

# re Live

**The reasons you love Montana every day.**



# re Kindle

**Your love affair with nature and all things wild.**

It's not going to hurt our feelings if you find yourself paging through this book a few times looking at the photos before you read a single word. Montana is like that. Especially the part around the Ruby Valley. Lewis and Clark spent a few speechless nights here themselves, just taking it all in. Then they gave it a name that's as true today as it was back then. The Gateway to the Rockies. Here's where you'll find your gateway to this magnificent land.

Old Town Sheridan will be home to almost 750 residences that include 300 Luxury Ranchettes. The Ruby Valley will have its very first beautiful golf course, an equestrian center, a 60-room bed & breakfast dude ranch with an event center for weddings, retreats, conventions and just about anything that you want for up to 400 guests. And perhaps most importantly of all, it will be a home that honors its unspoiled surroundings.

Our goal is to make Old Town Sheridan entirely carbon neutral and a smart city. We plan to be one of the first communities in the country to include these technologies that allows us to qualify for the very stringent LEED® rating from the US Green Building Council®. The team put together to make this happen is second to none in the world. When you have a place as beautiful as the one you see in these photos, you tend to be very protective about keeping it that way.



In Sheridan Montana, majestic mountains soar to unfathomable heights. The valley is surrounded by the Tabacco Root mountains, the Ruby Mountains, the Pioneer Mountains, the Highland Mountains, the McCartney Mountains, the Gravely Mountains and the Snowcrest Mountains, soaring to nearly 10,000! The Ruby Valley is the warmest valley in the state of Montana with less than 10'' of rainfall per year. Clean water trickles through the Ruby Valley, and fresh air fills the lungs. This is the 'Last Best Place', and it's been discovered.

About 12.6 million nonresidents visited Montana in 2019 and spent around $3.6 billion in the Treasure State, according to preliminary estimates by the Institute for Tourism and Recreation Research at the University of Montana, (http//www.explorebigsky.com/montana-tourism-2019). There is no better place and no better setting to maximize productivity.




## Old Town Sheridan, Montana

With the morality of the United States eroding; we need to bring our nation back to God. That is why we are building an entire city whereas God is the foundation and the center in everything Old Town Sheridan does and stands for. We are building a city that will honor and take care of our brave men and women who have paid a serious price for our freedom, while becoming one of the greenest and most technological cities in North America and it will create more than 1,000 good paying permanent jobs. Old Town Sheridan will become the focal point of the nation and will have a huge worldwide ripple effect. What a fantastic opportunity to gain a platform to show the world what can be done "if it is in the name of God."

1. Center for Warriors Foundation Corp will be the permanent backbone of Old Town Sheridan and the Center for Warriors. The Center for Warriors is a Christian based organization established to coordinate existing and new programs through a holistic approach to serve the needs of the warriors, their spouses and children who are experiencing unexpected circumstances and adversity due to the suffering of PTSD. It is specifically designed to support those who have been severely injured while at war to help them return to a fulfilling life.

2. Old Town Sheridan Bed and Breakfast Dude Ranch will be located with beautiful panoramic views of some of the most beautiful lands in the world. This is designed as a 60 room Bed and Breakfast. We would like you to be part of this center and use it for the purpose of helping families in all areas. We plan to use this center as a wedding chapel and offer marriage counseling clinics, family services and individual spiritual counseling. There are MANY areas that WE can make such a huge impact. We need your help and active involvement in Old Town Sheridan. The foundation of Old Town Sheridan is God whom we will serve. We are building Old Town Sheridan so that it will be on the front cover of every old west magazine, science magazine, green magazine, golf journals and technology magazine. We are building a platform to gain global recognition.

# Quality of Life and Lifestyle



Old Town Sheridan will consist of nearly 800 residences and townhomes — focused around a newly designed golf course, clubhouse and equestrian center surrounded by hundreds of thousands of acres of equestrian bliss.

