

Cateechee Hartwell, Georgia



Asking Price - \$3,500,000



Cateechee



Cateechee

Cateechee is located in Hartwell, GA nestled between the foothills of the Blue Ridge Mountains and beautiful Hartwell Lake. Less than an hour from top universities like UGA and Clemson, and is within two hours from Greenville, SC and Atlanta, GA. Cateechee is just a day trip away from the Appalachian Mountains and Asheville, NC, and an excellent overnight getaway. Established in 1997, Cateechee has become the premier destination for any custom experience from golfers getaways to elegant weddings, and all of life's memorable moments that lie between.

Sophisticated elegance combined with Southern charm. Cateechee offers so much more than just a banquet hall. Cateechee is a destination worthy resort offering stunning sunset views, versatile indoor and outdoor venues, and a wide array of amenities for the wedding party and guests.



Cateechee

The original owner, along with the architect, Mike Young, created a course that is as beautiful as it is challenging. Cateechee was carved from 372 acres of virgin forests and open meadowland. The site features dramatic elevation changes, from high ridges that afford panoramic views, to low-lying wetlands along Cedar Creek, which meanders through the property, coming into play on five holes. The elevated tees, natural vegetation and wildlife, thick and generously sculpted fairways, and pristine bent grass green, not only make Cateechee one of the finest golf courses in the region, but also creates unique and challenging playing conditions.

The course was developed on enough land to hold three courses, resulting in a collection of risk/reward challenges you'll want to play again and again. These spectacular and ever-changing qualities of the course present a wonderful experience to even the most accomplished golfer. As it was when it opened in 1997, Cateechee remains a pure golf experience.

The elegant 25,000 square foot clubhouse is large enough to host events for up to 275 people making Cateechee the premier event destination in Northeast Georgia.

In December 2022, the fire suppression system in the clubhouse had a break which caused extensive damage to the building, specifically the restaurant, bar and office space. Estimated cost to repair the damage could be as high as \$1.5-\$1.8 million depending on intentions with the space. Demolition and moisture control has been completed on all affected areas



Cateechee

Address - 140 Cateechee Trail Hartwell GA 30643
Year Opened - 1997
of Holes - 18
Total Acres - 372
Golf Course Architect- Mike Young
Yardage - 6928
Slope/Rating - 73.5/143
Parking - 250 vehicles
Zoning - Commercial
Greens Fees - \$75 Weekend including cart



Membership

Full Golf Resident \$6,000 Initiation Fee - \$365 per month

Buildings

Clubhouse - 25,000 Square Feet

- Dining Capacity - 125
- Banquet Capacity - 275

Maintenance Building 5,000 Square Feet

Cart Barn - 3,000 Square Feet

Lodging

4 On Site Suites in the Clubhouse

Additional Lodging available off site for guest rental



Cateechee

Turf Grass

- Greens - 3 acres, Mini Verde Average Green Size 7,260 Square Feet
- Fairways - 419 Bermuda
- Tees - 2 acres, 87,120 square feet

Irrigation System - Toro and 1 Hunter Box on 10

Water Source - 10 million gallon effluent pond provide by the city

Pump Stations - 4 100 horsepower pumps with 12" pipe. Max Flow of 1440 GPM

Golf Carts

60 2021 EX GO RXV EX1 Gas Carts Lease in April 2021

Cart Paths - Concrete 10 Foot wide



Cateechee

INVESTMENT OPPORTUNITY

- Opportunity to grow rounds and membership
- Room to expand food and beverage operations along with outings and events
- Growth available for banquets and outings
- Sought after vacation location in Northeast Georgia
- Accessible from Atlanta and Charlotte
- Great routing and design by Golf Course Architect Mike Young
- Highly regarded golf course
- Sought after Wedding/Conference Location
- Centerpiece of local community



