



VICTORY RANCH



The River Ranch Collection



THE RIVER RANCH COLLECTION

Three Prized Homesites Encompassing 180 Total Acres

*Expansive Utah ranchland
to build your legacy
mountain home and own
the Victory Ranch lifestyle.*

Secluded amidst a breathtaking expanse above our river corridor on the western edge of Victory Ranch, The River Ranch Collection features three of our largest and most private homesites — 180, 181 and 182 — to build your legacy mountain estate. Via a dedicated roadway that meanders the high country through aspens and cottonwoods, discover the enclave's sweeping 180-acre landscape with individual homesites ranging from 45 to 54 acres. Pairing a prime location with majestic western views, this dramatic breadth of land allows for endless opportunities to build your family's dream mountain retreat.



LIVE AMONG THE FLOW OF THE LAND & RIVER



The gently sloping topography of each homesite is graced with junipers, Gambel oak, big mountain sagebrush and an abundance of wildlife, including whitetail deer, elk and bald eagles, offering an idyllic setting to live in harmony with nature. From here, delight in the sounds of the rushing freestone river below while the sights of Victory Ranch's wild expanse paint the perfect backdrop, every season of the year

River Ranch 180, 181 and 182 are each beautifully postured with far-reaching views of Deer Valley Mountain, the Wasatch Range and the Jordanelle Reservoir, while panoramic vistas of the Uintas, Rock Cliffs and Flat Top Mountain fill the horizon. To the immediate east, enjoy effortless access to Victory Ranch's core amenities, including the Freestone Lodge and The Post for all your dining, adventure and relaxation needs.



COME HOME TO YOUR VERY OWN NATURAL HAVEN



Each homesite in The River Ranch Collection possesses its own distinct character amid Victory Ranch's rolling landscape and offers an array of possibilities for where to build your legacy mountain estate. Generous building envelopes provide ample space for a home up to 11,000 square feet, a smaller guest residence up to 2,500 square feet and a man-made water feature for a serene, nature-steeped respite.



MAP DATE: JANUARY 12, 2021

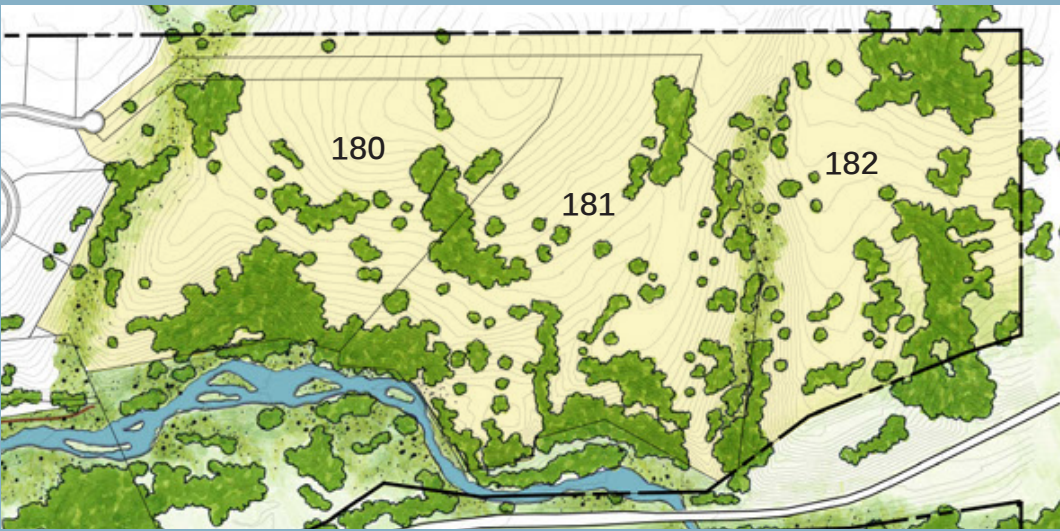
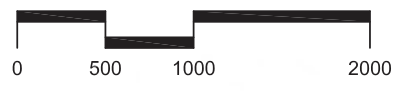
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TO BUGLE INN, BEAVER PONDS AND SPIKE POINTE

