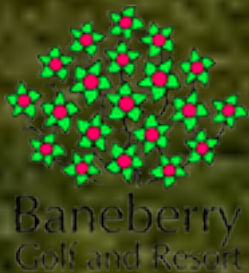


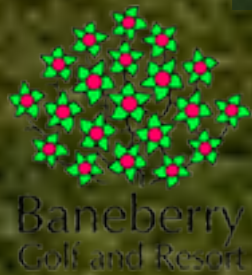
# Baneberry Golf Resort Baneberry, Tennessee



Asking Price - \$1,000,000



# Baneberry Golf Resort



# Baneberry Golf Resort

With over 6,700 yards of rolling, Bermuda fairways; large, bentgrass greens; four tee positions on every hole and amazingly affordable green fees and cart rental rates it's no wonder so many consider Baneberry Golf and Resort to be a golfer's paradise. The par 72 layout features its fair share of undulating hills, devilish bunkers, lakes and streams – more than enough to challenge golfers of all abilities.

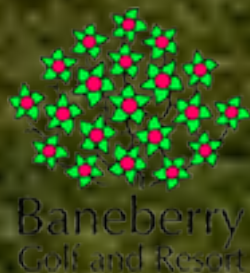
Baneberry Golf Course and Resort is Eastern Tennessee's best place to get away.

Great Golf – Set on beautiful Douglas Lake in the historic Smokey Mountains, the 6700 yard golf course offers a relaxing country setting. With 4 sets of tees, the course is suitable for all skill levels. Guests of the resort enjoy unlimited golf.

Comfortable Surroundings – Enjoy a private villa or a room in the Inn. The modern clubhouse features a fully-stocked pro shop, restaurant and bar, as well as a deck situated near our first tee.

Attractions – When not enjoying the links, guests can explore Pigeon Forge, Gatlinburg, Dollywood, and the city of Knoxville – all are within an hour of the resort.

Priced substantially below replacement cost at \$1,000,000 Baneberry Golf Resort is ideal for a veteran golf course operator or a first time owner.