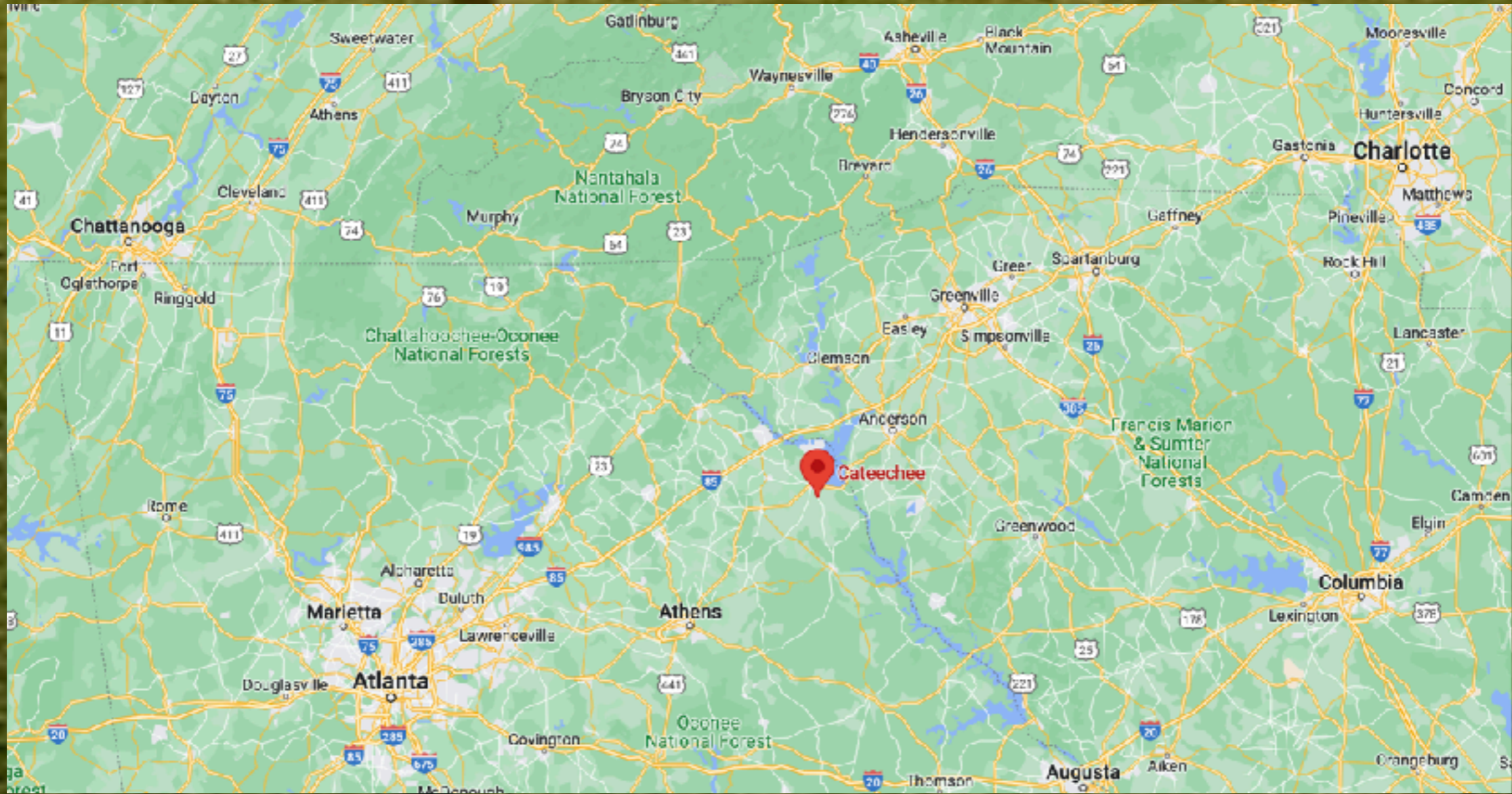
Cateechee



Cateechee



Cateechee



Cateechee



Cateechee

All offers will be reviewed by ownership and consideration will be given to offers that meet the following criteria

- Offer Price
- Financial Strength
- Ability to close
- Absence of Contingencies
- Timing of Due Diligence

ALL OFFERS MUST BE PRESENTED IN WRITING AND SHOULD INCLUDE:

- Purchase Price
- Proof of Funds
- Amount of Earnest Money Deposit
- Due Diligence Period
- Closing Date
- A List of Contingencies Required to Close the Transaction

SITE INSPECTIONS

- Prospective purchasers are encouraged to visit the property prior to submitting Letter of Intent
- All tours will be set up by Links Capital Advisors
- Please do not contact on-site management or staff without prior approval.



Cateechee

Confidentiality and Disclaimer

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Links Capital Advisors ("Links Capital Advisors") and should not be made available to any other person or entity without the written consent of Links Capital Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Links Capital Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Links Capital Advisors has not verified, and will not verify, any of the information contained herein, nor has Links Capital Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



Cateechee



Cateechee

Chris Charnas
Links Capital Advisors, Inc.
3223 Lake Ave
Suite 15C
Wilmette, Illinois 60091
312-543-7192
chris@linkscapitaladvisors.com
www.linkscapitaladvisors.com

