

Goshen Plantation Golf Club Augusta, Georgia



Asking Price - \$2,500,000



Goshen Plantation Golf Club



Goshen
PLANTATION
GOLF CLUB

LINKS
CAPITAL
ADVISORS

Goshen Plantation Golf Club

Located in the golf Mecca of Augusta, Georgia - Goshen Golf Club is one of the elite daily fee golf courses in the Augusta market. An Ellis Maples design with over 7,400 yards, Goshen challenges golfers of all skill levels. In the last few years Goshen Plantation Golf Club has committed to investing in the future of the course and as a result, it is one of Augusta's most sought after daily fee venues. Goshen Golf Club continues to assert its place among the very best that Augusta has to offer.

With a classically designed clubhouse ideal for outings and events along with a casual after round drink, Goshen is positioned to become one of the go to facilities in the area.

The existing owners are looking to exit the business and are hoping to find a new vibrant owner that can take Goshen to the next level.



Goshen Plantation Golf Club

1601 Goshen Clubhouse Drive, Augusta, Georgia 30906
www.goshengolfclub.com

Year Opened - 1968
Architect - Ellis Maples
of Holes - 18
Total Acres - 210.383
Yardage - 6711
Slope/Rating - 72.5/130
Zoning - A (agricultural)
Greens Fees - \$45 including cart

Buildings

Square Footage

- 14,000 square foot Clubhouse
- 6,000 square foot Cart Barn
- 5,700 square foot maintenance building

Clubhouse Capacity -120 guests

Locker Rooms - yes - men's and women's



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Turf Grass -

Greens are Champions UltrDwarf Bermudagrass,

Tees and fairways are 419 Bermuda grass

Square Footage of Greens - 156,000 square feet

Water Source - 12 acre lake

Pump Capacity - 800 Gallons per minute

Golf Carts - 46

Rounds

2021 - 14,789

2022 - 16,277

2023 - 19,255



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INVESTMENT OPPORTUNITY

- Opportunity to grow rounds and membership
- Room to expand food and beverage operations
- Growth available for banquets and outings
- Located in the Golf Mecca of Augusta Georgia
- Opportunity to increase Masters Week Business
- Cash Flow Positive
- Limited deferred Capital needs
- Great routing
- Highly regarded golf course