The community will also feature:

- A 5-star restaurant and Culinary Training Center
- An exclusive 60-room Bed and Breakfast Dude Ranch with a retreat center lodge/ spa,wellness center and a wedding center
- A multipurpose sports center and event center for thousands of people
- A commercial/multiuse area for businesses and shops

## Manufacturing district

Over 1,000 new direct jobs for the manufacturing of multiple products. These jobs will directly benefit the veterans and families as well as the existing community of Sheridan

## A Model “Green” Community

High standards have been set for Old Town Sheridan—for both lifestyle and environmental responsibility. Old Town Sheridan will be built to meet the U.S. Green Building Council’s stringent LEED® (Leadership in Energy Efficient Design) standards. Old Town Sheridan’s buildings are designed with the objective of being carbon neutral and it is the goal for our golf course to have Audubon International’s elite Signature Sanctuary Certification.
It doesn’t get much greener than that!

With standards that high, a world-class project team needed to be assembled, and so it was. A high-powered group of today’s leading professionals in green design and technology have been brought onboard to create a world-class community that will set new benchmarks for the way mixed-use communities are designed, constructed and operated.



Sheridan sits on the banks of the Ruby River, in the heart of the Ruby River Valley. Seven mountain ranges surround the Ruby River Valley: The Tobacco Root, the Highlands, the McCartney, the Pioneer, the Ruby, the Gravely, and the Snowcrest Mountains. As the heart of the valley, Sheridan offers easy access to them all. Enjoy all the hiking, hunting, camping, fishing, and backpacking that these majestic mountains have to offer while you stay in Sheridan. Although access to the Ruby River (especially around Sheridan) is limited, persevering anglers will be rewarded with prime fishing.

From Sheridan, follow MT Highway 287 south to Alder, then take Upper Ruby Road to follow the entire length of the Ruby River, stopping to search for garnets at Ruby Reservoir and camping in the Beaverhead-Deerlodge National Forest. In addition to the cornucopia of outdoor activities, Sheridan is only a few miles from the historic locations of Nevada City and Virginia City. These two semi-ghost towns, some of the first in the territory, started as gold camps along Alder Creek. Today, many of the historic buildings have been restored, making them one of the most impressive historic ghost towns in the state. No visit to Southwest Montana is complete without a tour of Virginia and Nevada City, and Sheridan is the perfect place to stay while visiting them.

Sheridan has kept its small-town charm and stayed true to its gold mining and ranching roots. Residents actively enjoy the many outstanding outdoor recreation opportunities—hiking, hunting, fishing, boating—that the area has to offer. Yellowstone Park and Big Sky Ski Resort are just minutes from Sheridan by helicopter, or a pleasant 2-hour trip by car.



## Architecture

- Phase 1: Affordable Single-Family Homes, Townhomes and Apartments
- Phase 2: Veteran housing community, Retirement Village, Veteran Center, Equine facilities, Event Center, Town Center with shopping and offices, Bed & Breakfast/Dude Ranch with 60 units, RV campground & Convention Center
- Phase 3: Golf Course and single-family ranch homes valued $1M - $4M
- Phase 4: Golf Course continued with single-family ranch homes valued $4M - $10M
- Phase 5: Estate ranch homes valued $10M - $17M and up

