



VICTORY RANCH



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Escape from the Everyday

On the edge of the Wasatch Mountains, along a majestic stretch of the Upper Provo River and amidst 6,250 pristine acres of rolling hills and vast, untouched spaces lies Victory Ranch. A private, four-season destination community presenting an unmatched setting for active individuals and families to escape from the everyday and reconnect with nature's untouched beauty. Here, endless adventure awaits, luxury prevails and privacy comes standard. Families enjoy exclusive access to our celebrated Rees Jones-designed golf course, world-class fly fishing, miles of professionally designed mountain biking and hiking trails, well-appointed yurt camping, riverside dining at the Freestone Lodge, a host of kid-centric activities, and ski-in/ski-out access in the heart of Park City. With more than 3,500 acres of backcountry, teeming with an inspiring array of wildlife, it's a place like no other. A place for your family and friends to enjoy now and for generations to come.

ADVENTURE IS IN OUR NATURE

Adrenaline-Filled Days for All Ages, 365 Days a Year



Mountain living at its finest is the very essence of life here at Victory Ranch, where adventure is available every second of the day.

Days at Victory Ranch don't begin with the blare of an alarm clock. They begin with the first chorus of birds singing at dawn, followed by the crisp *pop* of a perfect drive from the championship tee markers on our Rees Jones-designed golf course. They begin with the sound of dirt crunching under the tires of a mountain bike on one of our private mountain trails, and they begin with the steady sound of the rushing water as a young fisherman casts for world-class trout along the Upper Provo River.

Yes, days here don't begin the way they do in other places, because a day here can't be compared to one anywhere else. From wakeboarding on the Jordanelle Reservoir, to shooting clays at our Double Barrel five-stand facility, to tubing down the Upper Provo River, endless adventures exist for people of all ages to pursue every season of the year.

With more than 3,500 acres of private, untouched backcountry, you can escape to the great outdoors, no matter the season. Head out on foot, horseback or in one of our four-wheel-drive Rangers, and take in panoramic vistas of the surrounding mountains and valleys while viewing our natural wildlife, like moose, elk, deer, and more than 160 species of birds. Come winter, bikes are exchanged for skis, snowboards, cross-country skis or snowshoes, and trips to 875 Main, our ski-in/ski-out presence in Park City, become a way of life.





SWIMMING POOLS & RECREATION LAWNS

The Barn features a large outdoor swimming pool wrapped around a formal hot tub. Surrounded by a spacious stone deck and grassy lounge area, this 75-foot long pool — with a spa and wet deck — is the place to cool off and socialize in the summertime. Adjacent to the Family Pool is the Grotto Pool, complete with a waterfall and an adrenaline-rush water slide. A meandering stream connects to the pond, which provides the backdrop for relaxing on the lawns. The Barn is also a seasonal outdoor recreational haven, with two large lawns, a freshwater pond, grassy amphitheater, fire pits and stone bridges.

THE BARN

A Place at the Heart of Victory Ranch

The Barn, our newest and most anticipated amenity at Victory Ranch, is both a destination for recreation and fun and a retreat for relaxation and wellness. Inspired by the classic Western-style barn house, this new amenity features two adjacent structures — a Family Barn and a Wellness Barn. The first comes brimming with a pizzeria, ice cream shop, general store, sports court, game room and arts & crafts studio. The other serves as a restorative retreat with a fully-equipped fitness center, juice bar and spa, offering a full treatment menu and zen pool lounge.

Outside, The Barn is home to an active 75-foot swimming pool with a hot tub and winding water slide, all surrounded by a tranquil stream and pond, a great lawn, bocce ball court and paddle tennis pavilion.





FAMILY BARN

The main level of the Family Barn is a destination for the whole family to escape. Here, The Parlor restaurant features a full-service bar, delicious handcrafted pizzas, gourmet sandwiches and healthy salads. An old-fashioned ice cream counter, too, serves up sundaes, hand-dipped cones and shakes and floats. Adjacent to The Parlor is a well-curated General Store, where one can stock up on specialty Italian goods, fresh produce, meats, cheeses and more.

