

PRESERVE RANCHES



YELLOWSTONE CLUB

PRESERVE RANCHES | 1,580 +/- TOTAL ACRES

OVERVIEW



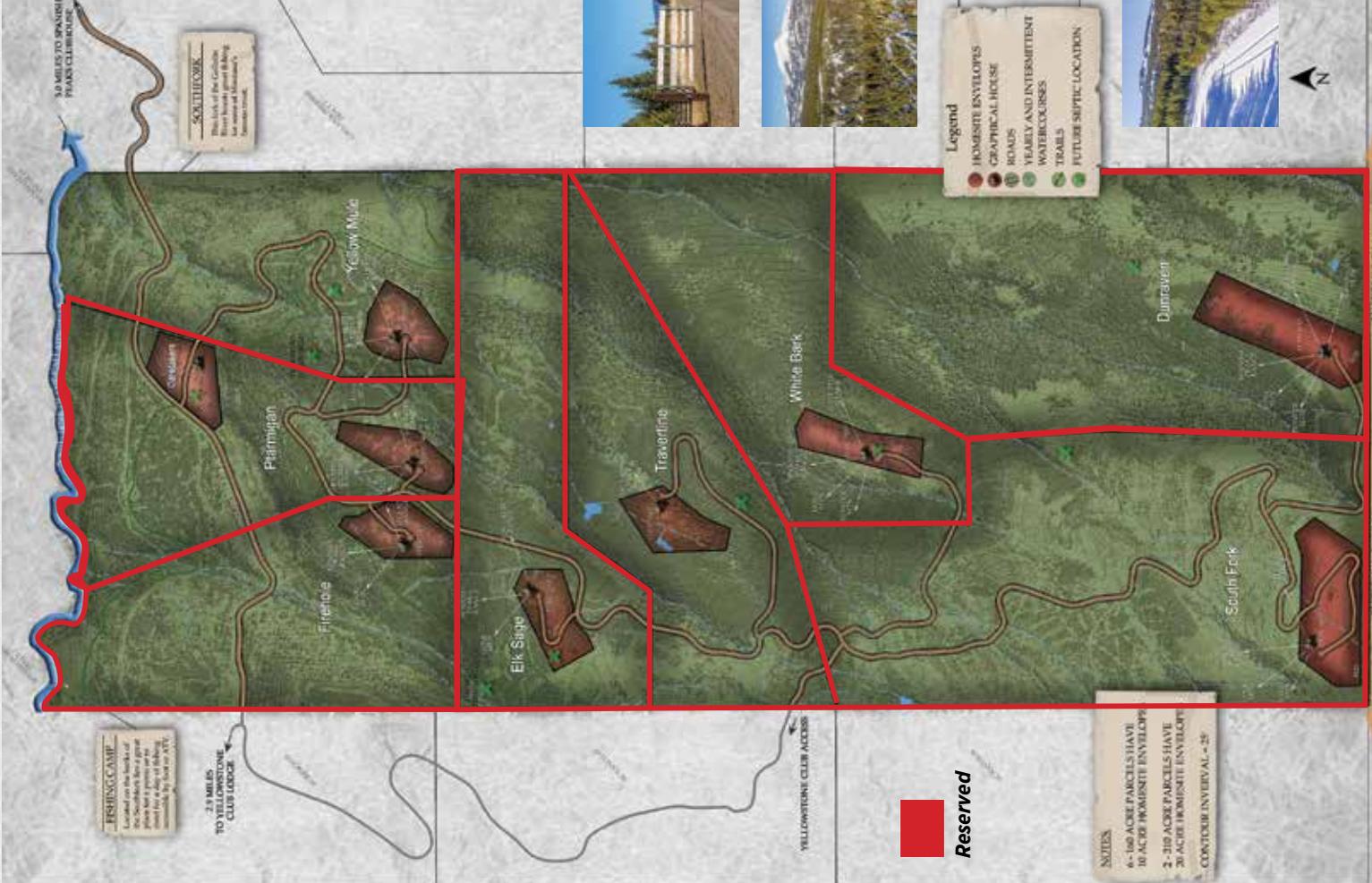
Bordered by the Gallatin River to the north and the 1.8 million-acre Gallatin National Forest to the south, the Preserve Ranches collection offers endless adventure and exploration, with convenient access to all of the Yellowstone Club amenities. Owners of a ranch in the Preserve Ranches will also need to become Yellowstone Club Members. This new addition of land is the most recent expansion to the Yellowstone Club property and an exciting opportunity for Members to have space and privacy with YC amenities at your fingertips.

