

Providence Hill Farm - Sporting Club Jackson, Mississippi



\$21.5 Million Asking Price



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ADVISORS

Providence Hill Farm



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Providence Hill Farm

- 1,200 acre Shooting/Equestrian Club
- Premiere Sporting Club and Stable in the Southeast
- 380 current members from 6 States
- Lodging and Residential Development Opportunities on site
- Significant infrastructure and roads in place
- Skeet, Trap, Clay, Helice, Rifle and Pistol, and Quail and Pheasant Shooting on site
- 36 stall Equestrian Facility available for use or redevelopment
- 4 stocked lakes for some of the areas best fishing in the region
- Operated by Nationally Recognized Shooting Expert Jimmy Grant



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Comprised of 1,179 wooded and serene acreage, Providence Hill Farm Sporting Club has become one of the premier shooting clubs in the South. Opened in June of 2014 with only 80 charter members, the members enjoyed the use of 1 sporting club range, a duck flush, a skeet and trap range, 4 stocked lakes, and other amenities built for the personal use of the Martin family.

Today's 380 plus members enjoy all of the above plus an additional sporting clay course, a Helice range and pavilion, a 5-Stand course, improved skeet and trap ranges and pavilion, a new pistol range, 2- 50-acre quail fields, tower pheasant shoots, a long-range rifle range with multiple lanes up to 800 yards in length, a lake side pavilion and fire pit, a new 7000 square foot club house with a 5,000 square foot lake view deck, and multiple social events and inner club shooting competitions.

Over the past 5 years the Club has hosted regional and international shooting competitions including its own Providence Hill Cup. Competitive clay shooters throughout the United States consider Providence to be one of the best venues in the country for shooting tournaments. These weekend events infuse between \$200,000 and \$400,000 in income per annum.

The club house currently has a full-service kitchen and two bars. Members enjoy Cajun/Creole inspired food and can dine in the members' room or on the Club's deck. Members and their guest are welcomed to the Club's monthly Guns & Grub shoot and dinners and several other themed events during the year. The Club sponsors the Mississippi chapter of GRITS— Girls Really Into Shooting- as well as several women's groups that have weekly shoots and other planned events.

Providence currently has comfortable accommodations for 14 to 20 people depending on how the lodging is used. The lodging includes 2 – condo style suites, one being 3 bedroom and able to sleep up to 8 people and a 2-bedroom suite that is able to sleep up to 4 people. In addition, an onsite duplex sleeps up to 4 people in 2-bedroom configurations.



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The background of the slide is a photograph of a wooden surface, likely a table or workbench. A shotgun is positioned horizontally across the top half of the image. In the foreground, there are several orange clay targets, some of which are stacked. A single shotgun shell lies on the wood near the bottom center. The lighting is natural, highlighting the textures of the wood and the metallic parts of the gun.

The farm was at one time the home of the Jackson Polo Club. General Manager Jimmy Grant helped the Martins acquire, design, and build their weekend retreat and to this day he still manages the facilities and the Club. Jimmy is an accomplished hunter and competitive sporting clay shooter. He is a master class clay shooter and a certified clay NSCA instructor. He has designed and built over 125 recreational hunting and fishing properties, and in his spare time he consults and assists landowners in the design and layout of recreation properties. Jimmy's main task at the Club is to ensure that each member is in some way engaged in one of the many amenities that the Club has to offer.

The Club has grown rapidly over the short 6 years of its existence. With the addition of the second sporting clay course, members feel very little pressure on the courses, therefore membership does have the ability to grow. Strategically the management team would like to see the Club grow in the areas of event room rentals, weddings and business meetings, and would like to increase the amount of quail and pheasant hunting offered on site. To do this, additional lodging is needed in the form of rooms, cottages, condos and possibly even the creation of a subdivision for full and part time homeowners. Currently the Club is only using approximately 350 of the 1,179 acres which would allow for the development of a "for sale" residential product.

The current management team believes that they have organically built the Club to a place where the next phase requires a significant infusion of cash. Management agrees that the best way to take the Club to the next level is to find the right buyer to expand the facilities and to create a regional and national marketing program.

Providence Hill Farm



www.providencehillfarm.com

Providence Hill Farm

1,179 acres

Gently rolling topography, with large wooded areas and lakes

Assets included in the sale

Two (2) 13 station sporting clay ranges, skeet and trap range with pavilion, and helice range and pavilion. Two (2) shooting platforms at the rifle range.

4 miles of paved roads and miles of gravel roads and lake sea walls.

A 36- stall horse stable with 12'x14" stalls, a Kentucky limestone exterior, indoor and outdoor wash racks, grooming stalls, a standing seam metal roof, custom wooded interior with brick paver flooring containing a total area of 26,867 square feet

Grand Prix Jumping Field with a bank, water jump, natural log jumps and 35 other jumps.

