

REAL ESTATE LISTING

PROPERTY FOR SALE

- Top Condition - TURNKEY OPPORTUNITY
- Totally Irrigated course with Multiple Ponds
 - Potential Estate Building Sites
- 27 Hole Fully Developed Golf Course
- Impressive Clubhouse & Banquet Facility
 - Abundant Road Frontage

1476 ST. RT. 503, ARCANUM, OH 45304



Darke County, TWIN Township, Sections 19 & 20



3 OPTIONS

• **18 - HOLE GOLF COURSE/EQUIPMENT/ CLUB-
HOUSE/ LIQUOR LICENSE (132± ACRES)**
\$ 1,550,000.00

• **9 -HOLE ADDITIONAL COURSE / OR DEVELOPMENT
ACREAGE (119± ACRES)**
\$ 750,000.00

• **WHOLE PROPERTY W/ EQUIPMENT AND TURNKEY
(251± ACRES)**
\$ 2,300,000.00

1476 St. Rt. 503, Arcanum, OH 45304. From I-75 take Exit 14 (SR 503) north 9 miles to the property. You will find frontage on OH SR 503, Grubbs Rex Rd., Loop Rd. and Littles Road.

• **251± Acres** featuring mature trees, rolling hills and a total of 7 ponds. Much of the land is A-1 Agriculture and could be converted back into crop production.

Structures and Entities:

- **Clubhouse / Banquet Facility**, 80'x 80' built in 1994 with an 80'x 60' basement. Main floor has a Pro shop, offices, restrooms, kitchen and banquet hall w/seating for 250+.
- **Maintenance Building** 80'x80' built in 1990 with outdoor Pavilion built on top of it with picnic area, seating for 250, and (3) restrooms.

• **Cart & Storage Barn** 40'x40' older farm barn. Remodeled with concrete floor, open floor plan and wired for 60 carts and chargers.

• **Shop Building** 60'x60' with 25'x25' shop office, 25'x32' beverage garage w/restroom, built in 1994.

• **Paved Parking Lot** with 160 spaces

• **Covered Cart Canopy Shelter**, 40'x40', built in 2008.

• **Concrete road known as Magnolia place** and nice graveled parking area that is adequate for 70 cars.

