

# Limestone Springs Golf Club Oneonta, Alabama



Asking Price - \$1,100,000



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Rated 4 ½ stars by Golf Digest, this spectacular Alabama golf course was expertly conceived, crafted, and etched among the panoramic ridges, valleys, bluffs and stream of beautiful Blount County in north-central Alabama.

Created by nature and designed by U.S. Open winner Jerry Pate, Limestone Springs is testament to the exceptional combination of technical expertise and creative talent. With its dramatic changes in elevation, an abundance of natural creeks and streams, hillside outcroppings of limestone, and scenic ridges and valleys, Limestone Springs provided the perfect canvas for Jerry Pate. This par 72 course plays approximately 7,000 yards from the championship markers, but offers four separate tees for golfers of all levels. Pate set out to design a course that consistently provided a formidable challenge for golfers at every level.

At Limestone Springs, you'll find many elevated tees providing spectacular panoramic views down twisting and turning fairways. You'll find free-flowing streams as well as numerous man-made lakes that pose one hazard after another – but never dampen the spirit. You'll see indigenous hardwoods, towering southern pines, and lush vegetation that create natural borders and boundaries. And, most importantly, you'll play on some of the most pristine bentgrass greens in Alabama, surrounded by sugar-white bunkers that provide the superb playability for which all world-class golf courses are known.

Priced substantially below replacement cost at \$1,100,000  
Limestone Springs is ideal for a veteran golf course operator or a first time owner. ✓



# Limestone Springs Golf Club

**3000 Colonial Drive - Oneonta, Alabama 35121**

Year Opened - 1999

Architect - Jerry Pate

# of Holes - 18

Total Acres - 225

Additional Development Land - 188 acres and 35 lots

Yardage 6,987

Slope/Rating - 74.2/139

Greens Fees - \$69

## Community

300 Single Family Homes/100 TownHomes

Value Range \$320,000 - \$650,000

## Clubhouse

Year Built - 1999

Square Footage - 6,500

Clubhouse Capacity - 350 for banquets

Full Liquor License - yes

Locker Rooms - yes

POS System - EZ Links



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## Turf Grass

Greens - Crenshaw Bentgrass

Tees - 419 Bermuda

Fairways - 419 Bermuda

Rough - 416 Bermuda

## Irrigation

Make Flow Tronex

# of Pumps - 2

Year Installed - 1994

Total Gallons per Minute - 1,350

Water Source - Well

Maintenance Facility Construction Type - Metal

Maintenance Facility Square Footage - 13,000 Sq ft

Gasoline Storage Above Ground - Yes

Separate Chemical Storage - Yes

Washdown Separator - Yes

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

Indoor Equipment Storage - Yes



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## Acquisition Opportunity

- Priced substantially below replacement cost
- High End Clubhouse with spectacular mountain views
- Rated as one of the top Daily Fee golf courses in Alabama
- Growing community with opportunities to increase rounds
- Excellent local demographics
- Land sites for sale as well to increase long term profitability
- A new hands on owner will be able to increase revenue through increased rounds, outings and banquets.



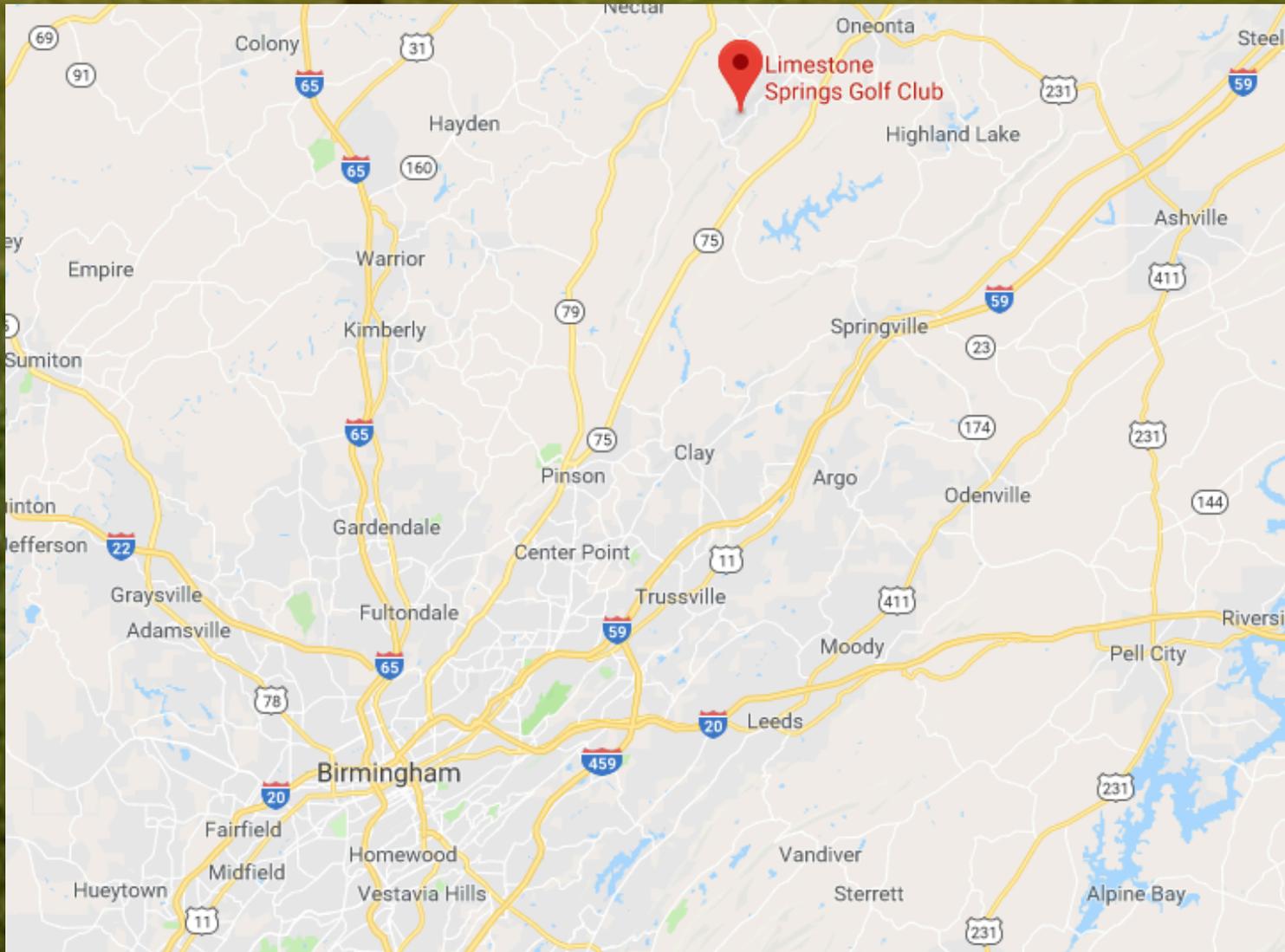
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