A true paradise for kids and teenagers alike, The Barn's game room features shuffleboard, ping pong, foosball and vintage arcade games, while the neighboring arts & craft studio is the perfect locale for kids to test their creativity in an array of classes. An indoor basketball court with a vaulted barn ceiling soaring more than 30-feet high is the ultimate spot for kids to play hoops indoors, dodgeball and more.

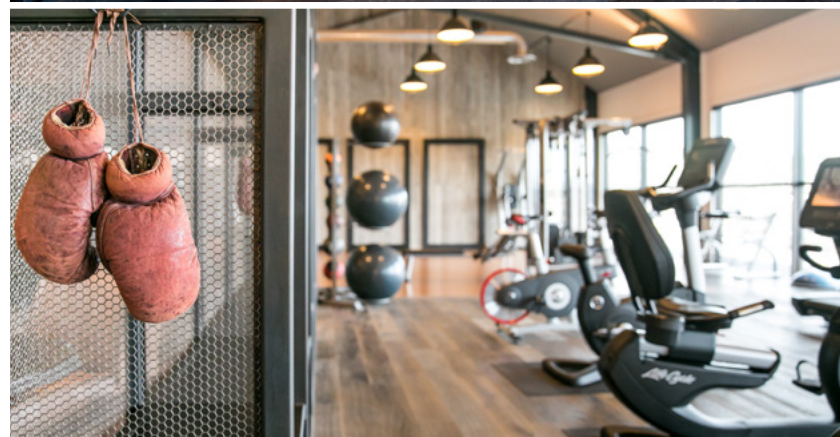


WELLNESS BARN

Located adjacent to the Family Barn is the Wellness Barn, a state-of-the-art haven for health and pampering and home to The Spa at Victory Ranch, a modern spa facility with massage and facial treatment rooms, a nail studio, men's and women's spa showers, lockers, saunas and steam rooms. The indoor/outdoor zen area, replete with comfortable lounge areas and both cool and hot tubs, is ideal for prime relaxation and quiet time.

The Wellness Barn is also home to a cutting-edge Fitness Center with equipment for both cardio and strength training and lockers to store your items—all framed by floor-to-ceiling windows that reveal far-reaching views of the Victory Ranch Golf Course. The Movement Studio features an array of scheduled yoga, pilates and spin classes guided by highly experienced instructors, all set to expansive vistas of Victory Ranch's landscape.

Adjacent to the Fitness Center is JuiceBar, The Barn's full-service juice bar and coffee shop. Here, members enjoy a healthy menu of fresh juices, smoothies, espresso drinks and tea to fuel your day or enjoy pre- or post-workout.



PADDLE TENNIS & THE WARMING HUT

Beyond The Barn lies our Paddle Tennis pavilion with two heated courts. The social and competitive four-season activity follows similar rules as tennis but is played with a paddle on a smaller court and the depressurized ball can be bounced off the walls. And, adjacent to the courts is the Warming Hut, a beautifully-appointed indoor/outdoor lounge with grand fireplace.





THE POST:

Our Community Centerpiece

The Post features the seamless pairing of contemporary design and classic mountain charm, with expansive picture windows capturing never-ending views of the mountains beyond. At the heart of The Post is the family room, a beautifully-appointed space perfect for reconnecting with family and friends, playing a game or reading a book by the fire. Centrally located beside the family room is The Post's casual dining area, offering sandwiches, cold beverages, coffee, a self-serve ice cream station and more. Here, you can also find an extensive Outfitters center and retail store featuring a curated selection of merchandise and quality outdoor gear and accessories. The Post is also home to our Member Services team ready to help you plan your next adventure.





No matter the season, the pool at The Post is the perfect place to unwind, whether cooling off on a hot summer's day or relaxing after a winter's day on the slopes. The heated 50-foot pool has two swimming lanes and a shallow sun shelf designed for chaise lounges or children's play. Two heated spas are situated on either end of the pool, and a fire pit welcomes you to warm up on crisp cool nights as a warm glow casts over the outdoor area.