• **Concrete road known as Belle Terre Way.**



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Beechwood • AW27D-OH



800.451.2709
schraderauction.com/listings

Listing Agent: ANDY WALTHER
765-969-0401 • andy@schraderauction.com

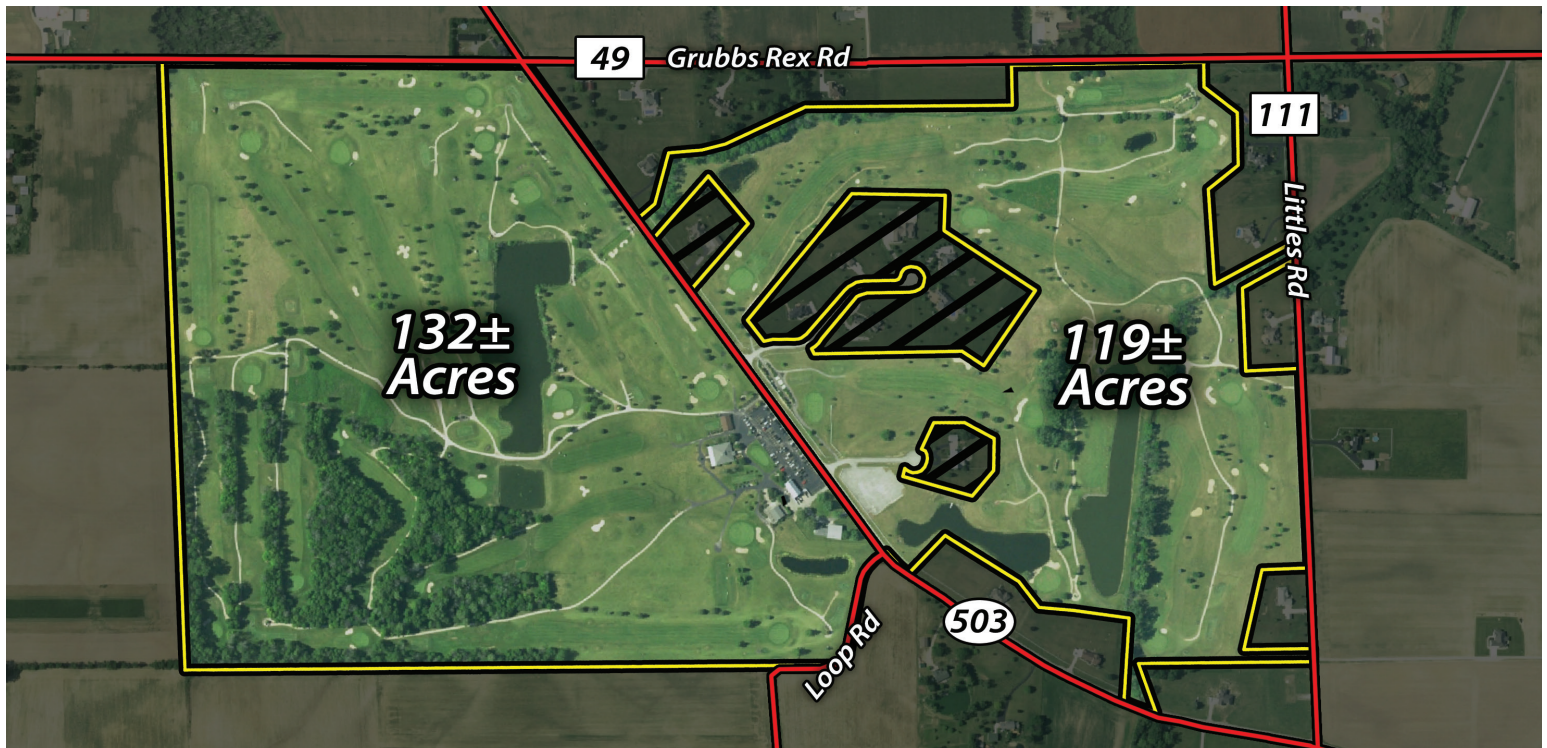
REAL ESTATE LISTING

PROPERTY FOR SALE

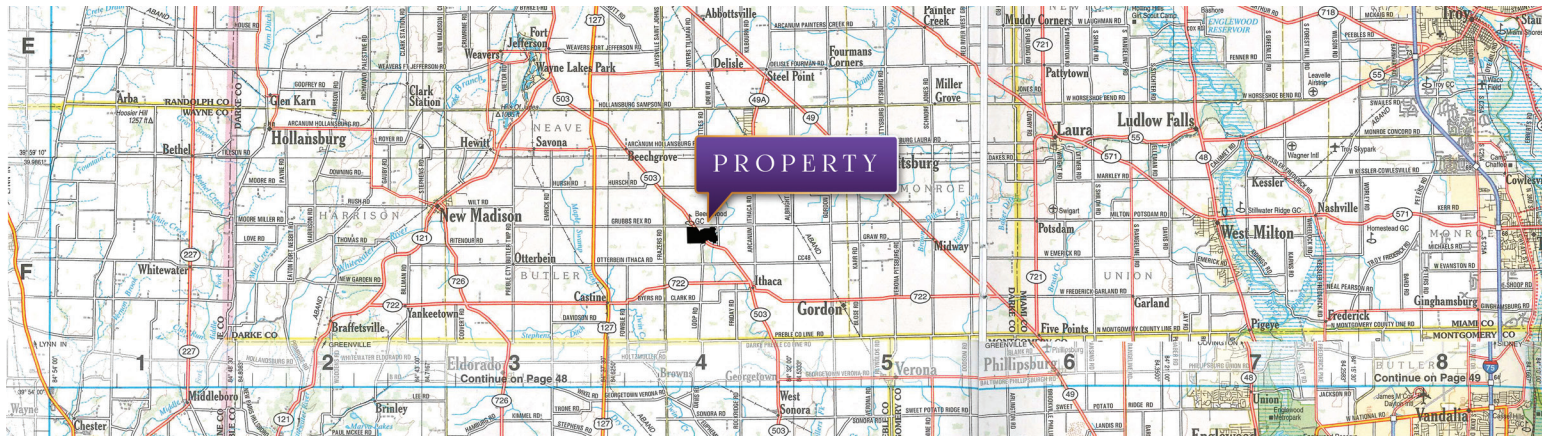
- Top Condition - TURNKEY OPPORTUNITY
- Totally Irrigated course with Multiple Ponds
 - Potential Estate Building Sites
- 27 Hole Fully Developed Golf Course
- Impressive Clubhouse & Banquet Facility
 - Abundant Road Frontage



