

Providence Hill Farm - Sporting Club Jackson, Mississippi



\$21.5 Million Asking Price



Providence Hill Farm



PROVIDENCE
HILL FARM



Providence Hill Farm

- 1,200 acre Shooting/Equestrian Club
- Premiere Sporting Club in the Southeast
- 380 current members from 6 States
- Lodging and Residential Development Opportunities on site
- Significant infrastructure in place
- Skeet, Clay, Helice, 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
- 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, the club's 80 charter members enjoyed the use of 1 sporting club range, a duck flush, 5 lakes, a long rifle range, pistol range, 5,000 square foot club house with a 4,000 square foot deck and a 36-horse stable.

Today's 380 plus members enjoy all the above amenities plus an additional sporting clay ranges 1 - Helice range, 2- 50-acre quail fields, multiple long rifle lanes, up to 800 yards in length, 1- 5 stand, a lake side pavilion, 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 Providence has hosted regional and international shooting competitions inclusive of its very own Providence Hill Cup. Competitive clay shooters throughout the United States consider Providence to be one of the best venues for a competitive shoot. These weekend events infuse between \$200,000 and \$400,000 in income.

The club 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 as well welcome to the club's monthly Guns and Grub dinners and several themed events over the course of the year. The club as well has several women's clubs 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 club has 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 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 oversees the facilities and sporting 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 it has been in existence. With the addition of the second sporting clay course, members feel very little pressure on the course, 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 number of quail and pheasant hunting it has on site. To do this, additional lodging is needed in the form of hotel rooms, some condos and 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 due to this fact that the best way to take the club to the next level is to find the right buyer to expand the facility and to create a national marketing program that take the club to the next level.

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www.providencehillfarm.com

1,179 acres

Gently rolling topography

Assets included in the sale

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

A horse stable with 36 individual stalls with stone exterior, standing seam metal roof with painted concrete block and custom wooded interior with brick paver flooring containing a total area of 26,867 square feet. The facility includes 4,790 square feet of living area in two suites located above the stables completed in 2005. This is used to house guests of the club currently.

A jumping shed containing 27,000 square feet with sprinklers for dust control built in 2005

An automated exercise pen for horses, built in 2005

An outdoor jumping area and numerous paddocks for horses

Three (3) outdoor horse stables and a single loafing shed.

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 patio.

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

A wood frame stable containing 7,620 square feet, in fair condition, built 1984. Part of this stable is used to store equipment (golf carts used on the shooting ranges) with another part used as a food storage, janitorial facility and 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 containing 10,060 square feet

A hay storage building containing 5,640 square feet with 838 square feet of partitioned area built in 2005

An outdoor covered pavilion area with decking and two restrooms used for events, built in 2005



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LINKS
CAPITAL
ADVISORS

Providence Hill Farm

Acquisition Opportunity

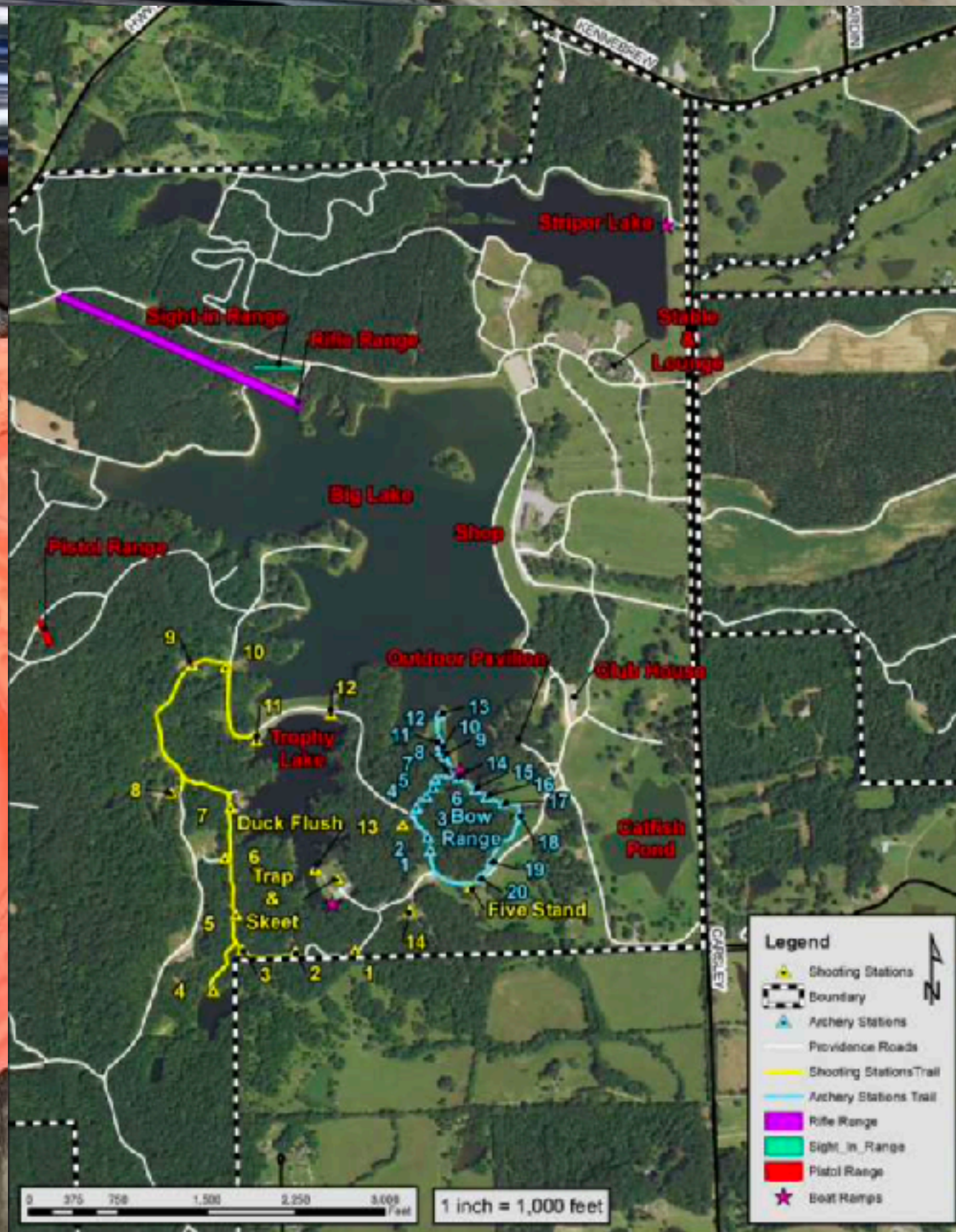
- Cash Flow Positive Sporting Club
- Opportunity for On Site Lodging and Residential Development
- Active membership seeking more on site F&B
- Growth opportunities for increased membership with regional marketing campaign
- Unlimited growth opportunities for weddings/outings and events
- Easy access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



