

– RANCH #6 –

A PRIVATE 357.14 ACRE RANCH AT YELLOWSTONE CLUB



YELLOWSTONE CLUB



View of Lone Peak and Spanish Peaks

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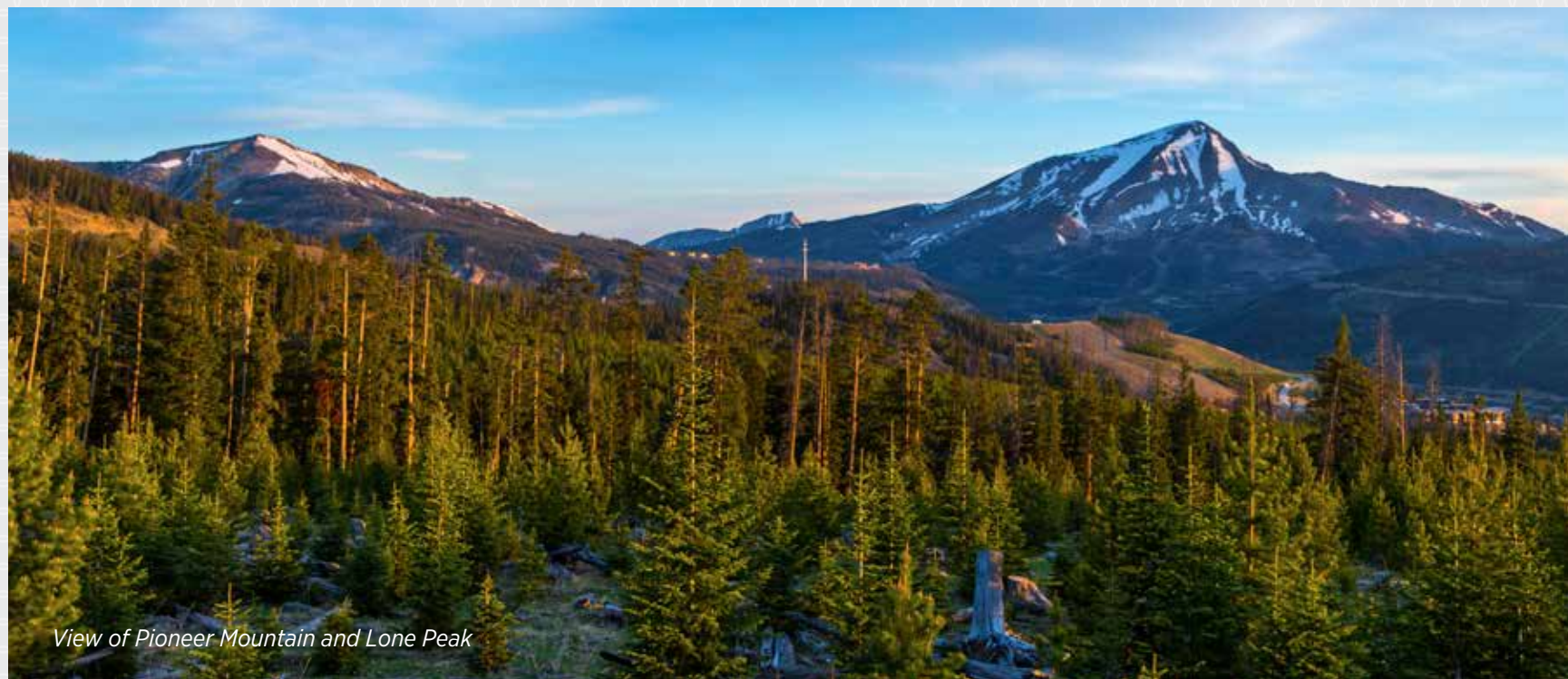
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The Ranches at Yellowstone Club provide the ideal location for the family seeking the conveniences of Club membership with the privacy and peace of Montana mountain living. Ranch 6, with its 357-plus acres, is no exception. This property has incredible sweeping vistas of Lone Peak and Pioneer Mountain and their pristine skiing to the northwest, views of the Spanish Peaks to the north, and panoramas of the impressive Gallatin Range to the east. This ranch's location adjacent to the Gallatin National Forest makes recreational opportunities here nearly unlimited. Owners will enjoy winter snowshoeing and cross-country skiing as well as summertime hiking, biking, and horseback riding. Additional recreational activities and amenities, such as Warren Miller Lodge, are only a short drive away. The Club also allows horses on Ranch 6, and the existing trails on the property set the stage for beautiful equestrian adventures.

Ranch 6's spacious building envelope of more than 10 acres creates space for multiple buildings and will suit a large and active family. The owners of this ranch may opt for a primary family home with smaller guest homes; space also exists for a barn to house horses or seasonal recreational equipment and vehicles. A gently sloped area of the property comprises the building envelope, which creates flexibility when considering future building configurations. The size of both the ranch itself and the generous building envelope guarantee ample solitude and space for family getaways and gatherings of friends. Ranch 6, in its gorgeous setting tucked between mountains, sets the backdrop for unforgettable experiences and the creation of cherished family memories.