## History of the Project

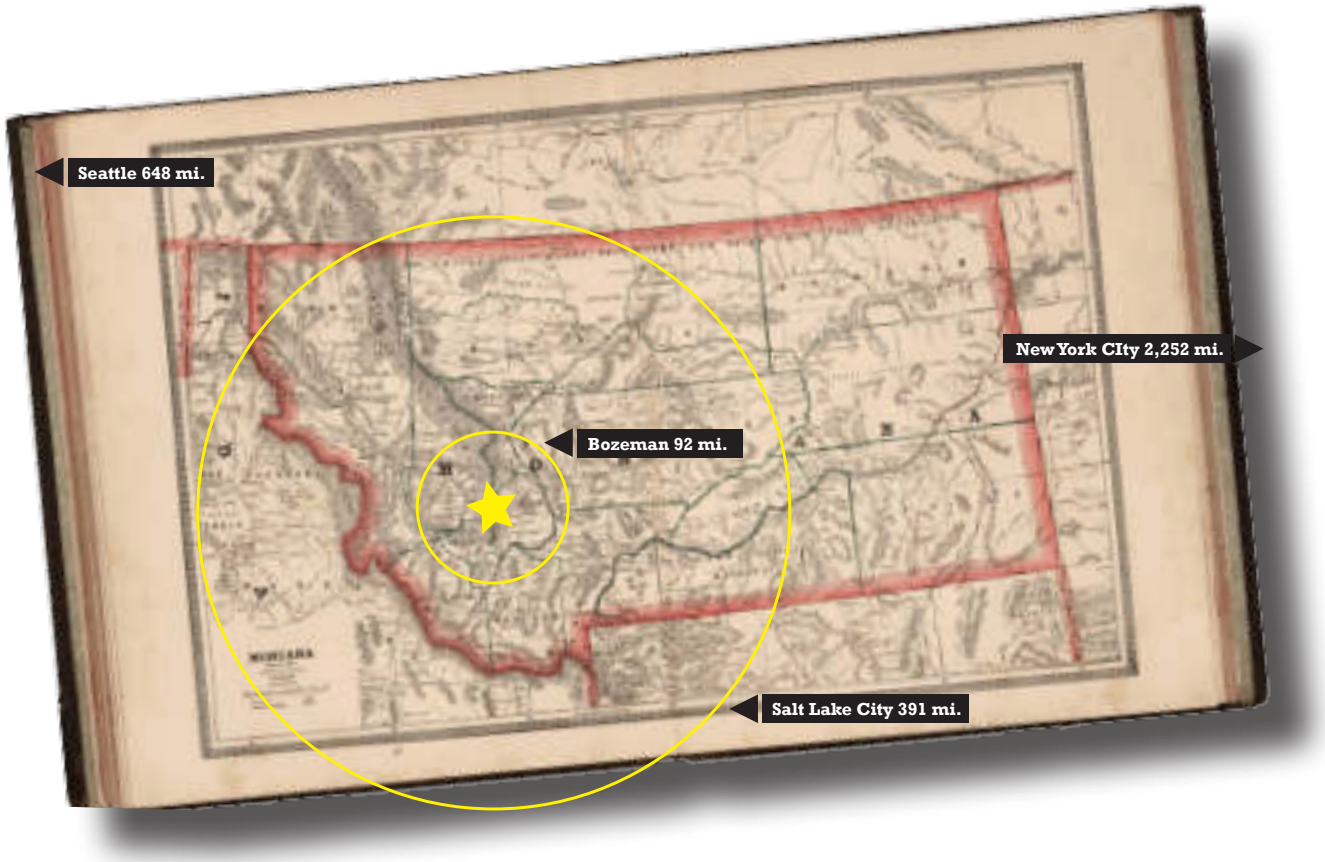
The seed of Old Town Sheridan was planted by Rob Rule—combining his love for his native Montana and a desire to bring peace and harmony into the lives of those who have paid a deep price for our freedom. To fill the need for this kind of facility, Rob brought his 46+ years in the construction and real estate development industries to the task. A veteran center is planned that exceeds any other facility in the U.S. Rob's long-standing desire to build a sustainable luxury housing development that will protect the beauty and resources of the Montana countryside is rapidly taking shape. Rob's vision will bring together the best of all worlds, a sustainable luxury housing development, world class veteran center, a retirement community and golf community. Old Town Sheridan—a shining example of how development can work to bring communities in harmony with their surroundings.

## Early History of the Ruby Valley

In 1850 Captain Richard Grant, his Indian wife and their two sons, Johnny, and James Grant, were living at the junction of the "stinking water." This is the Ruby River and the Beaverhead River, near present day Twin Bridges (8 miles from Sheridan). Captain Grant was a former agent for Hudson's Bay Company and maintained a trading post for exchanging trade goods, trinkets, and whiskey with the Indians. In turn they gave him horses, furs, and skins.