A SETTING THAT RIVALS THE GAME ITSELF

Test your game as dramatic views test your focus

Designed by Rees Jones, the 18 holes at Victory Ranch wind over 7,600 yards of High Country, with bent-grass greens and fairways, bluegrass rough and tall fescue grass lining its boundaries. Rated amongst the best in the state by *Golf Digest*, this course offers challenges you won't soon forget, while sweeping views of the Jordanelle Reservoir and the Uinta and Wasatch Mountains take your breath away.

The natural 400-foot elevation change on Victory Ranch's golf course allows it to transition from gently rolling fairways to commanding views of the surrounding area. Of all the vistas on the course, the outlook from the championship tee box on the 17th hole is the real jewel. From here, a 360-degree panoramic view leaves no doubt that, as Rees Jones says, you are in a very special place. Extensive practice facilities allow you to tune up your swing before tee time and the Clubhouse is a great place to enjoy food and drinks with close friends as you share tales of your outing around the outdoor fireplace.



“ I consider its course to be one of the more spectacular in the West. Its rugged topography created an opportunity for me to design a golf course that is dramatic in every respect. Whether you look up or down, the scenery is stunning. From the picturesque views of Deer Valley to the calming waters of the Jordanelle Reservoir in the valley below, you know you are in a special place. ”

--- Rees Jones ---





MAKING THE MOST OF YOUR OUTDOOR PURSUITS

*Victory Ranch Outfitters: All you
ever need for an adventure*

Our Outfitters team consists of some of the world's most sought-after guides, brought together to share their hard-earned expertise and passion for the great outdoors. With unmatched experience in fly fishing, upland bird hunting, five-stand shooting, mountain biking, water sports and more, these skilled and patient professionals can provide individuals of all ages a vast selection of privately guided activities and the gear needed for any adventure. No matter the season or your skill level, Victory Ranch Outfitters ensure an unforgettable experience you and your family will treasure for a lifetime.





DISCONNECT FROM YOUR DAILY ROUTINE

Relax and recharge amidst nature's splendor

As paramount as recreation is to the Victory Ranch experience, our land, river and surrounding mountains call to those seeking unmatched beauty and solitude. Watch the sun's first rays grace the Wasatch Range as you enjoy your morning coffee from the deck of your home. Share a quiet family moment as you wander along aspen-lined trails on a spring afternoon, or recount the day's adventures under the stars around the fire pit at the Freestone Lodge. Whatever the season, you can always find a moment to bring you closer to nature and each other.

Our commitment to relaxation even extends to The Spa at Victory Ranch, which offers signature treatments and massages exclusively for members and their guest. Our ski-in/ski-out members lounge in Park City, 875 Main, also offers close proximity to many of the area's premier luxury day spas.



RUSTIC LUXURY IN THE BACKCOUNTRY

The perfect end to a day of exploration

For those who enjoy the freedom and seclusion of camping but don't want to stress over details, our well-appointed yurts create an overnight experience that elevates outdoor accommodations to new levels. Spend the night savoring refreshing mountain air beside a crackling fire as private chefs prepare an intimate gourmet meal. At the evening's end, retire to a comfy, warm bed and drift off to the sound of the nearby whispering stream and the quiet of the wilderness.







Our private four-mile stretch of the Upper Provo River is a fly fisherman's dream, home to an abundance of powerful, wild German brown trout, Rainbow, brooks and cutthroats. A world-class fly fishing experience in our backyard, it's an ideal place to spend a day teaching children how to properly cast and drift, or to escape to for some early-morning solitude. Fishing ponds spread throughout our grounds and offer a perfect backdrop for picnic lunches and stand-up paddle boarding and kayaking.



