



FACT SHEET

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

LOCATION

The 5,700-acre Spanish Peaks settlement lies on the slopes of Big Sky Resort in southwestern Montana 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 5,700 acres, 70 percent of which are preserved as open space. The development ranges in elevation from 6,000 to 9,000 feet. There are currently 254 members, and 86 homes and cabins are either completed, under construction or in the ARC process. This does not include the residences in the Lodge.

REAL ESTATE OFFERINGS

The development has 850 residences total, including 450 home sites. Current prices for home sites start at \$250,000 and cabins begin at \$1.3 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.

SPANISH PEAKS AMENITIES

GOLFING:

- 18-hole, par-72, 7,200-yard signature Tom Weiskopf golf course
- Golf Membership is limited to 395 Club at Spanish Peaks owners, Resident Memberships available to the remaining 455 residence owners.
- Weiskopf 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. 2009 Golf Digest “Best in State”
- Majority of fairways are free of homesites.

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 has access to miles of fishing year-round along the Southwest 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, Rainbow and Brook Trout
- Stocked trout fishing and casting ponds within The Settlement at The Club at Spanish Peaks

SKIING IN BIG SKY:

- Private ski lifts from The Club at Spanish Peaks to neighboring Big Sky and Moonlight Basin Resorts, the nation’s largest combined ski area.
- 400 inches of annual snowfall
- 1.2 skiers per acre on 5,700 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:

- Community population of 1,800
- 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 consists of 5,700 slope side acres to Big Sky Resort. 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 \$250,000. Club membership is required with purchase. For more information call (877) 995-3104 or visit spanish-peaks.com.