280'x180' all weather footing outdoor ring

250'x100' covered arena containing 27,000 square feet with sprinklers for dust control built in 2005

Two grass footing arenas

Covered European Walker with enclosed round pen built in 2005

The stable also includes heated and airconditioned tack rooms, office, lounge and laundry room, and is known as the most beautiful facility in the region.

The stable includes 4,790 square feet of magnificent living area in two suites located above the stable completed in 2005.

This lodging is currently used for guests of the Club.

4 lakes (160 acres, 25 acres, 20 acres and 5 acres), the largest lake has an extensive amount of wooden bulkheading. There are three (3) concrete boat ramps, 2-3 smaller piers with a pier (swimming deck) on the largest lake.



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5,000 square foot club house with bar, restrooms, pro-shop and meeting room(s). Includes a 4,000 square foot outdoor deck with a beautiful view of the largest lake.

A single-family residence containing 1,926 square feet, built in 1979 (single story, wood frame in good to very good condition and fully updated and renovated in 2019).

A wood frame stable containing 7,620 square feet, in fair condition, built 1984. Part of this stable is used for to store equipment (golf carts used on the shooting ranges) with another part used as a food storage, janitorial facility and heated and cooled administration offices.

Shop/Storage building, built in 2005, metal frame, metal siding and roof, containing 4,703 square feet which includes 1,638 square feet of heated area

An equipment storage building, built in 2005, metal frame and siding, containing 10,060 square feet

A hay and stable storage building, built in 2005, metal frame and siding, containing 5,640 square feet with 838 square feet of partitioned.

An outdoor pavilion area with outdoor kitchen area, large stone fireplace, outdoor fire pit, decking and two restrooms used for events, built in 2005



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Acquisition Opportunity

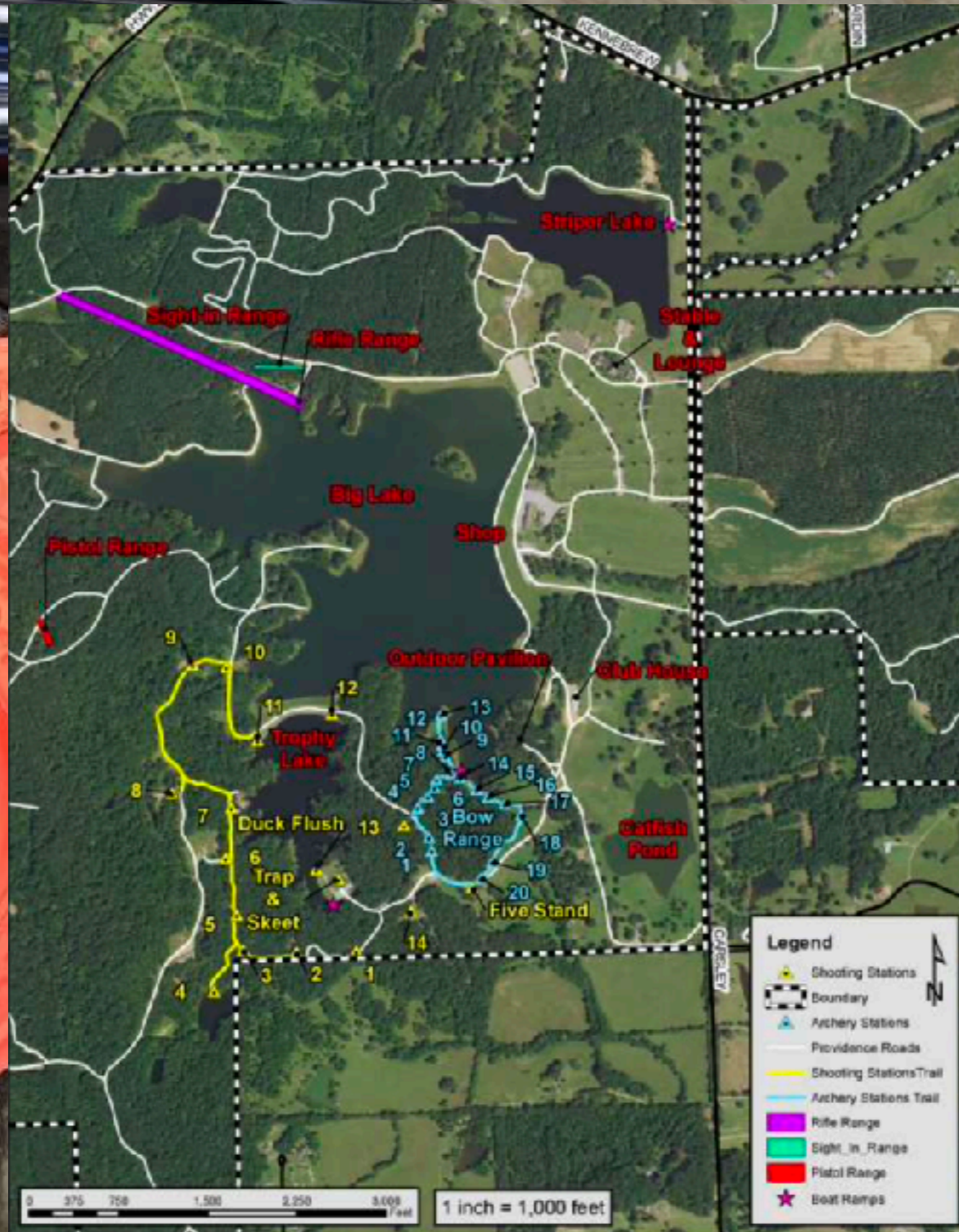
- Cash Flow Positive Sporting Club
- Opportunity for On Site Lodging and Residential Development
- Active membership seeking more on site F&B
- Growth opportunities for increased membership with regional marketing campaign
- Unlimited growth opportunities for corporate events, weddings/ outings and other events
- Easy access to Jackson International Airport and Hawkins Field
- Significant infrastructure and roads in place on property