THE EBB AND FLOW OF VICTORY RANCH

Days begin and end along our natural waterways

Water is the lifeblood of all living things, and an integral part of any amount of time spent at Victory Ranch. From the rivers and streams that flow through our backcountry to the many ponds and fishing holes that dot our grounds, our natural water sources provide abundant opportunities for active adventure and places of quiet relaxation for every member of the family.

When summer comes, the Jordanelle Reservoir is only a couple of minutes west and offers an array of boating and water adventures the whole family can enjoy. Spend exhilarating days waterskiing, wakeboarding and tubing with one of the Jordanelle's ski boats, or soak up views of the Wasatch Range while paddling on one of our complimentary stand-up paddleboards or kayaks. At the end of the day, escape to the Jordanelle with friends for a sunset cruise before heading back to the Freestone Lodge for some fresh, locally inspired fare served under star-filled skies.

A COMMUNITY AT THE HEART OF IT ALL

Here, the line between neighbor and lifelong friend quickly fades away



The true beauty of the community at Victory Ranch can be found in the quality of people who call it home. A small, tightly knit band of individuals and families, our homeowners appreciate authenticity in all things and value the lifestyle and experiences that living in such a special place affords them. They come together regularly to celebrate and catch up with one another at regular gatherings such as Freestone Friday dinners and après-ski receptions and our annual events like the Members Holiday Party, 4th of July celebration, Winter Games and Swing & Sting competition. It's a shared passion for this land and the moments it provides them.





FREESTONE LODGE: HOME TO EPICUREAN ADVENTURES

From inspiring fare to comfort-food favorites



At the core of Victory Ranch lies the Freestone Lodge, a beautifully appointed gathering place designed for reflecting on the day's adventures and connecting with neighbors and loved ones. With its grand fireplaces, inviting leather furniture, and sturdy wood-beam floors, the Freestone Lodge exudes the warm, casual atmosphere one covets in a mountain retreat. Here, homeowners share stories over cocktails beside roaring fires and enjoy fresh, locally-inspired fare prepared by our Executive Chef and served inside overlooking the river or out on the flagstone terrace under the stars. Whatever you have planned and wherever the day takes you, the Freestone Lodge is the ideal place to start and end a day at Victory Ranch.



THE BEST OF PARK CITY AT YOUR BECK AND CALL

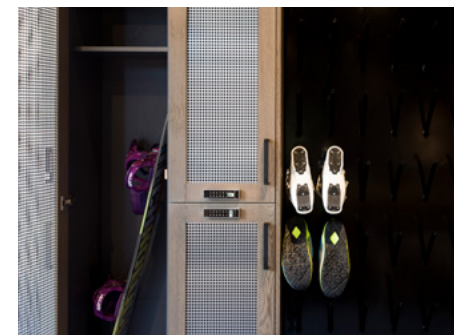
*875 Main: Your year-round
direct connection to Park City*

Just minutes from the open wilderness of Victory Ranch are the vibrant streets of Park City. One of the top ski destinations in North America, Park City is home to Deer Valley Resort, Park City Mountain Resort, Canyons Resort and 875 Main, our Park City lounge in the heart of it all.

Located at the base of Town Lift, 875 Main provides private ski-in/ski-out access for Victory Ranch owners during ski season, and the perfect place to après-ski. Owners are met by valets who collect their skis and boots, and stage them at the lift when it's time to hit the slopes. At day's end, owners return to the lodge to use the boot driers, grab a bite to eat and unwind with a drink while sharing stories of the day's adventures. 875 Main is accessible to our members 24 hours a day, 7 days a week, is always well stocked and is fully staffed during ski season.



More than just a ski town, Park City hosts the annual Sundance Film Festival, dozens of open-air concerts and is a year-round cultural hub. 875 Main provides a private connection to these events nestled in the midst of some of the finest restaurants, shops and spas the city has to offer. It's your personal headquarters in this sophisticated mountain town.