Occasionally gold-seekers or trappers wandered through the area. Quite by chance, some trail-weary, worn-out oxen were unyoked and left to perish in the Beaverhead Valley. The Grant brothers found the oxen in the spring, fully recovered and fat. The oxen had wintered well on basin wildrye, rough fescue and Bluebunch wheatgrass, which grew abundantly in the mountain valleys of Montana.

By honoring this rich history and the Old Town Sheridan name, we will be a destination for those who dare to dream.




## Local Economic Conditions

With one of the lowest unemployment figures in the nation, Bozeman companies are offering higher wages and incentives to attract employees. With the economic downturn in other parts of the country, this is attracting many newcomers to this area, directly impacting the housing and real estate market.

• Commercial development in the Butte and Bozeman areas, these communities, especially the Bozeman community, are experiencing a boom with the country's top retailers. According to a recent study by Policom, it reflects Bozeman Montana as the #1 economically strongest Micro-Politian city in the US for the past 4 years. www.bozeman.net

• Montana is one of the fastest growing states in America over the last decade in every way. Montana being "The Last Best Place" has been discovered. And people are coming! Over the past 2 years, Montana has seen enough growth that a 2nd US Congressional seat has been added.

• Sheridan is located within two hours driving distance to more than 50% of the state's population and multiple cities in Idaho.

As beautiful as Ruby Valley is, there will be a lot more to do here than stand around and admire the scenery. Our talented design team will see to that.

Our new 18-hole golf course will bring a new level of excitement to the Ruby Valley, being the first golf course in the area. With a clubhouse and full-service restaurant next to our hospitality center, it will become the place to celebrate special occasions for the entire region.

# re Create

But it's our Center for Warriors and Equestrian Complex that will truly be the heart of Old Town Sheridan. With many recovery programs for our veterans, there will be nothing like it in the entire North America. Our equine complex will encompass all aspects of the western equestrian lifestyle and rodeos, Old Town equestrian center will offer something very special with hundreds of thousands of untouched acres of state & Federal lands to roam.

If it sounds like we're a little passionate about horses, we are. This is Montana after all.

**That playful kid you used to be at the Ruby Valley Golf Course and Old Town Sheridan Equestrian Center.**









## Resort Amenities

### Equestrian

At the heart of the development is a full-service equestrian center. Its features will offer comprehensive services for horses and their owners. Not only will it have a beautiful boarding and training center, we are also currently working with Texas Professional Rodeo Association President Charlie Finley of Waco Texas, the President of the Montana Rodeo Association Jack Stenwin, and the owner of Refuge Equine Randy Mandrell (as a consultant) in Lubbock Texas to create Para Rodeo events for our valiant paralyzed rodeo veterans. We will be connecting our private trails directly from the facility to hundreds of thousands of acres of state and federal land. A professional staff of trainers, groomers, veterinarians and farriers will be on site daily to provide a full array of services. The center will also house conference facilities for thousands of attendees.





## Reserve At The Ruby Golf Course

Destined to become Montana's signature course, Reserve At The Ruby will deliver an unequaled experience. Our course shines by all the golf course metrics. A Signature spa, steam rooms, dining options from casual to elegant, private access to the area lakes and rivers and of course a well-appointed pro shop. Did we mention the Himalayan Putting course? All of this is in your new backyard.

Old Town Sheridan is developed to fit into nature. So much so that our goal is for the Reserve at the Ruby to become accredited with Audubon International's elite Signature Sanctuary Certification. This program ensures sustainable design, construction, and long-term management of our course. Blending pleasure and environmental stewardship is the goal at Old Town Sheridan.

Our public/private 7,360 ft. long course is designed by Kevin Nordby. Kevin is an internationally awarded golf course designer with over 100 courses under his belt from the central United States, Canada, and the Caribbean. The construction will be handled by Duininck Golf course construction. A company with over 90 years of experience in course construction.

Reserve At The Ruby is yours to enjoy with exclusive member tournaments, member only days and social events.



## Skiing

World Class - Big Sky Resort is just over 2 hours by car or minutes away by helicopter. Northern Rocky Mountain snow falls consistently on 5,850 acres of skiable terrain, with a vertical descent of 4,350 feet with 39 lifts. Big Sky groomers are ready for your widest turns to bucket list descents that challenge even the best athletes. This is one of the North Americas greatest ski resorts.

