

TOP 5 Favorites for great investments in the future:



River Rim Ranch

The master plan for Teton Valley's River Rim Ranch lists habitat preservation and agricultural sustainability as its top two priorities on this 5,300-acre residential community. Centering around the Overlook Lodge, the ranch encompasses, pristine stretches of the Teton River, a Greg Norman planned 18-hole golf course (ready in 2010), expanses of hay fields, trail system and awesome views of the Teton Range surrounded by 620 homesites. With respect to the valley's ranching history, 60 percent of the acreage has been reserved for working agriculture and open space in permanent conservation easements. Fostering connection to place and purpose, several River Rim custom homes are built, respecting the cultural heritage of the region. A 4.24-acre lot lists at \$395,000. Visit riverrimranch.com



Ameya Preserve

With a vision of conservation development that encompasses the amenities of living close to nature and inviting the region's cultural history, Ameya Preserve is an 11,000-acre property in Paradise Valley, near Livingston and Yellowstone National Park. Private homes will be clustered around a 203-acre section with plans to put 80 percent of the remaining land into conservation easement. There are plans to build an art center, nature center and many other club membership amenities. Home sites and infrastructure are being platted now. A 9.4-acre property within walking distance of the planned village is listed for \$2.1 million. Visit ameyapreserve.com.

Merriwether Ranch

This is the pure outdoors—home of cutthroat, pronghorns and star-packed night skies. Wrapped around the Big Hole River, this private residence club is situated on 720 acres in western Montana and is a thoughtful approach to fractional ownership for the well-heeled outdoorsman. Treading lightly, the ranch offers only 14 riverfront and sportsman residences that are being built now and just a handful of single-owner lots for private homes. Owners' rights include access to the 4,000-square-foot community lodge and state-of-the-art equestrian center, as well as the opportunity to be part of the legendary landscape of Montana. Riverfront fractional-ownership residences start at \$328,000. Visit merriwetherranch.com

Spanish Peaks

Cradled in a secluded valley, Spanish Peaks is a 3,500-acre private enclave is right next door— one private lift away— to the largest and tallest ski terrain in the U.S. - Big Sky Resort. A low-density master plan honors this spectacular setting with quiet neighborhoods nestled among the pines and along the meadows and fairways of the 18-hole Tom Weiskopf signature golf course. Nestled between Yellowstone National Park and Big Sky Resort, The Club at Spanish Peaks is currently offering prime homesites, cabins and townhomes for sale from \$700,000. Club membership is required with purchase. For more information visit spanish-peaks.com.



Teton Club

Offering individual, family and corporate memberships with a slopeside address at Jackson Hole Mountain Resort. The highlander's version of a country club caters to your vacation plans—from ski-in-ski-out access to summer golf and tennis passions and everything in between. Purchase fractional access from two to 12 weeks in a range of residential configurations, with amenities such as two to three bedroom condominiums, gourmet kitchens, spa access, private ski lockers, 24-hour concierge service. Membership fees start at \$50,000. Visit tetonclub.com