

## **MONTANA'S THE CLUB AT SPANISH PEAKS FACT SHEET**

The Club at Spanish Peaks, Montana's newest premiere private community, is the gateway to ski-in, ski-out access to the legendary terrain of Big Sky Resort, a private Tom Weiskopf 18-hole Signature golf course, world-class fly fishing and all-season amenities including horseback riding, white-water rafting, hiking and biking.

### **LOCATION**

The 5,700-acre Spanish Peaks settlement lies in southwestern Montana halfway between Bozeman and Yellowstone National Park in the heart of the Gallatin River Valley where Lewis and Clark once explored. Bozeman's Gallatin Field Airport is approximately 50-minutes from The Club at Spanish Peaks.

### **SPANISH PEAKS DEVELOPMENT**

Launched in January 2004, The Club at Spanish Peaks has more than 3,500 acres, 70 percent of which are preserved as open space. The development ranges in elevation from 6,000 to 9,000 feet.

### **REAL ESTATE OFFERINGS**

The development has 850 residences total, including 450 home sites. Current prices for home sites start at \$700,000 and cabins begin at \$2.2 million. Options include:

- 123 Ranch Homesites with Gallatin Mountain Range views: 2-6 acres each
- 33 pure golf frontage lots, some with ski-in/ski-out access (1 acre each)
- 122 ski-in/ski-out lots (1-2 acres each)
- 152 superior mountain view lots (1 acre each)
- 400+ residential units to include cabins, lodge residences, condos, townhomes, the majority of which are ski-in/ski-out, golf-in/golf-out. 13 Homestead cabins are currently complete. 25 of the 49 lodge residences in the Lodge at The Club at Spanish Peaks are sold.

### **SPANISH PEAKS AMENITIES**

#### **GOLFING:**

- 18-hole, par-72, 7,102-yard signature Tom Weiskopf golf course covers 200 acres
- Golf Membership will be limited to 395 Club at Spanish Peaks owners, Resident Memberships available to the remaining 455 residence owners.
- Weiskopf has created a spectacular course that features panoramic mountain vistas, and incorporates wide landing areas, minimal bunkers and plenty of room off the tee, to be enjoyable for every level of golfer
- Average summer temperature of 68 degrees

**FISHING:**

- World-renowned blue ribbon waters on the Gallatin River where the famed movie “*A River Runs Through It*” was filmed
- The Club at Spanish Peaks residents will have access to miles of fishing year-round along the Southwest of the fork of the Gallatin River. Sections of the Gallatin are said to hold more than 4,000 trout per mile
- Miles of blue ribbon fly-fishing year round also includes Yellowstone, Madison, Big Horn, and the Missouri Rivers
- Fish in these rivers include cutthroat, brown trout and rainbow trout
- Stocked trout fishing and casting ponds within The Settlement at The Club at Spanish Peaks

**SKIING AT BIG SKY RESORT:**

- Private ski lifts from The Club at Spanish Peaks to neighboring Big Sky Resort, Montana’s largest ski mountain
- In 2001, Boyne USA Resorts, owner of Big Sky, announced a 10-year plan for the ski resort which included \$400 million in improvements
- 400 inches of annual snowfall
- 1.2 skiers per acre on 3,600 acres of terrain
- Average winter temperature of 20 degrees
- Ski season runs November through April

**ALL-SEASON OUTDOOR AMENITIES:**

- Hiking, biking, horseback riding, rock climbing and white-water rafting
- Horse stables available for boarding and renting horses for excursions
- Yellowstone National Park nearby for camping, exploring and hot springs

**ACCESSIBILITY:**

- Fifty minutes to Gallatin Field Airport in Bozeman
- Eighteen miles to Yellowstone National Park
- Forty-eight miles to the West entrance of Yellowstone National Park
- Adjacent to Gallatin National Forest

**AREA HISTORY SPANISH PEAKS**

**SPANISH PEAKS:**

- The name Spanish Peaks comes from an old Crow Indian legend. Two Crow braves were exploring on the peaks now known as the “Spanish Peaks” and came upon two people speaking in an unfamiliar tongue. The Crow braves learned that the people were speaking Spanish and had traveled from Mexico. The braves thereby deemed the peaks “Spanish Peaks.”
- Spanish Peaks was the home of John Bozeman, who founded the town of Bozeman, Montana.
- Bozeman founded the shortcut in the Gallatin Valley that took 400 miles off the Oregon Trail

**MONTANA:**

- Gold Rush started in Montana in 1862
- Gallatin Valley is one of the most fertile valleys in the U.S.
- Montana became a state in 1863
- State population is 917,621 with 6.2 persons per square mile

**BOZEMAN:**

- City population of 27,509
- Surrounded by Gallatin National Forest
- Montana's major tourism and agriculture center
- Eclectic mix of ranchers, artists, professors, ski enthusiasts and entrepreneurs drawn by world-class outdoor recreation, Montana State University and historical Western culture
- Both commercial and private aircraft are serviced by Gallatin Field Airport in Bozeman
- Private aviation serviced by the exquisite Yellowstone Jet Center at Gallatin Field

**BIG SKY:**

- City population of 1,245
- 18 miles from Yellowstone National Park, 48 miles from West Yellowstone, and one-and-a-half hours drive to Old Faithful
- Lone Peak Summit elevation of 11,166
- Spanish Peaks Mountain Range rises up more than 10,000 feet

**About The Club at Spanish Peaks:**

The Club at Spanish Peaks is located on 5,700 acres in a secluded valley only 18 miles from Yellowstone National Park and within easy access of Bozeman, MT. The Club at Spanish Peaks is one of the only private club communities in the West where members can enjoy a bounty of outdoor activities including a private, 18-hole Tom Weiskopf signature golf course, ski-in/ski-out access to Big Sky Resort, world-class fly fishing, stables and hiking, biking and bridle trails throughout. Nestled between the Yellowstone Club and Big Sky Resort, The Club at Spanish Peaks is currently offering prime homesites, cabins and custom homes for sale from \$400,000. Club membership is required with purchase. For more information call (877) 995-3104 or visit [spanish-peaks.com](http://spanish-peaks.com).

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