## Hunting

Montana is a hunter's paradise. You can hunt elk on thousands of acres of National Forest land and BLM land, antelope on the short-grass prairies, upland birds in the foothills, and find moose in rugged mountain wetlands. All of this is within minutes of Sheridan. Big Hearts Under the Big Sky Foundation is a branch of the Montana Outfitters Association and has already expressed great interest in becoming a part of our foundation in order to help our veterans and our youth.



## Fishing

The Beaverhead, Ruby and the Jefferson Rivers runs through the middle of the Ruby Valley & is close to where the Missouri is formed by the Jefferson, Gallatin and the Madison Rivers. These rivers have been a world-class destination for anglers for more than a century. Guests and residents will be able to visit resorts at lakes and rivers, and guide services will be available for some of the best fly fishing in the world.

## Boating

Old Town Sheridan residents and guests with their own boats will be able to go 42 miles to Ennis Lake. Ennis Lake is created from the world-class blue-ribbon Madison River. There are multiple guides for fishing as well.



## Golf

The golf course will be a managed 18-hole signature golf course will bring a new level of golf to the Ruby Valley area. Spectacular mountain views and beautiful natural features will frame the magnificent fairways and greens of this challenging course. We will hold special clinics and classes for all ages so that we can teach a way of life.



# re New

**Your vow to protect the things worth protecting.**





Our goal is to make Old Town Sheridan use the greenest technologies possible. Nothing less. This commitment to sustainability represents not only an enlightened approach to environmentally responsible development, but also recognizes that in the twenty-first century, sustainability is essential for growth and success. This will be a community that treads lightly on the earth – preventing erosion, conserving water, preserving wildlife habitat – while at the same time creating a rich, satisfying living environment that will be a magnet for residents and visitors. State-of-the-art green design and technology will reduce energy use to a bare minimum. For many of the buildings, a unique synergy of leading-edge energy conservation methods combined with renewable energy components such as solar, geothermal, energy cell, fuel cell and wind, will approach the goal of carbon neutral energy use. Old Town Sheridan is being planned to become one of the first communities certified under the US Green Building Council's stringent LEED® guidelines, and with the purchase of carbon offsets and renewable energy credits, the entire project will be essentially carbon neutral.





## Commitment To Sustainability

Old Town Sheridan is expected to become one of the first entire towns built to meet certification requirements under the US Green Building Council's stringent LEED guidelines, and on-site production of clean, renewable energy will dramatically reduce the project's carbon footprint. Ultimately, the goal is a project with virtually no negative environmental impact. This is building for our future and success.

## Environmental Study

The Montana Department of Environmental Quality requires that an Environmental Assessment be included in the materials turned in to the Madison County Planning Department during the plat-approval process. Currently the Environmental Assessment for Old Town Sheridan in Sheridan, Montana has been started.

**Geology**—We have begun with the study to identify geological hazards or conditions that would influence the construction and operation Old Town Sheridan. So far, we have found no hazards or conditions that would negatively impact the project.

**Vegetation**—The team will work closely with the Madison County Weed Department to create and develop a 5-year weed management plan.

**Wildlife**—We will work with Montana Fish, Wildlife & Parks, and the Montana Natural Heritage Program. Under first observations, we have found no wildlife issues that would negatively affect the project. We will develop management plans to ensure that the subdivision has the least amount of impact possible.

**Historical/cultural**—The project team will work with the cultural records Manager for the State Historic Preservation Office and the archeologist for the State Historic Preservation Office, to research the cultural properties on the Old Town Sheridan parcel. We will look for historical or cultural issues that would negatively affect the project. It appears that there is no structural integrity anywhere on the property that would be found eligible for the United States Register of Historic Places.

**Utilities**— Engineers at Northwestern Energy have confirmed that there are adequate electric and gas services in the area. 3 Rivers Communications have confirmed that there are ample nearby Fiber Optics to extend phone and internet communications into our development. We have letters from both agencies.