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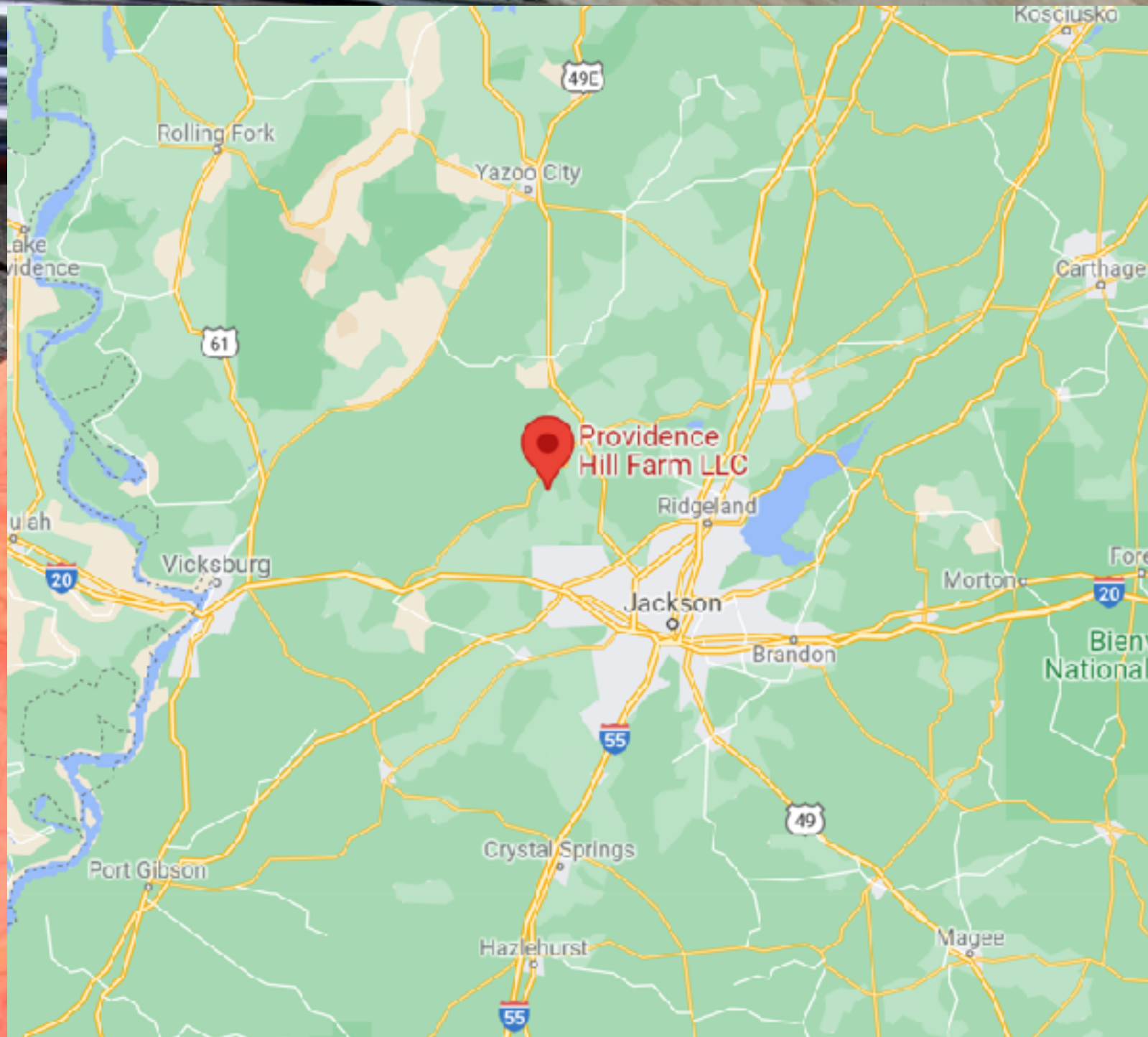