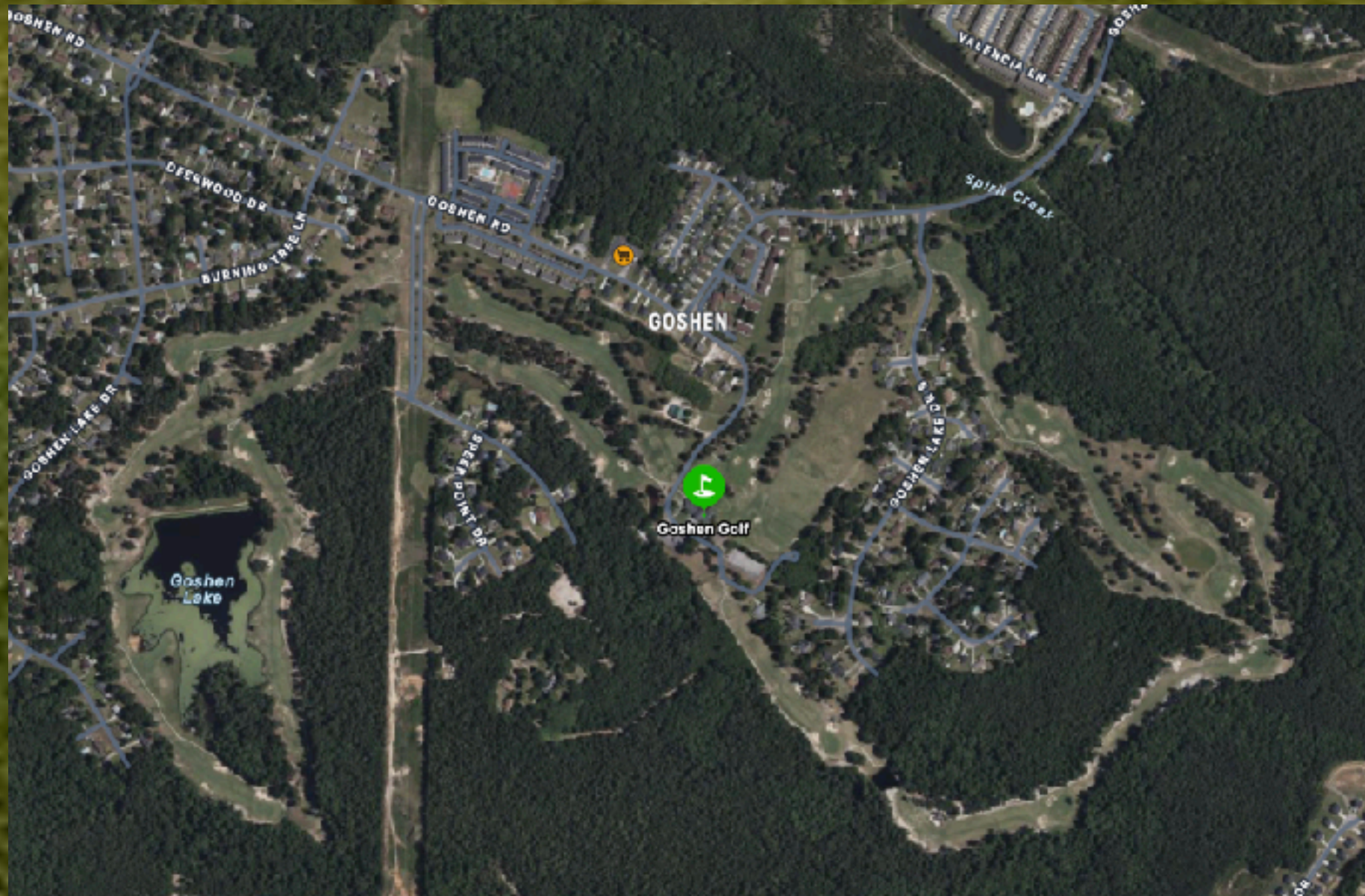
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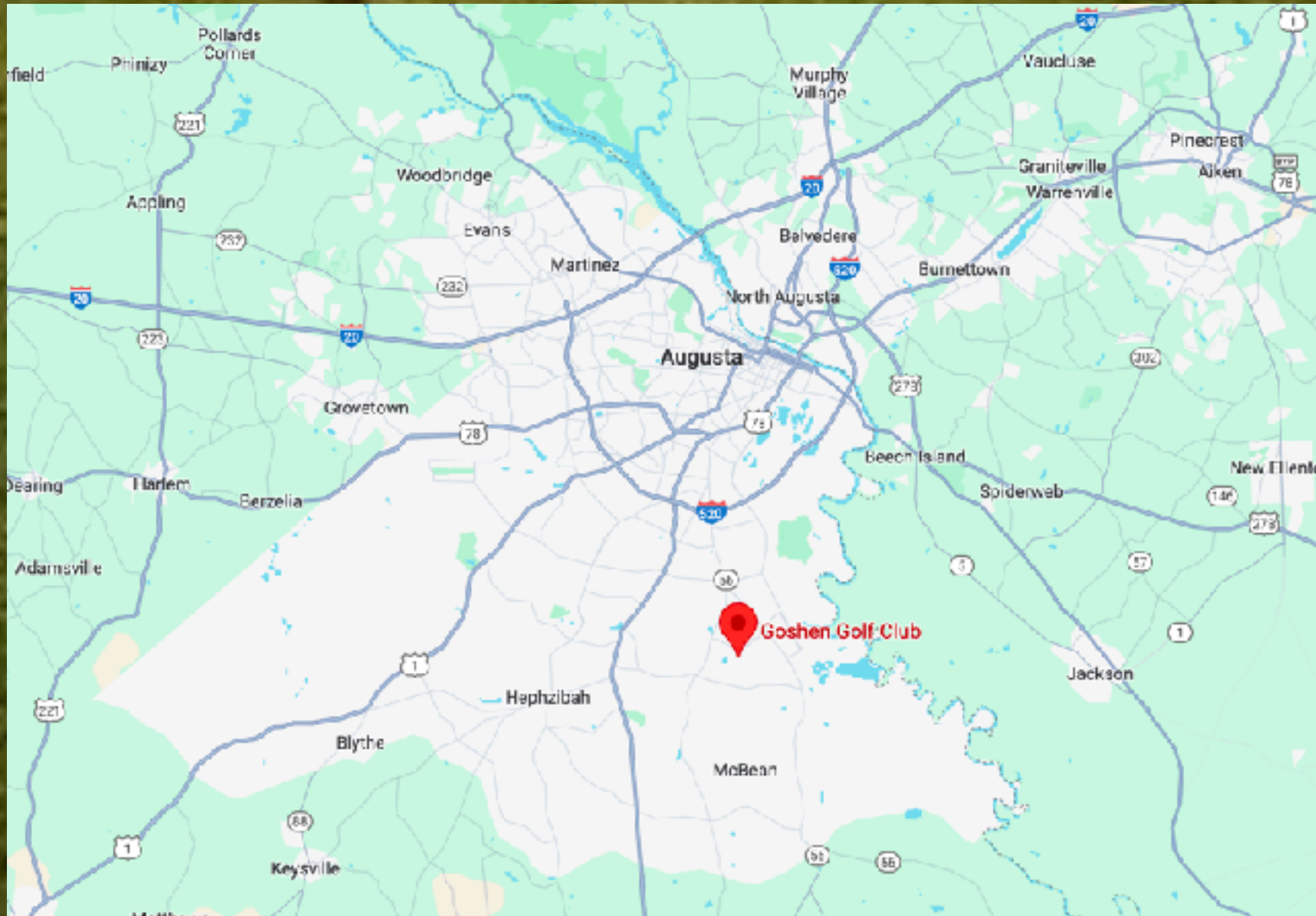
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All offers will be reviewed by ownership and consideration will be given to offers that meet the following criteria

- 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.



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Confidentiality and Disclaimer

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