Our intention is to create our own power on site through geothermal, energy cells, power cells, wind and photo voltaic and we will also be tied to the Sheridan electrical grid for back up and sell back.







# re Capture

**That feeling you had on your first date**

The views of surrounding mountain ranges at night are incredible. So much so that you will be tempted to go up and play. Feel free to give in. These mountain ranges are one of America's gems. In those mountains you'll find peace and tranquility that you cannot find in a city.

Despite the growth of Madison and Gallatin Counties, all their communities have kept their small-town charm and stayed true to its gold mining and ranching roots. From the days and nights that Lewis and Clark camped there in 1806 until now, the 19th century architecture that delights visitors and natives alike will stay true.

And visitors you will have, that's a given with all the recreational opportunities that surround Old Town Sheridan. So, we're also planning to build a bed and breakfast/dude ranch & wellness center.



# re Serve

## Your own piece of the Gateway To The Rockies

It's probably a good thing the camera hadn't been invented when Lewis and Clark gave this part of the country that name. Otherwise, people would have snatched it up long ago, and with these photographs, you can see why. So, you shouldn't wait too long to reserve your place at Old Town Sheridan. There will only be 800 homes available here. And thanks to the varied terrain, each is guaranteed to enjoy at least one of Old Town Sheridan special features.

From our veteran homes to our golf course ranchettes, to our hillside estate ranchettes, to our townhomes, to our estate homes, you'll find something for almost every budget and preference, but only if you move quickly.

## Demand for the Project

### Problem:

Many veterans have lost all hope, causing suicide rates to sore up to 44*. We have formed a plan to create a facility different than anywhere else in the world. There are over 5,500 veteran service organizations in the US, of which only 300 have remained focused on what they were called to do. The problem with these services is that they are scattered across the country. Without services offered in one location, there is no solution. The large system in this country is broken and it is challenging to even get an appointment. Many veterans have given up. Neil Ray Ouellette, 50, of Butte left this world on Thursday, October 8, 2020. After driving to Helena and not being able to get an appointment, Neil gave up on life. He was tired of being in pain. There are too many stories like Neil 's that are heartbreaking.