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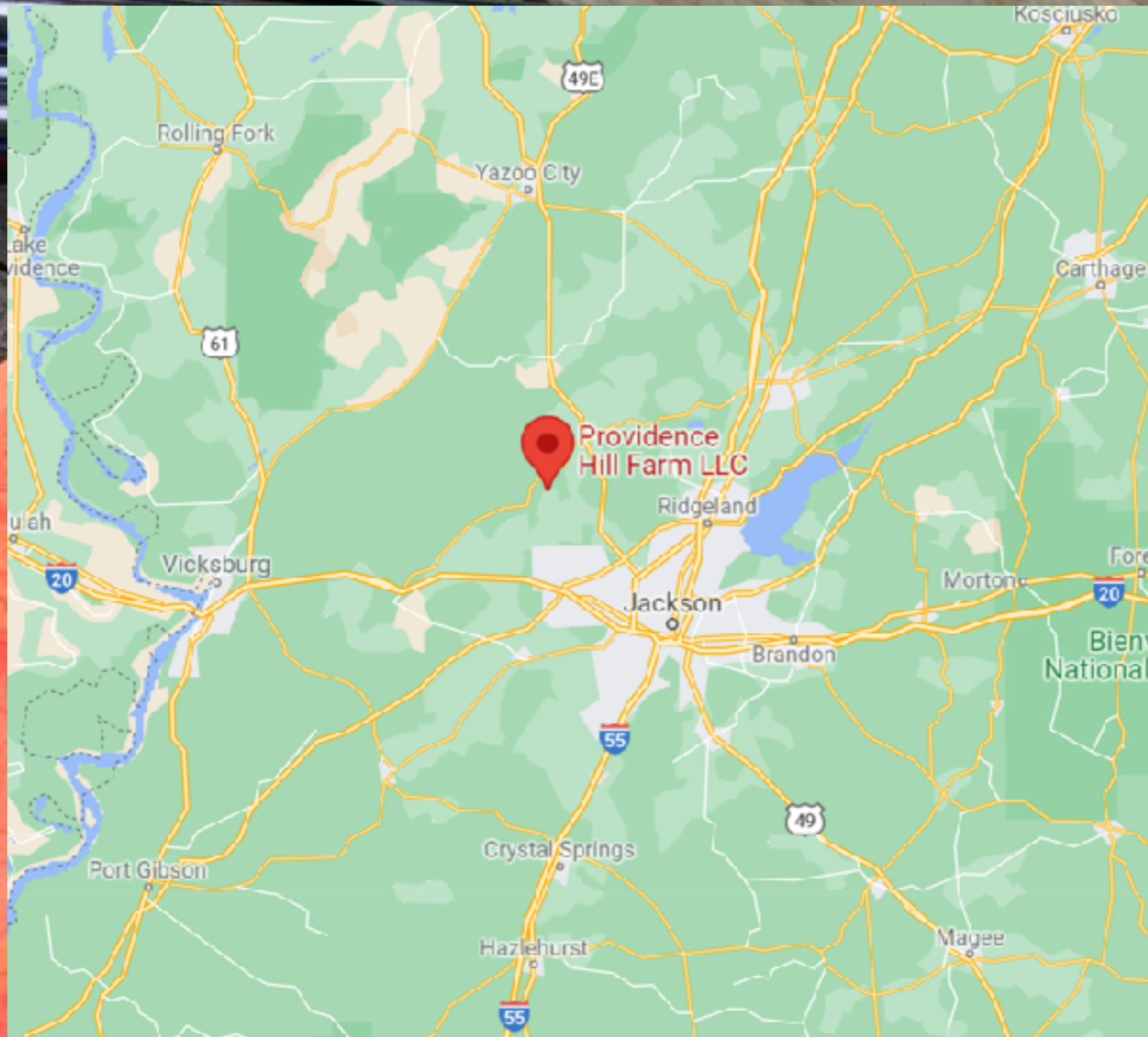