AERIAL MAP



LOCATION MAP



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Beechwood • AW27D-OH

REAL ESTATE LISTING PROPERTY FOR SALE

AVAILABLE EQUIPMENT

- *Excellent selection of (87) golf carts ranging from 2013 – 2016 models. Gas with single bench seat, canopy, Full front wind-shields, maroon in color w/white tops. COME CHECK OUT THIS "Well Maintained" FLEET.*
- **Vintage CLUB CAR Carry All cart, bed, full cab**
- **JD 4400 HST MFWD Tractor**, diesel, turf tires, 540 pto, 1 rear hydraulic remote, hydrostatic, roll bar, 2,870 hrs., *4400H340674
- **JD 4400 HST MFWD Tractor**, diesel, turf tires, 540 pto, front hyd. Loader attachment, hydrostatic, roll bar, 7,647 hrs., *4400H341269
- **JD 1070 MFWD Tractor**, diesel, turf tires, 540 pto, 2 side-mount remotes, canopy, roll bar, 8,113 hrs.
- **BOBCAT 753 Skid Loader**, diesel, material bucket, * 512734494
- **2015 WOOD "Wing Groomer" reel mower**, hydraulic wings, 15'
- **HYSTER 30 Fork Lift**, Model H30XL, double stage mast, 11.8' Max. height, 3,850Lb. max
- **JD PRO-GATOR 2030 w/ SDI PG 225 Optimum Sprayer**, Raven Control monitor, 15' booms
- **JD PRO-GATOR 2020 w/HD 300 Sprayer**, 3,674 hrs., diesel, Raven Control box, multi-swath boom control, 300 gallon tank, 25' booms
- **JD SAND PRO 1200H**, gas powered, 3 wheel
- **JD TURF COLLECTION HARVESTOR TC 125**, pull-type, like new
- **JD 152 Vac**, pull type w/gas powered motor
- **JD 1500 Airifier**, 3pt., PTO, 7', nice, MO1500X025262
- **JD PRO-GATOR 2020**, elec. Dump, gas, 2WD, * TC2020A020508, 4,185 hrs., roll bar
- **JD PRO-GATOR 2020**, w/ tool rack, electric dump, gas, 2WD, * TC2020A040325, 3,587 hrs., roll bar
- **JD Turf-Gator**, TX 2wd, electric dump bed
- **JD Gator w/ Canopy**, 2WD, electric Dump bed, WOTURF-CO11385
- **JD Turf, 2wd**, gas, electric dump bed, with front mounted 3 basket range ball collector, *WOOTURFC019898,
- **JD Turf Gators**

- (3) **JD 3225C Fairway Mowers**, diesel
- (4) **JD 2500 Greens Mowers**, diesel, 2 w/canopy
- (3) **JD 2500A Mowers 3WD**, gas, w/reels
- (2) **JD 997 Zero-Turn Mowers 72" deck**, diesel
- **ANGLEMASTER 3000** blade sharpener
- **EXPRESS DUAL 3000** blade sharpener, model ED3000WW,
- **Several STIHL WEEDEATERS, CHAINSAWS, LEAF BLOWERS**
- **Drill press, grinders, welders, FULL-LINE OF SHOP TOOLS**
- **Mill Creek Mfg. TURF TIGER 2500TS** fertilizer spreader, hydraulic drive, like new
- **RYAN Renovaire 8' aerator**, hydraulic lift
- **CIMMARRON 6' Box grader**, 3pt.
- **BUFFALO TURBINE 3pt.** mounted "Tornado" blower, pto drive
- **WOODS 6' rotary mower**, 3pt.
- **OLATHE model 12 CHIPPER**, 3pt., pto driven,
- **3 basket mounted** range ball collector
- **DUAL WONDER BRUSH**
- **12' Rough Mower**
- **Sod Cutter, Walk behind power blowers, snowblower, chipper shredder, (2) small JD Trailers, MORE!**
- **Split Fuel / Gasoline tank w/ pumps 1,000 gallon**
- **TRUE 3 door beer cooler, 96"** • **Pepsi 6 head fountain machine**
- **Upright 2-door Pepsi Cooler** • **Star deep fryer** • **Star Griddle**, dual temp • **SCOTTSMAN ice machine** • **BUNN 3 burner coffee machine** • **WISCO 12" pizza oven** • **ADS Commercial Dishwasher**
- **EPCO electric humidor** • (3) **single door coke coolers**
- (25) **white plastic** round banquet tables, 62" diameter
- (400) **white plastic** folding banquet chairs
- (25) **picnic tables**
- **Outdoor patio furniture**

