



## VICTORY RANCH & CONSERVANCY

### SHARING YOUR APPRECIATION FOR THE OUTDOORS

*“Millions of people visit Yellowstone National Park to observe the wildlife we see every day.”* – JUSTIN JEFFERY, DIRECTOR OF AGRONOMY, VICTORY RANCH

KAMAS, UTAH (15 minutes from the ski gondola at Deer Valley): “It wasn’t a hard decision,” explained Andy Gloor, managing principal at Sterling Bay Companies, a highly-regarded developer with 25 years of experience. “Like many communities launched during the recession, Victory Ranch was never able to live up to its potential.”

Now, with the financial strength of Sterling Bay, the community is active and growing. Victory Ranch features a Rees Jones-designed golf course, four miles of private riverfront on the Upper Provo River, and 12 miles of trails. The next amenity to open will be the exclusive, members’ only Outfitter’s Center, located steps from the river, complete with a fitness center and family pool.

“I believe we are building the ‘right-sized’ mountain community,” said Dave Gloor, project manager. “We carry no debt on the club and it will be operationally efficient. If outdoor activities are your thing, we are the right club for you.”

#### **PICTURE PERFECT**

The land surrounding Victory Ranch could easily have been the location for the movie *A River Runs Through It*.

“There are many great golf communities in the West, but few can boast miles of private free-flowing riverfront,” said Matt Eastman, outfitters director at Victory Ranch. “Our water flows from the Uinta National Forest. With 2.5 million acres of protected land, it’s the largest east to west running mountain range in North America. Water flow in this freestone river is controlled by Mother Nature, not by mankind. As a result, the trout are healthy and powerful. If you are up for the challenge, the fish running our waters will give you quite a match.”

Eastman believes fly-fishing is an excellent family activity that can be enjoyed by all generations. “You always learn new entomology and knots to improve your fly-fishing technique. It can become addictive. Everything from

Victory Ranch is an ideal home base for winter and summer activities. It's located 25 minutes from downtown Park City and less than five minutes from a boat ramp at Jordanelle Reservoir.



the right cast, proper drift, correct fly flight, and a little luck needs to come together.”

#### ONE OF UTAH'S MOST CELEBRATED COURSES

During Rees Jones' initial tour of Victory Ranch, he faced a daunting challenge. With 6,700 acres of rugged land to choose from, where precisely should the course be situated? Rising above the Upper Provo River, Victory Ranch is one of Utah's most celebrated courses. Jones' design, rated No. 2 in the state by *Golf Digest* in 2012, meanders through the high country with 400-foot elevation changes.

the championship tee box on No. 17, you have a 360-degree panoramic view of the Jordanelle Reservoir, Woodland Valley, and Deer Valley Ski Resort. When respected *Golf Digest* Architecture Editor Ron Whitten stated, 'there isn't a contrived look' at Victory Ranch, we knew Rees Jones' vision became a reality.”

#### TRUE TO ITS HERITAGE

“Our community is true to its ranching history,” detailed Eastman. “We still have 200 cow and calf pairs on property. Our ownership team is committed to preserving the

**“Fish in the Upper Provo River are not tippet sensitive. Plan on utilizing a 4X line. Unless you have game, you will break your fly off with these wild trout.”**

— MATT EASTMAN, OUTFITTER'S DIRECTOR, VICTORY RANCH

During the elk rut, it is common to hear the herd's bugling reverberate off the surrounding foothills cradling the golf course. “Throughout the fall elk mating season, I keep constant vigilance over the course,” said Justin Jeffery, director of agronomy at Victory Ranch. “The herd loves to rake their antlers on our juniper trees. I guess you could say they provide me with job security.”

“At times our golf course looks small against the huge views surrounding Victory Ranch,” said Greg Stephens, director of golf at Victory Ranch. “When you stand on

land. Initiatives include introducing a honeybee colony and building a spotted frog habitat.”

Victory Ranch has an on-site staff to ensure members will enjoy the full extent of the great outdoors.

Harley Jackson, charismatic host of the hit show *American Gun Dog*, directs the upland bird-hunting program. “Our kennel of pointing dogs are trained to seek out gallinaceous birds indigenous to our area,” explained Jackson. “During a hunt, two to four dogs will troll for partridge, pheasant, and grouse.”



**“Many golf clubs built lavish amenities without a long-term plan on how they would become a self-sustaining enterprise. When we purchased the community, our first order of business was to establish a viable, long-term pro forma. Victory Ranch carries no debt and is operationally efficient. If outdoor activities are your thing, we are the right club for you.”**

— DAVE GLOOR, MANAGING PARTNER, STERLING BAY COMPANIES, DEVELOPER OF VICTORY RANCH

Troy Duffin, president of Alpine Trails, credited with the trail at Park City Mountain Resort, designed the most recent additions to the loop trail system traversing the community. It’s family friendly with only a 3 percent grade on most of the trail and can be navigated by even novice hikers and off-road cyclists.

Another popular and unusual amenity offered at Victory Ranch is overnight camping in two yurts.

“This is by no means a primitive experience,” insisted Eastman. “Each yurt features comfortable furniture and beds, and it’s not uncommon to be greeted by a moose in the morning. Your children will not remember the last Saturday matinee they saw with you, but years later, they will certainly remember building their first campfire with you next to a beaver den.”

### *UTAH’S SHANGRI-LA*

“I’m an unabashed supporter of Victory Ranch. With my closest neighbor 300 yards away, I really feel like I am living on a ranch,” said Steven Lowe, resident. “I’m even proud of the history of the land.

“During a hard fought battle in WWII, three buddies pledged one another that together, if they survived, they would purchase a ranch,” recited Lowe. “After the war, as promised, they acquired a stunning parcel of land outside of Park City and named it Victory Ranch. I think the men would be proud of how their ranch is being maintained under the direction of Sterling Bay.” ■

*For more information, visit [VictoryRanchUtah.com](http://VictoryRanchUtah.com), or please phone (435) 785-5020.*