THE BACKCOUNTRY



VICTORY RANCH



RIVER RANCH COLLECTION

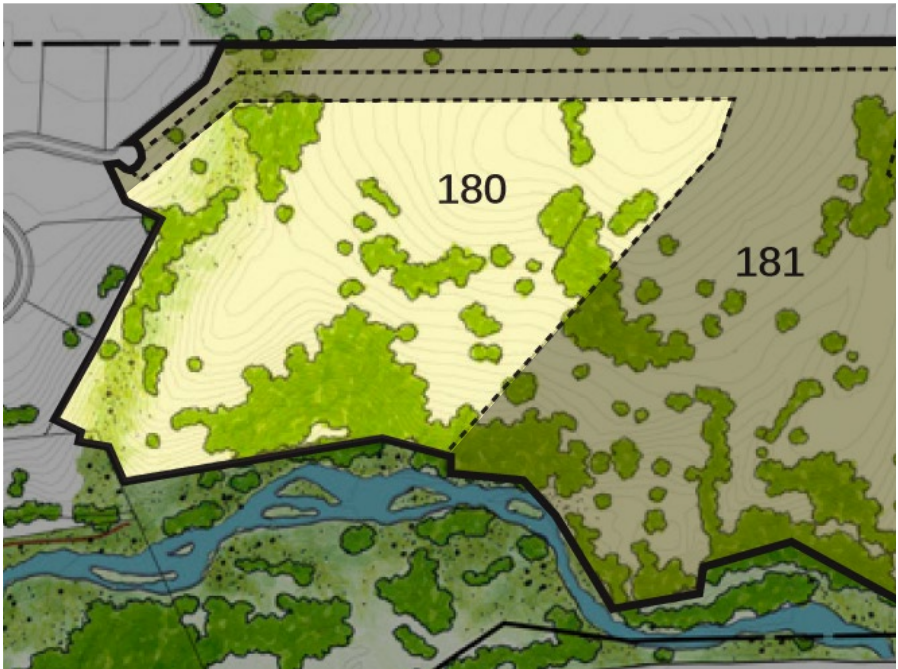
1200 ACRES

+6,650'