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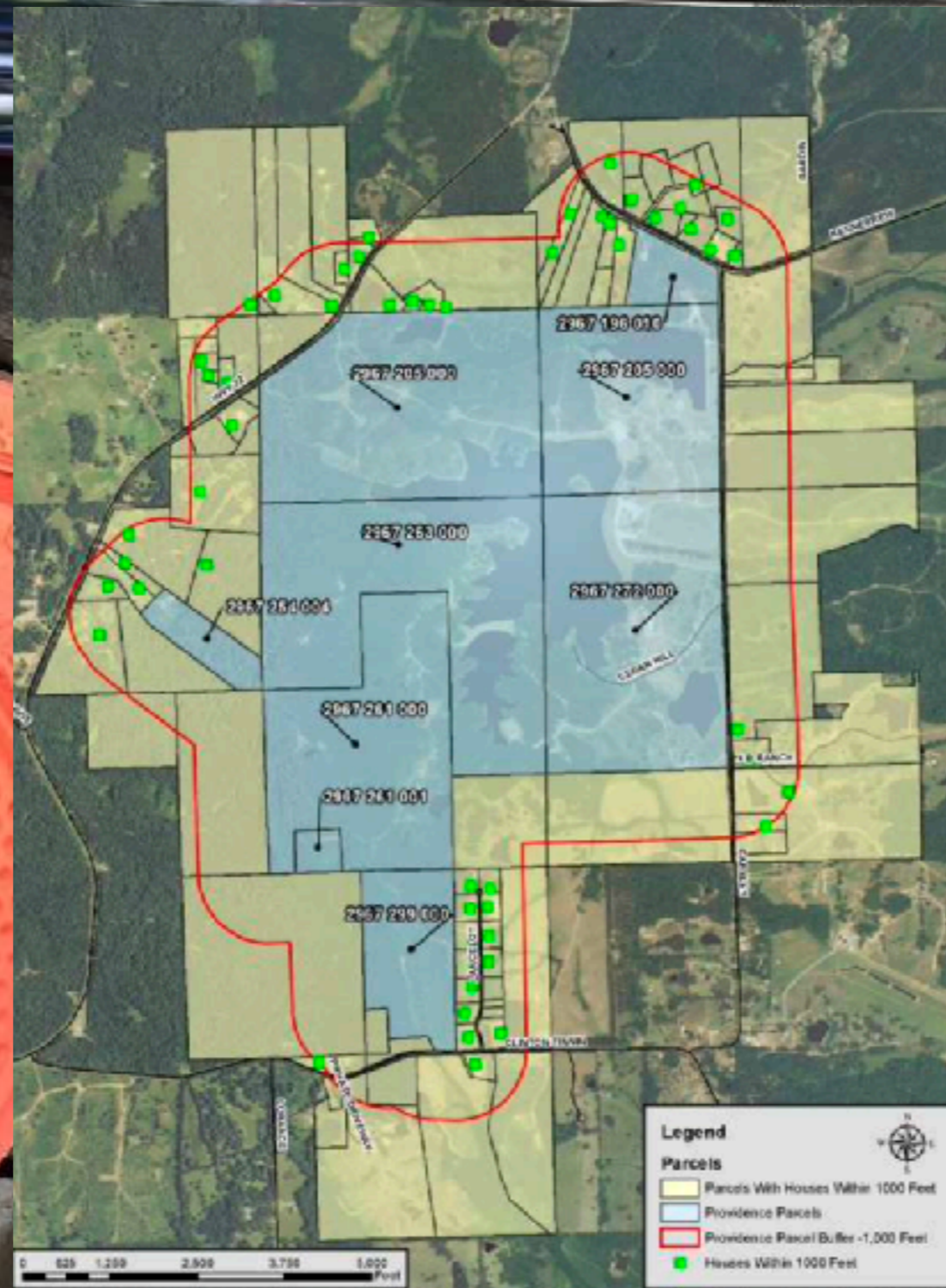
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