- 2.5 square miles of Rocky Mountain views and abundant wildlife
- Infrastructure for 8 homesites plus caretaker site
- 1.2 miles of water frontage on the South Fork of the West Fork of the Gallatin River



- PRESERVE RANCHES -

- Yellow Mule Ranch
160.37 Acres
- Ptarmigan Ranch
160.21 Acres
- Elk Sage Ranch
160.07 Acres
- White Bark Ranch
160.29 Acres
- Travertine Ranch
160.02 Acres
- Firehole Ranch
160.14 Acres
- South Fork Ranch
308.84 Acres
- Dunraven Ranch
309.58 Acres



YELLOW MULE RANCH | 160.37 ACRES

PRESERVE RANCHES



FEATURES

- Panoramic views including Lone Mountain, Spanish Peaks Range, the mouth of the canyon, and the shimmer of town lights along the valley floor
- Secluded access to the first Yellow Mule Valley with its trail system leading to Ousel Falls and more than 1.8 million acres in the Gallatin National Forest
- Trail to private South Fork river frontage trout filled pools



PTARMIGAN RANCH | 160.21 ACRES

PRESERVE RANCHES



FEATURES

- Mature lodgepole pine forest and sprawling wildflower meadows
- Grand views of Lone Mountain, Spanish Peaks Range, the mouth of the canyon
- Private trails to the historic South Fork bridge and fishing camp with access to private trout-filled South Fork river frontage



ELK SAGE RANCH | 160.07 ACRES

PRESERVE RANCHES



FEATURES

- Mature stand of lodgepole pines with verdant forest floor covered in clover and mountain grasses
- Lone Mountain and Spanish Peaks Range views
- Hiking trail access from the property to the Gallatin National Forest



WHITE BARK RANCH | 160.29 ACRES

PRESERVE RANCHES



FEATURES

- Mature lodgepole pines throughout lot to create a private setting for your home
- Views of the Spanish Peaks range, Lone Peak, Pioneer and Cedar Mountains



TRAVERTINE RANCH | 160.02 ACRES

PRESERVE RANCHES



FEATURES

- Privacy, seclusion, and abundant wildlife
- Lush, cascading meadows and open spaces for viewing elk, bear, and wolves
- Mature lodgepole forest and private trails to mesmerizing water features



FIREHOLE RANCH | 160.14 ACRES

PRESERVE RANCHES



FEATURES

- Homesite nestled along mature stand of lodgepole and whitebark pines
- Views of Lone Mountain, Pioneer Mountain, and Spanish Peaks Range
- Hiking trails leading to Yellowstone Club, the forest, and to private river frontage
- Contains the most wildlife abundant meadows/wetlands the region offers



SOUTH FORK RANCH | 309.58 ACRES

PRESERVE RANCHES



FEATURES

- Top tier in the collection, offering the biggest views, the largest size at 310 acres, and the greatest seclusion
- Highest homesite in all of Gallatin County
- Views of cascading mountain ridges and hundreds of acres of wildlife filled meadows
- Hiking trail access from the property to the Gallatin National Forest
- Base camp for some of the best hunting, Nordic skiing, and snowmobiling in Big Sky



DUNRAVEN RANCH | 309.58 ACRES

YELLOWSTONE PRESERVE



FEATURES

- Crown jewel of the Collection
- Top of the world views with 210 degree vistas of magnificent mountain peaks from Eglise and Cedar Mountain in the southwest; to Pioneer, Lone Mountain, and the Spanish Peaks in the north; to Gallatin Range, Ramshorn and Bighorn Peaks in the southeast
- Explore 309 acres of forest, meadows, and talus gardens
- Access to Gallatin National Forest





YELLOWSTONE CLUB

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

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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.