04	PLOT NUMBER: 04
	LAND USE: Private Ranch
	PLOT AREA: 99.75 Acre
	MAXIMUM BUILDING HEIGHT: 35 ft
	DATE: May 2026
Final building area and building placement subject to Wilder Ranch Review Committee approval.	

REVISION		
REV. NO.	DATE	DESCRIPTION

COORDINATE SYSTEM	
SYSTEM:	ID83-EF
ZONE:	GMT-07:00
DATUM:	NAD83
CHECKED BY:	
APPROVED BY:	
VERIFIED BY:	
PREPARED BY:	

edsa

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330 C000001

RANCH HQ VISUALIZATION

UNDER DESIGN

SHARED STRUCTURES

- **PACKSADDLE BARN** | 3,000 SQ.FT.
- **HORSE BARN** | 2,000 SQ.FT.
- **OWNER GUEST CABINS** | 750 SQ.FT. EACH
- **HOLDING CORRALS** | 3.8 ACRES

BUNKHOUSES

PACKSADDLE BARN

HORSE BARN



SUSIE'S SUMMIT VISUALIZATION

UNDER DESIGN

SUSIE'S SUMMIT

TETON VIEW FROM SUSIE'S SUMMIT



WOOD DECKING WITH EXPOSED ROCK

SHELTER



BALDY KNOLL CHAPEL VISUALIZATION

UNDER DESIGN

DISTANT VIEWS OF YELLOWSTONE PARK



SPORTING CLAYS VISUALIZATION

UNDER DESIGN



SPORTING CLAYS

- PRO SHOP | 750 SQ.FT.
- PRIVATE SPORTING CLAYS COURSE
- 5 STAND



WILDER RANCH

“Here is your country. Cherish these natural wonders, cherish the natural resources, cherish the history and romance as a sacred heritage, for your children and your children’s children.”

• TEDDY ROOSEVELT

