

Heddles Hideaway Golf Course Spartanburg, South Carolina



Asking Price - \$1,000,000



Heddles Hideaway Golf Course



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Southern charm still exists. Nestled in the mountains of Spartanburg, South Carolina, Heddles Hideaway offers scenic golf with a friendly and relaxed atmosphere.

Heddles Hideaway Golf Course was built in 1979 under the name Oakridge Country Club. It was designed by George Cobb, the creator of Augusta National's Par-3 course and Quail Hollow in Charlotte, North Carolina, which is a regular stop on the PGA Tour. The course features dramatic elevation changes and carves its way through majestic oak lined fairways. Challenging greens will captivate your imagination and test the skills of every golfer.

Heddles Hideaway CC is a challenging test of golf that has elevation change and hills that will test your ability to hit off different types of lies and requires a strategic approach on every hole. The Par 3 14th is the signature hole, a downhill shot of 180 yds. from the championship tee with an elevation drop of 50 ft. and a creek bordering the front and right side of the green.

A secluded driving range is open to the public and provides the setting for a serene and refreshing practice session.

The Heddles Hideaway clubhouse provides an instant feeling of comfort. Enjoy the latest tournament or sporting event on a 50" Flat Screen TV, sit by the fireplace, or relax in an abundance of seating space. The clubhouse is ready to accommodate all your special events and tournaments.

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



Heddles Hideaway Golf Course

5451 South Pine Street Spartanburg, South Carolina

Year Opened - 1979

Architect - George Cobb

of Holes - 18

Total Acres - 158.58

Maintainable Acreage - 121 acres

Yardage 6,190

Slope/Rating - 70.3/128

Greens Fees - \$48 WE

Golf Carts

60 Yamaha Gas Carts

Clubhouse

Year Built - 1979

Square Footage 6,560

Clubhouse Capacity - 220in dining room

Full Liquor License - Beer and Wine Only

Locker Rooms - No

POS System - EZ Suite



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Turf Grass

Greens - Champion Bermuda

Tees - 419 Bermuda

Fairways - 419 Bermuda

Rough - 419 Bermuda

Irrigation

Make Flow -Yaskawa Pump Controller, Balder Reliance Motor (60 hp), Paco Pump

of Pumps - 2 60 HP

Year Installed - 2017

Total Gallons per Minute - 1,000

Water Source - Pond

Maintenance Facility Construction Type - Metal

Maintenance Facility Square Footage - 6,100 Sq ft

Gasoline Storage Above Ground - Yes

Separate Chemical Storage - Yes

Washdown Separator - No

Cart Path Composition - Asphalt 7 feet wide all over golf course

Indoor Equipment Storage - Yes



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Acquisition Opportunity

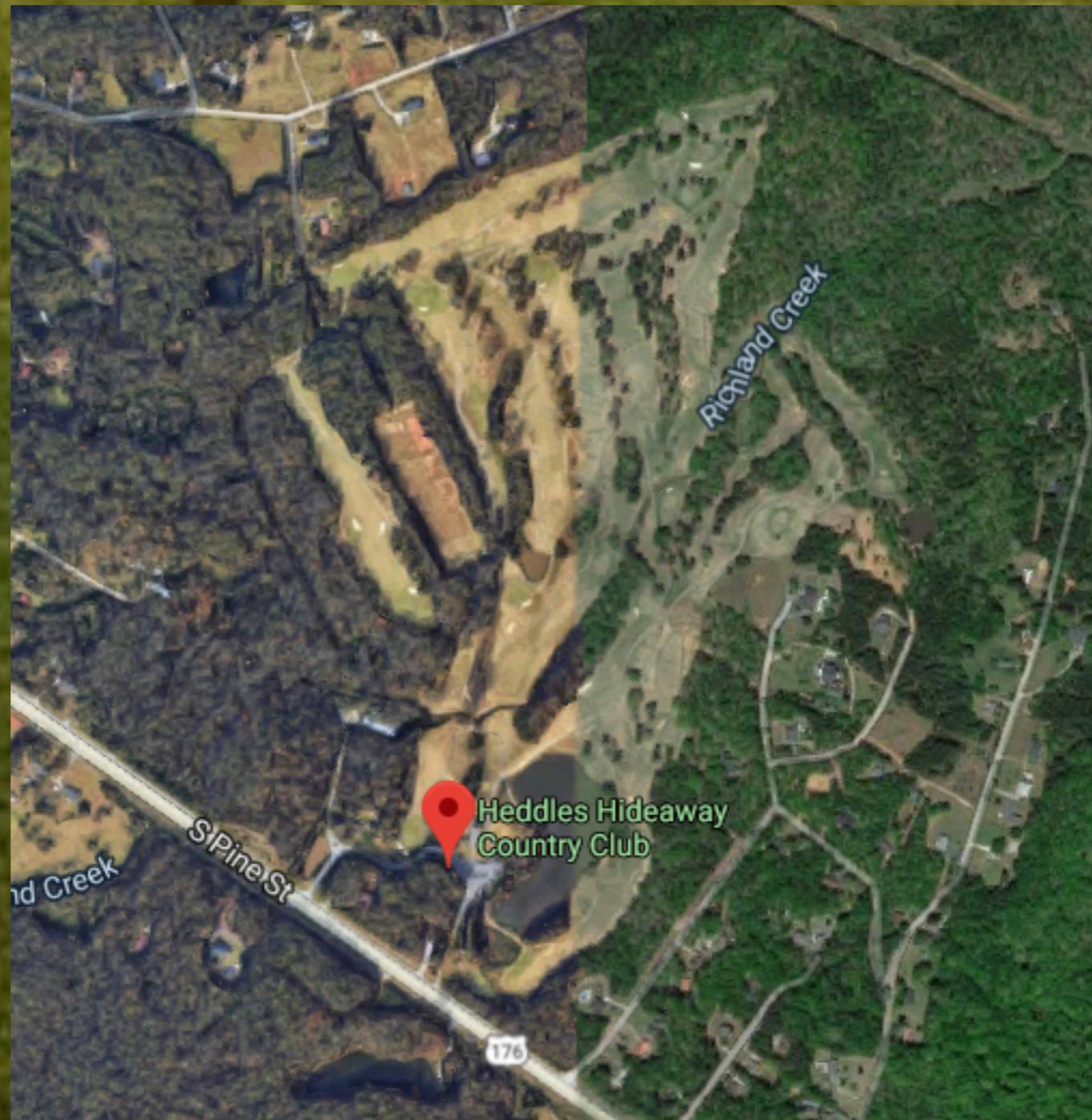
- Priced substantially below replacement cost
- Excellent test of golf
- Growing community with opportunities to increase rounds and F&B revenue
- Access to Spartanburg SC
- Needs a new owner with energy to unlock the unlimited potential of the property



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Chris Charnas
Links Capital Advisors, Inc.
3223 Lake Ave
Suite 15C

Wilmette, Illinois 60091

Office 847-866-7192

Cell 312-543-7192

chris@linkscapitaladvisors.com

www.linkscapitaladvisors.com

Twitter: @linkscapital