View of Pioneer Mountain and Lone Peak



View of Pioneer Mountain and Lone Peak

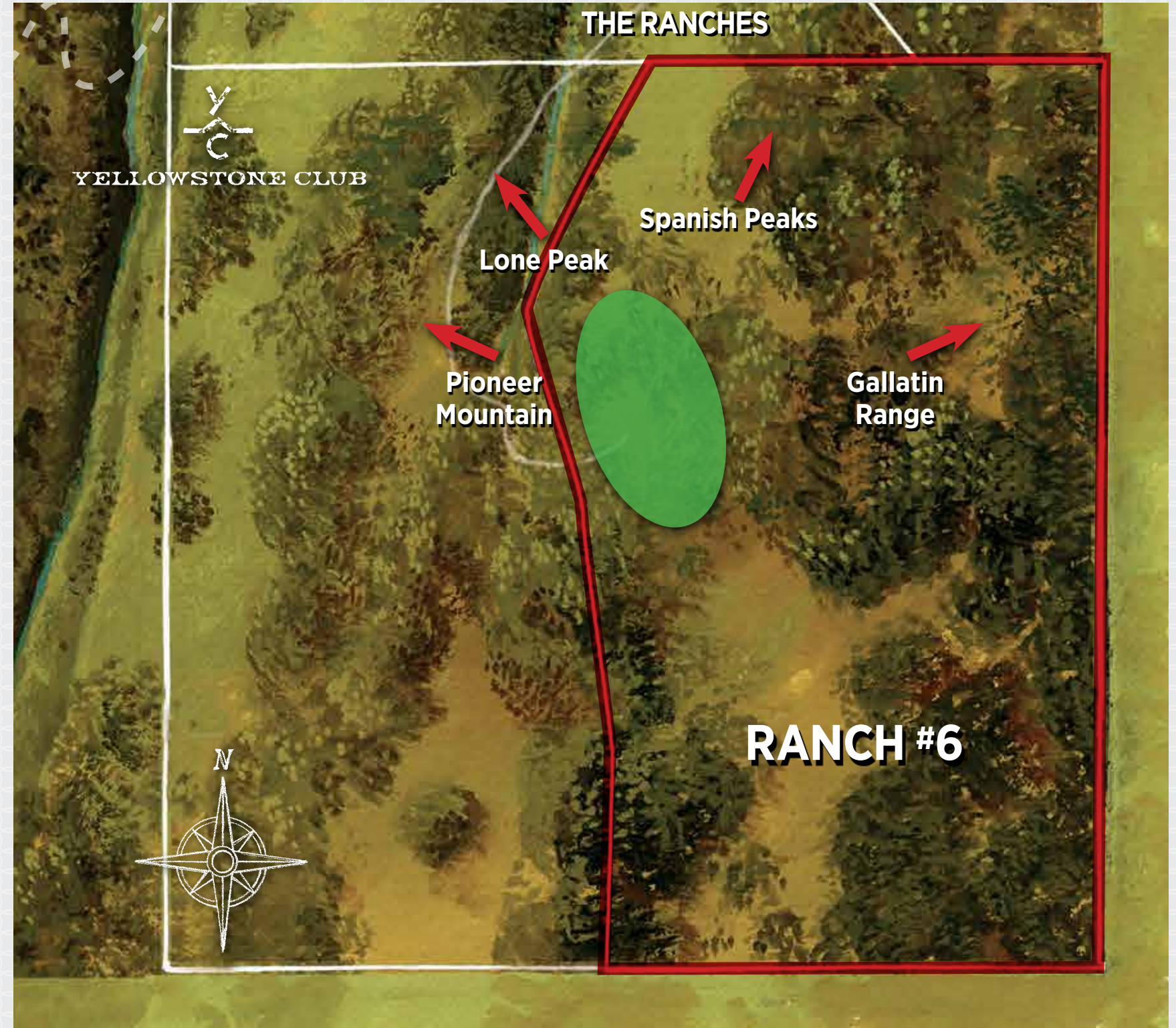
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FEATURES

- 357.14 acres
- Building envelope of 10.91 acres (475,283 square feet)
- Approximate elevation of 8,355 feet
- Adjacent to Gallatin National Forest
- YC allows horses on the property
- Views of Pioneer Mountain, Lone Mountain, Spanish Peaks, and Gallatin Range
- Building envelope located on gentle slope
- 24 bedrooms allowed, spread in no more than three, eight bedroom homes

This residence is located within Yellowstone Club, a 13,600 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf. Additionally, whether looking to savor spectacular mountain panoramas, explore the vast wilderness or enjoy high-quality amenities, Yellowstone Club offers everything from fly fishing, hiking and biking trails to fine dining and spa services. Professional SnowSports, golf and outdoor recreation programs, along with dedicated children's activities, round out the unique Montana experience that is Yellowstone Club.



 POTENTIAL BUILD SITE



View of Spanish Peaks



YELLOWSTONE CLUB

For more information about this property and its pricing please contact YC Realty.

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www.yellowstoneclub.com

Photography by Karl Neumann

All information deemed reliable, but not guaranteed. All acreages and square footages are estimates. The purchase of a home or homesite does not include membership in Yellowstone Club, or any right to use the private club facilities. Ownership of a home/homesite includes an obligation to pay assessments to a property owner's association. Please ask a sales associate for details. Photographs are representational of the approximate view corridors from the home. Livable square footages listed in this marketing piece are based upon the calculation of only the heated and livable areas within the exterior walls of the property and said square footages are deemed reliable, but not guaranteed. All acreages and square footages are estimates and are provided by the Seller or his designated representative; these measurements should not be a substitute for one's own evaluation and investigation. Ski accessibility is a relative term and can have different implications and meanings depending on the individual. One should investigate fully the property as it relates to its potential ski access and determine for themselves the degree of ski access the property might have or be developed. Buyer acknowledges and agrees that neither the Seller, the Broker, the Sales Associate nor any other real estate representative of the Yellowstone Club or its related affiliates have made any warranties or representations upon which Buyer has relied concerning the ski-in ski-out accessibility of the property. The determination of the level of ski access that a property might have will be the Buyers sole determination.

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