# Baneberry Golf Resort

**704 Harrison Ferry Rd Baneberry TN 37890**

Year Opened - 1975

# of Holes - 18

Total Acres - 118

Maintainable Acreage - 118 acres

Yardage 6,735

Slope/Rating - 72.6/125

Greens Fees - \$30 WE

## Golf Carts

34 EZGO carts (24 Electric, 10 Gas)

## Clubhouse

Year Built - 1981

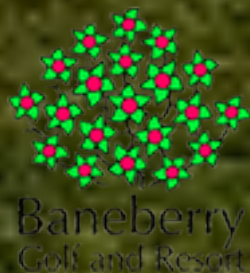
Square Footage 12,500

Clubhouse Capacity - 225 in dining room

Full Liquor License - yes

Locker Rooms -

POS System - IBS



# Baneberry Golf Resort

## Turf Grass

Greens - Bent

Tees - Bermuda

Fairways - Bermuda

Rough - Bermuda

## Irrigation

Make Flow -US Motors

# of Pumps - 2

Water Source - Well Fed Pond

Maintenance Facility Construction Type - Wood Barn Metal Roof

Maintenance Facility Square Footage - 3,600 Sq ft

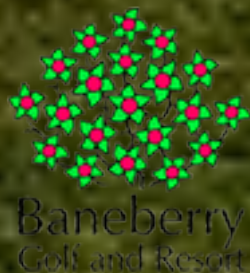
Gasoline Storage Above Ground - Yes

Separate Chemical Storage - Yes

Washdown Separator - No

Cart Path Composition - Asphalt 6 feet wide all over golf course

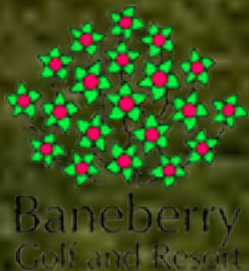
Indoor Equipment Storage - Yes



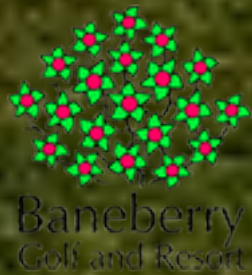
# Baneberry Golf Resort

## Acquisition Opportunity

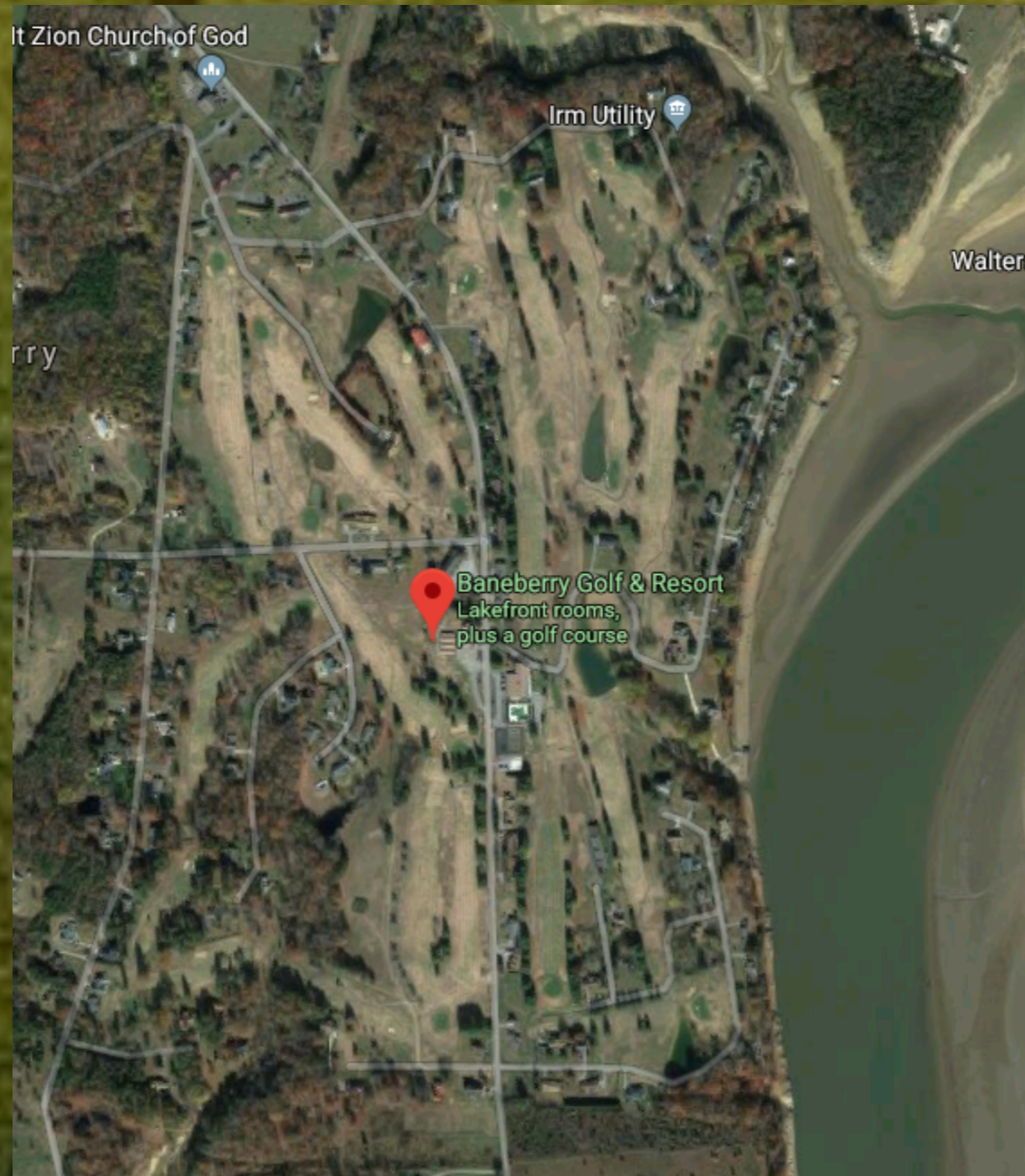
- Priced substantially below replacement cost
- Nicely appointed Clubhouse with spectacular mountain views
- Well regarded Mountain Daily Fee Golf Course
- Motel and Villas included in sale
- Top Rated resort area
- A new hands on owner with an aggressive marketing program will be able to increase revenue through increased rounds, outings and banquets.