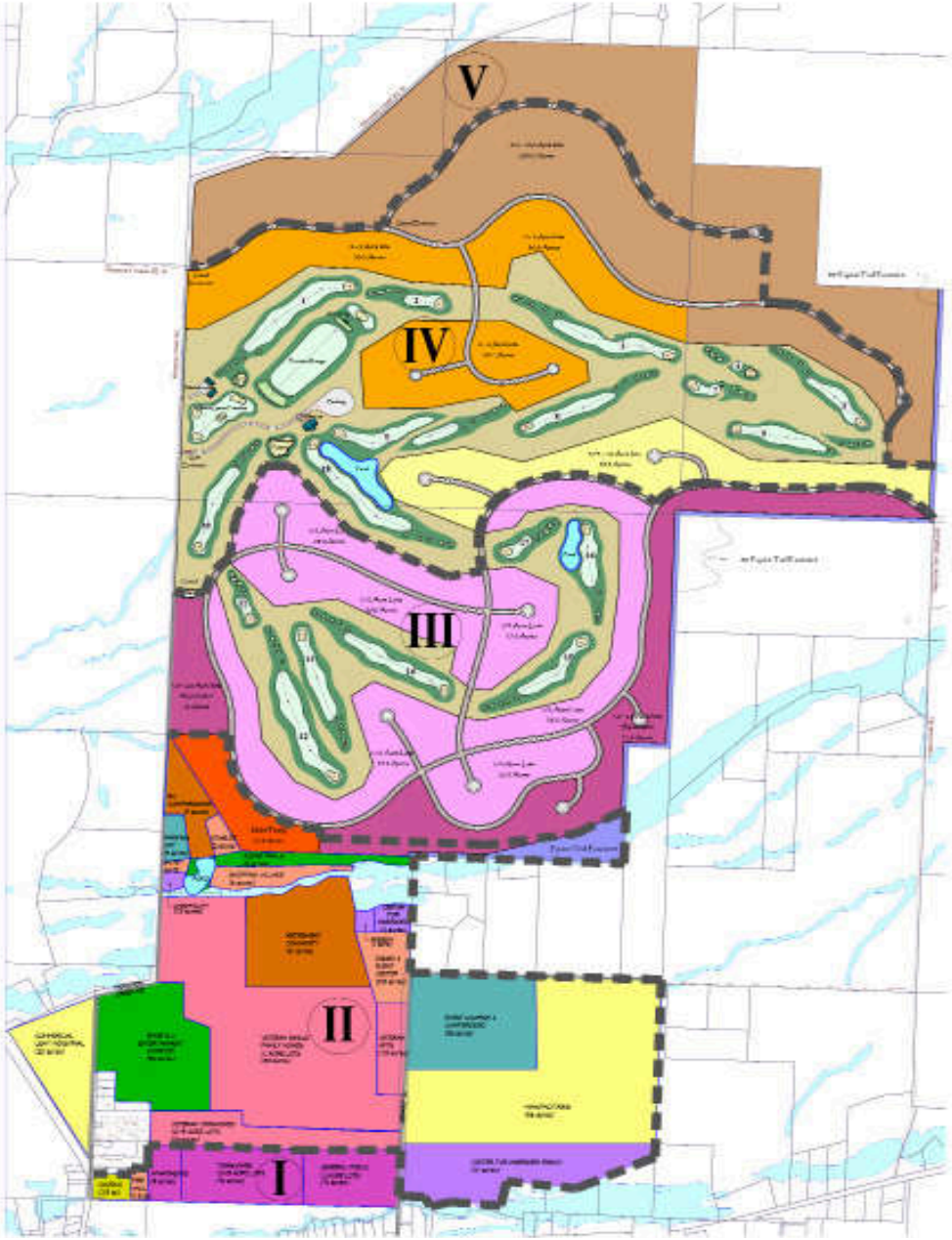
*Studies reflect 22-23 veteran suicides every day. In October 2022, the VA reports that number has gone down to just over 16 a day, but reports surfaced in Military Times and Web MD stating that the number has in fact increased to at least 44 veteran suicides daily. They reference studies done by American Warriors Partnership (AWP), Duke University and the University of Alabama. Other studies published by Massachusetts General Hospital, Redsocks Foundation Program and Retired US Army Brigadier General Jack Hammond serving as the executive director for Home Base, also confirm that the number has indeed risen to 44 veteran suicides per day. – Military Times article published 9/17/22

### Solution:

Build one facility and bring several of the existing good organizations from across the country to one location. A complete array of services that deal with the whole man. That would begin with man's spirit, then mind and then body. Services that heal the entire family and create a new future for everyone so that the veteran can earn a good living and become a solid productive member of their family. We have built this formula and it will succeed.



## Preliminary Plan





POLICOM specializes in studying the dynamics of local economies. From its research, it determines if an area is growing or declining, what is causing this to happen, and offers ideas and solutions to communities to improve the situation. POLICOM addresses the condition of an economy from the viewpoint of it's impact upon the "standard of living" of the people who live and work in an area. The category of "micropolitan" takes into account urban areas with a population of at least 10,000, but less than 50,000 people. This latest Policom ranking gives credit to the knowledge that Bozeman has the most stable economy in the US.

## Marketing Plan

The Old Town Sheridan brand will set us apart from other communities by speaking to the consumer who appreciates natural beauty, outdoor recreation, and conserving the natural environment on an emotional level. This appeal will allow for an honest and deep-felt connection to Old Town Sheridan.



## Communities of the Future, Today

Our Technological partners, specialize in design/build partner opportunities that transform the way communities and buildings are designed, built and operated. Our partners deliver essential services which improve quality of life while maintaining an environment that is sustainable and responsible. These services help us to: differentiate the Old Town Sheridan development, future-proof the project, and focus on providing the most sustainable and technologically advanced community.

# re Move

**All doubt with one last look at all the things you ever wanted**

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