RIVER RANCH 180

45.01-acres



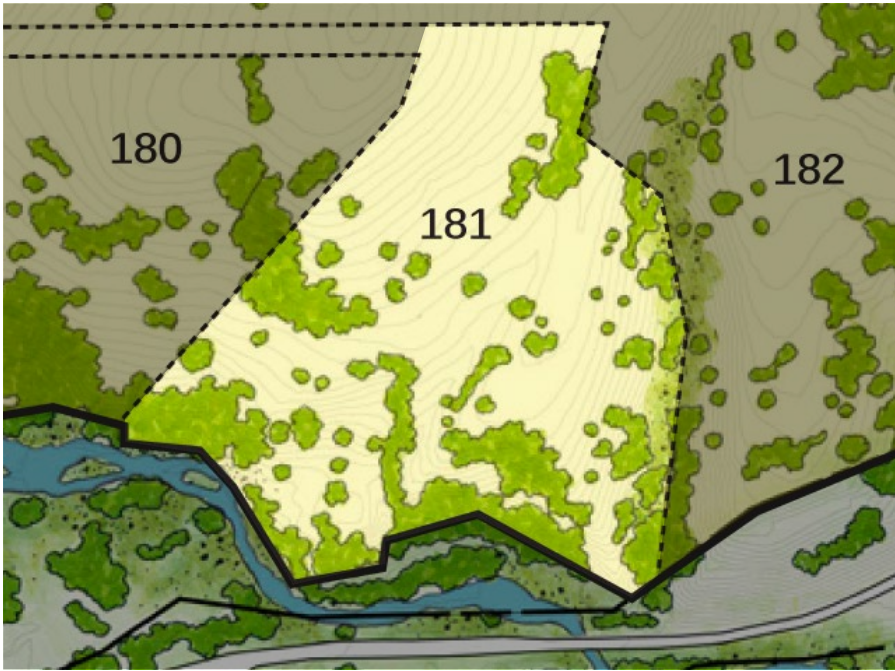
RIVER RANCH 180 HIGHLIGHTS

- 643,300-square-foot building envelope with two building pads
- Primary east-facing building pad with views up the river corridor and across to the Rock Cliffs
- Secondary west-facing building pad with views down the river corridor and toward Deer Valley
- Most expansive river views of any River Ranch homesite
- 6,554' elevation



RIVER RANCH 181

54.12-acres



RIVER RANCH 181 HIGHLIGHTS

- 569,270-square-foot building envelope with two building pads
- Primary west-facing building pad with views of the Jordanelle Reservoir and Deer Valley
- Secondary east-facing building pad with views up the river corridor toward the Uintas
- 6,520' elevation



RIVER RANCH 182

52.76-acres



RIVER RANCH 182 HIGHLIGHTS

- 583,921-square-foot building envelope
- Expansive building pad that captures the most dramatic views of the Jordanelle Reservoir with Deer Valley just beyond
- Most private of all three River Ranch homesites
- 6,508' elevation



AMENITIES FOR EVERY SEASON

The amenities at Victory Ranch offer an unmatched setting for active individuals and families to escape from the everyday and reconnect with each other and nature's untouched beauty.



THE BARN

Our greatest amenity at Victory Ranch, The Barn is both a destination for recreation and a retreat for relaxation, complete with a pizzeria and ice cream shop, general store, game room, indoor basketball court, arts & crafts studio, fitness center, spa, paddle tennis courts, warming hut, 75-foot swimming pool and expansive lawn.



THE POST

The Post at Victory Ranch is the ultimate place to pursue a new adventure, relax by the pool, shop for the finest outdoor gear, grab lunch on-the-go and share stories with friends by the fire.





THE FREESTONE LODGE

Unwind with family, friends and neighbors while our culinary team prepares locally-sourced dishes and expertly crafted cocktails at The Freestone Lodge, complete with a warm, casual atmosphere that one covets in a mountain retreat.



875 MAIN

Our private ski-in/ski-out lounge is set in the heart of Park City at the base of the Town Life, offering members a comfortable retreat to hang up their boots, delight in après sips, store their gear and fuel up between runs with snacks from the fully-stocked kitchen.



THE GOLF COURSE

Rated among the best in the state by *Golf Digest*, Victory Ranch's Rees Jones-designed golf course meanders over 7,600 yards of high country with a 400-foot elevation change, challenging your game while dramatic views of the Jordanelle, Uintas and Wasatch test your focus.



THE BACKCOUNTRY

With more than 3,500 acres of untouched backcountry, families can escape to the great outdoors no matter the season. Featuring 20 miles of private trails, a five-stand shooting facility, luxury yurts and more, our backcountry offers the perfect setting for adventurous souls to explore their wild side.





STONY LAKE

Situated on the edge of our backcountry wilderness, the two-acre Stony Lake is the quintessential summer playground with a fully-equipped boathouse for members to dip, paddle and splash into a whole new world of adventure.



THE LOST LIBRARY

The new Lost Library is a luxurious container lounge set along the River Trail. Perfect for picnic gatherings, rustic dinner parties or cocktail receptions, this riverside rental offers the ideal setting to sip, savor and take in the surrounding natural beauty.



