

WHY TETON VALLEY, IDAHO

ONE OF THE WORLD'S MOST UNIQUE PLACES



TETON VALLEY'S STUNNING NATURAL BEAUTY, DIVERSE ECOSYSTEMS, AND ABUNDANT WILDLIFE ARE TRULY UNIQUE. Located within the greater Yellowstone ecosystem and Grand Teton National Park, world class recreational opportunities are endless.

Teton Valley is surrounded on three sides by close to 3 million protected acres of National Forest, National Parks and Wilderness.

Golf on one of our Championship Golf Courses. Take a walk in meadows teeming in wildflowers. Fish for native cutthroat trout in blue ribbon spring creeks and rivers. Ride hundreds of miles of singletrack mountain biking trails. Ski at your choice of two world class resorts, or hike to backcountry powder paradise.

Become a part of a unique community of western heritage, local artists, farmers, and world class athletes.

SCENIC BEAUTY & WILDLIFE

Teton Valley is part of the National Geographic Scenic Byway, and home to diverse range of wildlife. Visitors and locals alike delight in sharing the land with species such as Elk, Moose, Deer, Bison, Big Horned Sheep, Bald Eagles and Osprey.



WORLD CLASS RECREATION

Teton Valley's unique beauty and dramatic landscape lend way to an endless supply of recreational opportunities. These include Championship Golf, Blue Ribbon Fly Fishing, Downhill and Cross Country Skiing, Hiking, Biking, Whitewater, Big Game and Wetland Hunting, and Horseback Riding.

Teton Valley is located midway between Grand Targhee and Jackson Hole Mountain Resort. Both of these resorts are known for high annual snowfall, breathtaking ski runs, small crowds, and short lift lines. Come and find out why Powder Magazine ranked Teton Valley in the Top Ten Ski Destinations in the United States

THRIVING CULTURE

Teton Valley is one of the thriving cultural centers of Idaho. The artistic community ranges from our local artists and art galleries to our weekly summer concert series "Music on Main." and the Grand Targhee Music Festivals.

Teton Valley is home to a myriad of culinary opportunities from award winning bbq to fine dining in spectacular settings. Enjoy a glass hand crafted micro-brewed beer from one of our two Valley Breweries, an artisan cocktail of our locally distilled Potato Vodka, or a glass of wine from one of the nearly 50 Idaho Wineries.

TAX ADVANTAGES OF ALTA WYOMING

Wyoming is the most tax friendly state in the United States, according to the 2008 Bloomberg Wealth Manager. Wyoming has no state income tax, corporate tax, estate tax, capital gains tax or trust tax. In addition, sales tax, property tax and inheritance tax are among the lowest in the United States.



CLASSIC AMERICAN COMMUNITY

The rich agricultural and western heritage of Teton Valley is deeply woven throughout our community, while being complimented by a thriving mountain culture.

The highlight of the summer season is the annual 4th of July celebration. From a standing room only parade in Victor to the fireworks display at Huntsman Springs, the American Spirit of Teton Valley is on full display.

Families love the small town atmosphere and hospitality of Teton Valley. A commitment to our school system, healthcare and municipal services make Teton Valley an outstanding choice to raise a family.

WHY NOW

With recent economic conditions drastically reducing pricing and historically low interest rates there has rarely been a better time to purchase real estate in Teton Valley. Whether you are looking for a luxury property, vacation retreat, recreational ranch, investment property or family home, there are compelling reasons why property in Teton Valley remains a sound investment.

Quality inventory is at its lowest point in decades. Distressed inventory is rapidly decreasing. This, complimented by a resurgence of buyer activity makes this an excellent time to consider selling your Teton Valley or Jackson Hole property.

If you would like a more personalized analysis of our market or your property please contact us and we would be happy to assist you.

WHY FALL LINE REALTY GROUP

SERVICE & EXPERIENCE

- We offer a team approach which means that someone is always available and accessible during and after business hours, seven days a week.
- Jackson Hole Real Estate Associates offers access to the valley's oldest and most established appraisal company and the most comprehensive real estate database in the region.
- The Fall Line Realty Group offers three full time real estate professionals available seven days a week, providing superior service, attention and communication. Our team has over 25 years of collective experience in Jackson Hole, WY and Teton Valley, ID real estate.
- We are knowledgeable in all markets including residential, resort properties, investment properties, vacant land and commercial/real estate development opportunities in both Teton Valley, Idaho and Jackson Hole Wyoming.
- As members of the Teton County Multiple Listing Service, we are able to show you all available properties in our area that meet your criteria.
- Jackson Hole Real Estate Associates is the largest locally owned and operated firm in the region and is founded on our continued commitment to provide the finest services to our clients and customers.
- Christie's International Real Estate is the largest network for independent real estate brokers worldwide. Combined annual sales volume for Christie's affiliates is \$125 billion in real estate sales.

MARKETING

- We design an individualized marketing plan for every property.
- Our comprehensive marketing program includes: websites, local and regional print media, photography, brochures, flyers, and direct mail.
- We have an extensive online advertising presence.
- As exclusive affiliates of Christie's International Real Estate in Idaho and Wyoming, our clients benefit from the marketing strength of the Christie's luxury brand which is the largest worldwide marketing network of independent real estate brokers generating annual sales of \$125 billion.



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We preview properties for sale in Jackson Hole, Teton Valley and the surrounding communities Wilson, Teton Village, Alpine, and Star Valley. We offer a variety of real estate services in these beautiful Idaho and Wyoming locales including condominiums, townhomes, vacant lots, large acreage and single family homes. Thanks to the Multiple Listing Service (MLS) of the Teton Board of Realtors we can arrange a showing and do a market analysis on any property in these regional markets.



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