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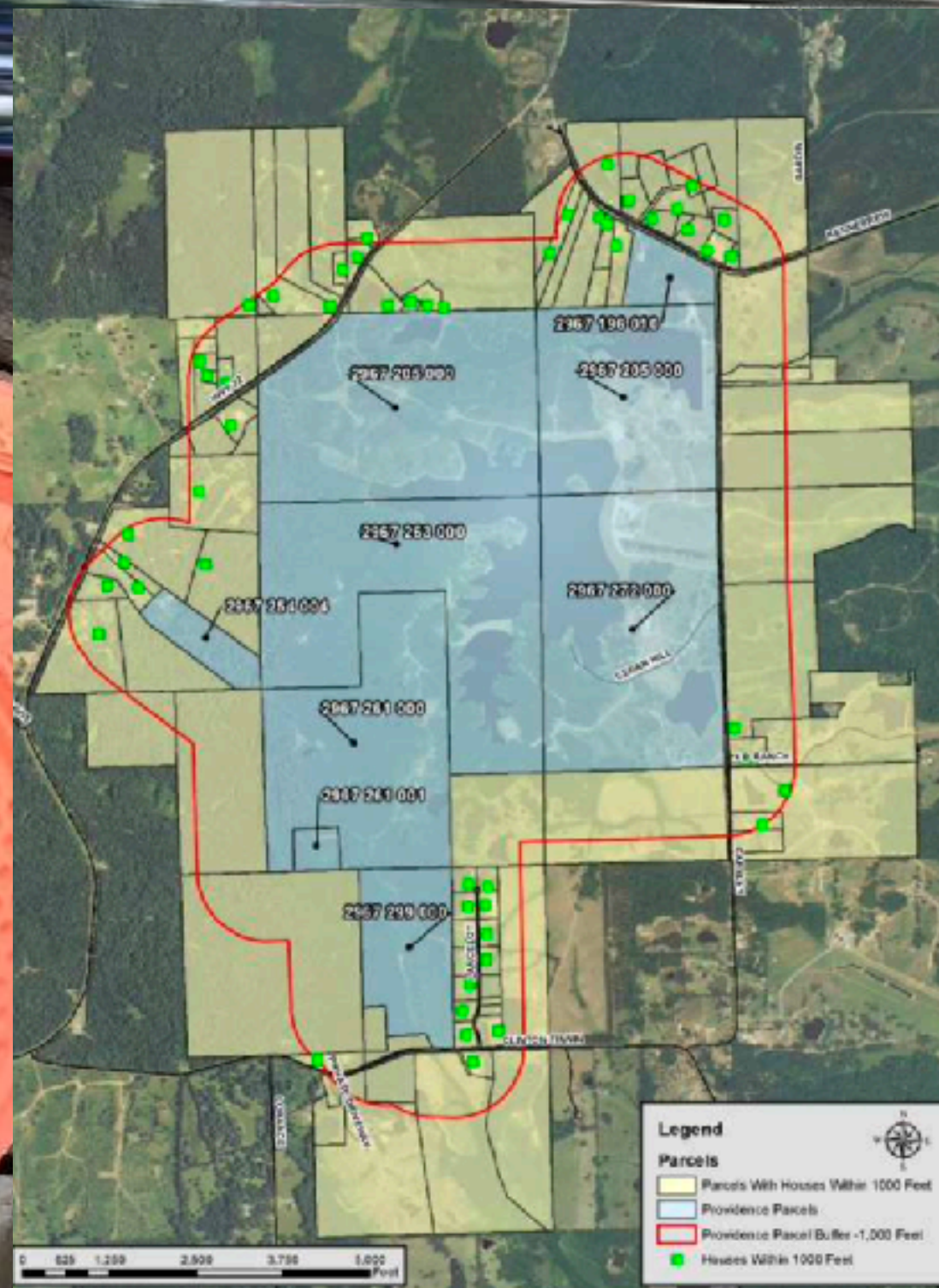
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