SERVICES & PRIVILEGES



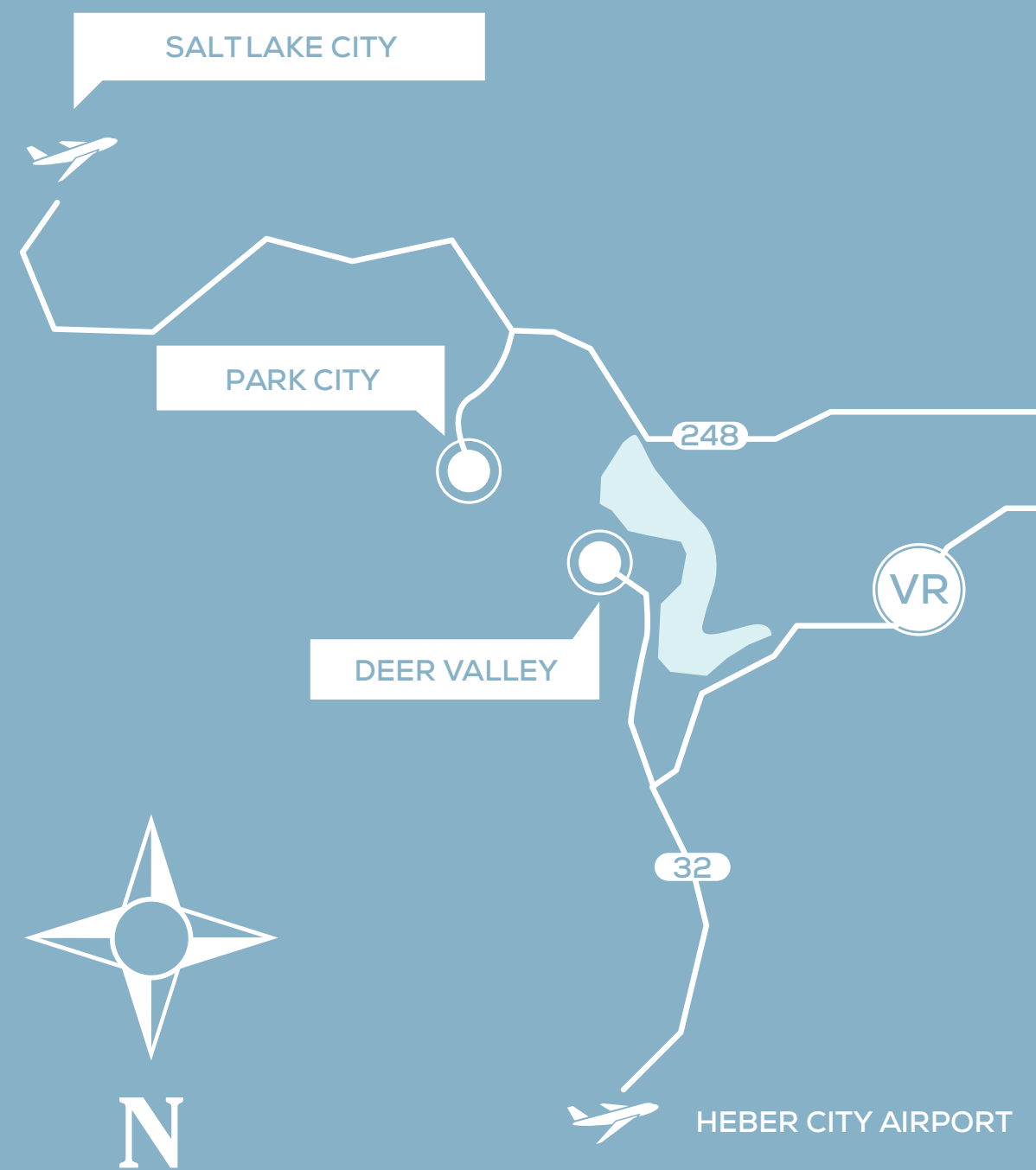
As a private community, Victory Ranch is committed to the homeowner experience. Our year-round Member Services team is devoted to meeting your every need, while our Outfitters team is at the ready to help you make the most of your time in the great outdoors.





Victory Ranch is truly a place like no other. A place your family and friends will enjoy for many years to come. A place to come home to, all season long.

LOCATION MAP





VICTORY RANCH

7865 North Victory Ranch Drive
Kamas, Utah 84036

435.785.5000
Find Yourself at VictoryRanchUtah.com