# Baneberry Golf Resort

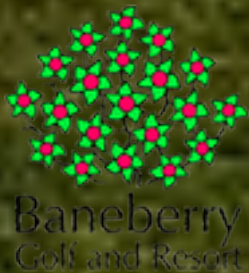


# Baneberry Golf Resort

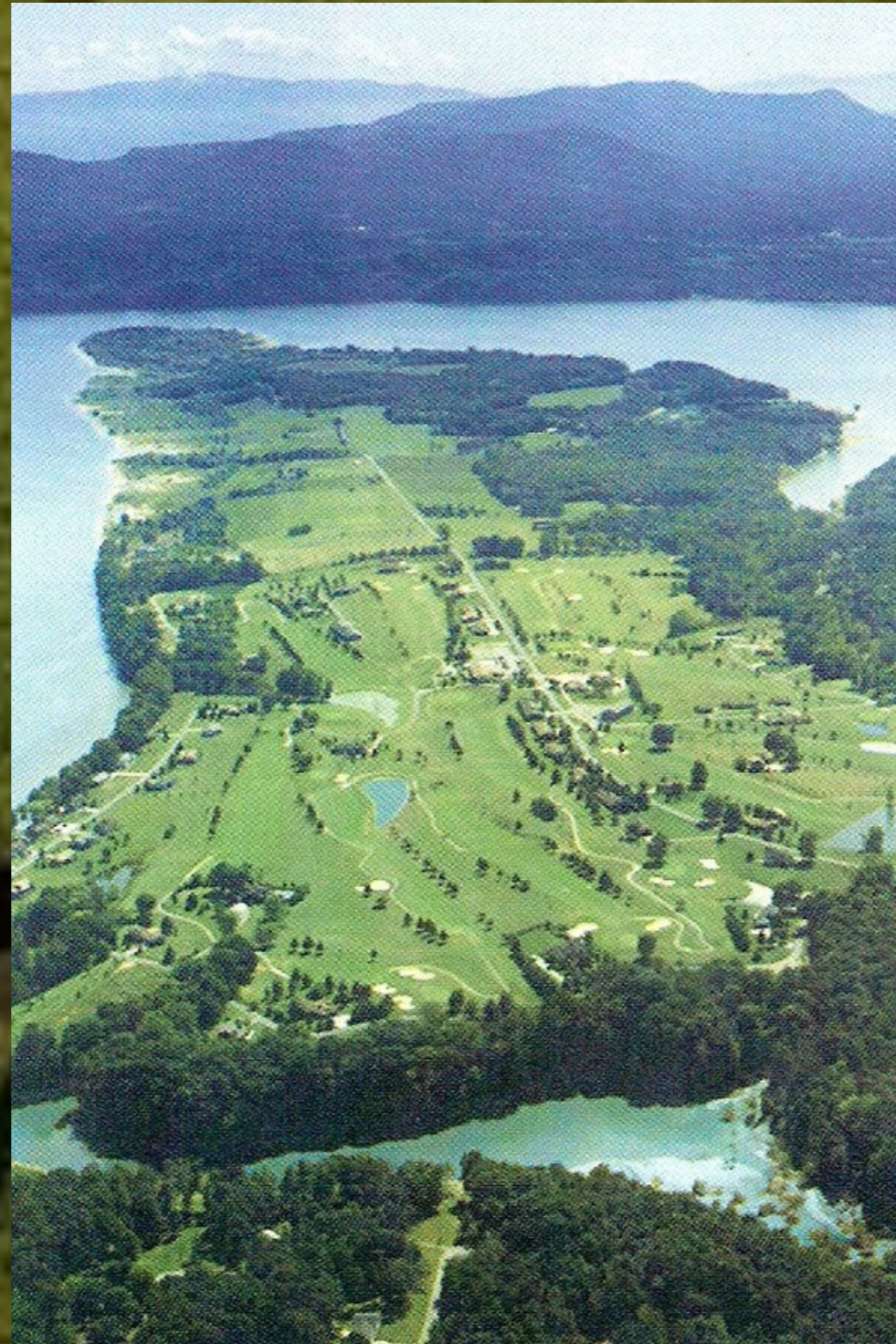




# Baneberry Golf Resort



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# Baneberry Golf Resort

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