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# *Gallatin Preserve*

BIG SKY • MONTANA



Gallatin Preserve is comprised of ten 160 – acre tracts set on 1,632 acres in Big Sky, Montana. The wildlife habitat here is unparalleled and the views are staggering. Along its northern border flows the South Fork of the West Fork of the Gallatin River and a gated road connects you to Yellowstone Club, The Club at Spanish Peaks, Greathorn Ranch and The Big EZ.

# FEATURES AND AMENITIES



**Acreage:** 10 - 160 acre parcels

## **Features:**

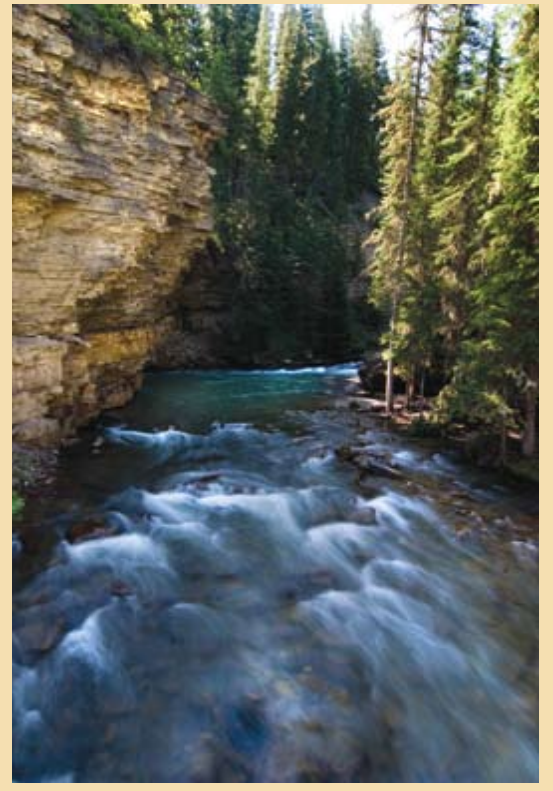
The 1,632 acre property consists of ten, 160 acre parcels, each of which contains a 5-acre building site zoned for a manor home, a guest home, a caretaker's home, and ancillary outbuildings. Outside the building sites, all land has been designated as private open space; in total, 97% of Gallatin Preserve is protected from further development. The ten owners of Gallatin Preserve share a 12-stall horse barn and an adjacent 1,500 square foot guest home. Reciprocating easements entitle each resident family access to all open space. A Yellowstone Club members only road provides private, simple access to Yellowstone Club.

## **Wildlife:**

Elk, moose, mountain lions, deer, black and grizzly bear inhabit this large contiguous space. Game trails lace the property and all owners will experience consistent wildlife viewing, particularly elk, moose, and black bear.

## **Fishing:**

Gallatin Preserve is bordered to the north, for over one mile, by the South Fork of the West Fork of the Gallatin River. Within two hours you access the largest concentration of Blue Ribbon rivers in North America including Big Hole, Gardiner, Beaverhead, Missouri, Yellowstone and the fabled spring creek of the Paradise Valley.



## **Pricing:**

Phase 1 tracts are now available at \$7 to \$9 million for 160+acres

Bald Eagle (Tract One) - \$8,000,000.

Bitterroot Meadows (Tract Two) - \$7,500,000.

Blue Grouse (Tract Three) - \$7,000,000.

Grizzly Ridge (Tract Five) - \$7,500,000.

Black Bear (Tract Six) - \$9,000,000.

**M**  
**Rivers To Peaks**  
*Real Estate*

For further information, contact Rivers to Peaks Real Estate

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