AT HOME IN THE EXTRAORDINARY

From intimate simplicity to estates for grand mountain living

Carefully sited amongst rolling foothills and wide-open spaces, Victory Ranch homes offer panoramic views that highlight the feeling of seclusion while nurturing a sense of communing with nature. Built into the terrain to blend seamlessly with the land, they reflect their surroundings through use of the finest native materials like Douglas fir timber beams and locally sourced moss stone.

From generous 3,000-square-foot cabin-style homes to 10,000-square-foot grand mountain estates, a range of residence sizes and styles are available at Victory Ranch. Marrying classic mountain architecture with modern elements, homes here deliver effortless contemporary luxury infused with rustic, mountain charm. Their open-concept designs feature flexible floor plans that can be tailored to their owner's lifestyle and generous outdoor areas for entertaining or for relaxing retreats.

Originally conceived as the lowest density community in all of Park City, the developer has elected to reduce density further from 700 homes to approximately 350, providing unmatched exclusivity for your legacy home. The majority of homes at Victory Ranch will be constructed on remarkable one- to four-acre lots within walking distance of the Freestone Lodge, golf course, trailheads and more. It's a destination you'll want to come home to every season of the year.







SUSTAINING WILD SPACES THROUGH CAREFUL STEWARDSHIP

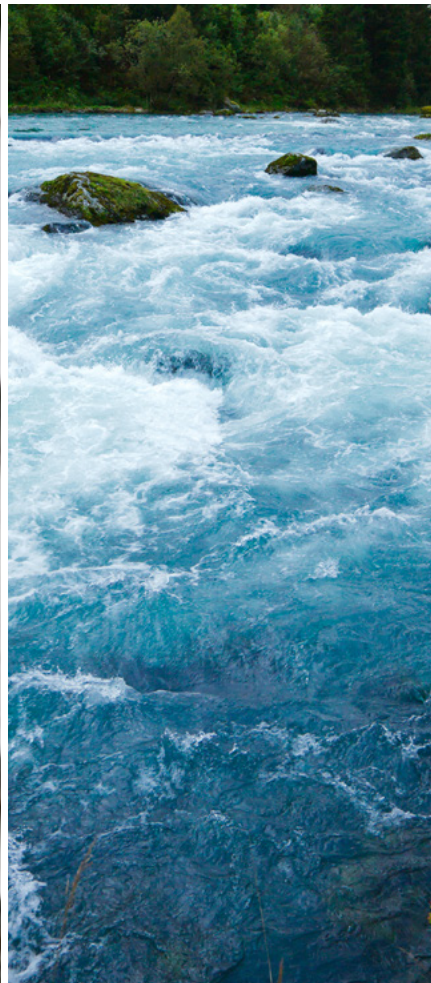
Maintaining our home by protecting theirs

Much of what makes life at Victory Ranch so exceptional is the fact that it unfolds in the midst of nature, surrounded by the native flora and fauna. We know how unique it is to find a place that is still truly wild and have formed The Conservancy at Victory Ranch to protect it. The Conservancy is dedicated to the planning and management of our resources towards a model of sustainability. This stewardship has taken many forms including programs designed to maintain the natural diversity of our native species, while restoring and protecting their ecosystems. This model of long-term sustainability extends to everything we do at Victory Ranch.





VICTORY RANCH



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Victory Ranch is pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtain housing because of race, color, religion, sex, handicap, familial status, or national origin. Obtain the property report for Victory Ranch, required by federal or state law, and read it before signing anything. No federal or state agency has judged the merits or value, if any, of property in Victory Ranch. This is not intended to be an offer to sell, nor a solicitation of offers to buy, to residents of CT, HI, ID, NY, NJ, OR, PA, SC, or any other jurisdiction where prohibited by law. No offering can be made to residents of New York until an offering plan is filed with the Department of Law of the State of New York. Warning, the California Department of Real Estate has not inspected, examined, or qualified any offering of the property in Victory Ranch. Access to and use of golf and other amenities is restricted to Victory Ranch Club members and subject to applicable membership fees, membership dues, and other limitations. 🏡

