



BIG SUGAR GOLF COURSE

1101 Sugar Creek Rd, Pea Ridge, AR 72751



VIDEO

PROPERTY DESCRIPTION

Seize this unique opportunity to own one of Arkansas' most challenging and picturesque golf courses, nestled in the Ozark Mountains in the thriving town of Pea Ridge, AR. This expansive property spans over 188 acres and features 18 championship holes designed for golf enthusiasts. With nearly 200 active members, providing a steady stream of revenue, this turnkey operation is ready for immediate ownership, allowing you to step in and elevate the course to new heights. Conveniently located just 10 minutes from the Wal-Mart Home Office in Bentonville. Live your best life surrounded by natural beauty while managing a top-tier golf course. Don't miss this chance to take this prestigious course to the next level.

PROPERTY HIGHLIGHTS

- +/- 189 Total Acres and +/- 2,500 SF Club House
- Nearly 200 Active Members
- 18 Championship Holes

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	189 Acres
Building Size:	2,500 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	63	364
Total Population	57	186	1,051
Average HH Income	\$113,134	\$113,134	\$113,856

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18 CHAMPIONSHIP HOLES GOLF COURSE FOR SALE

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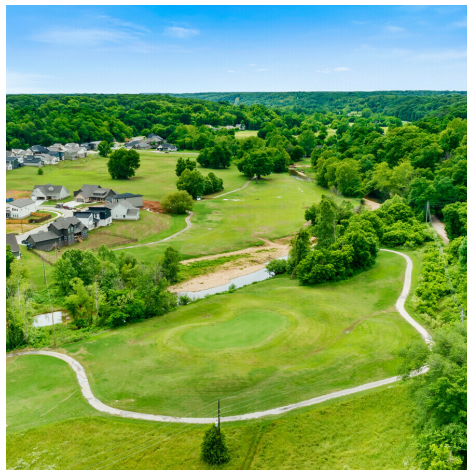
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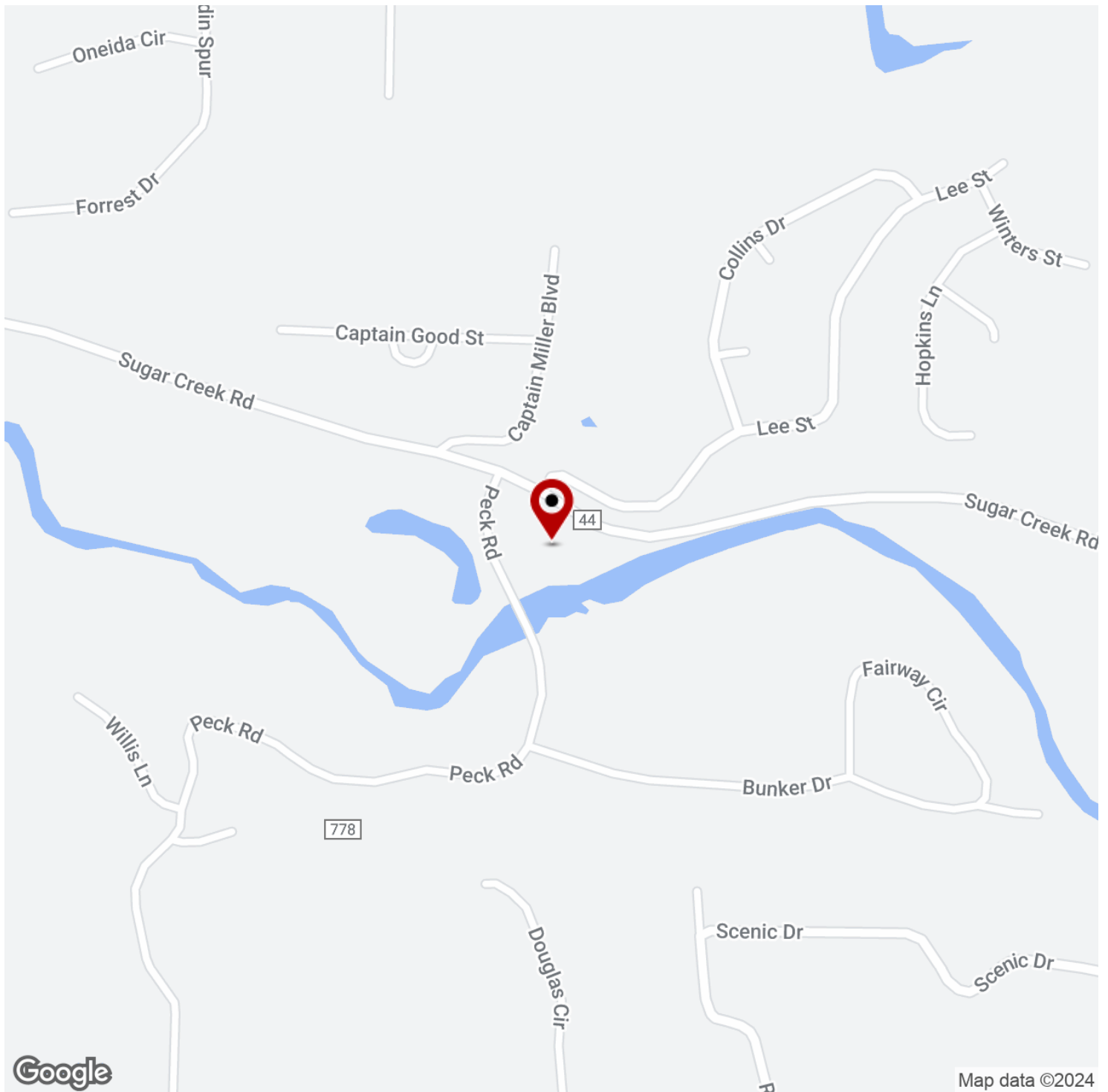
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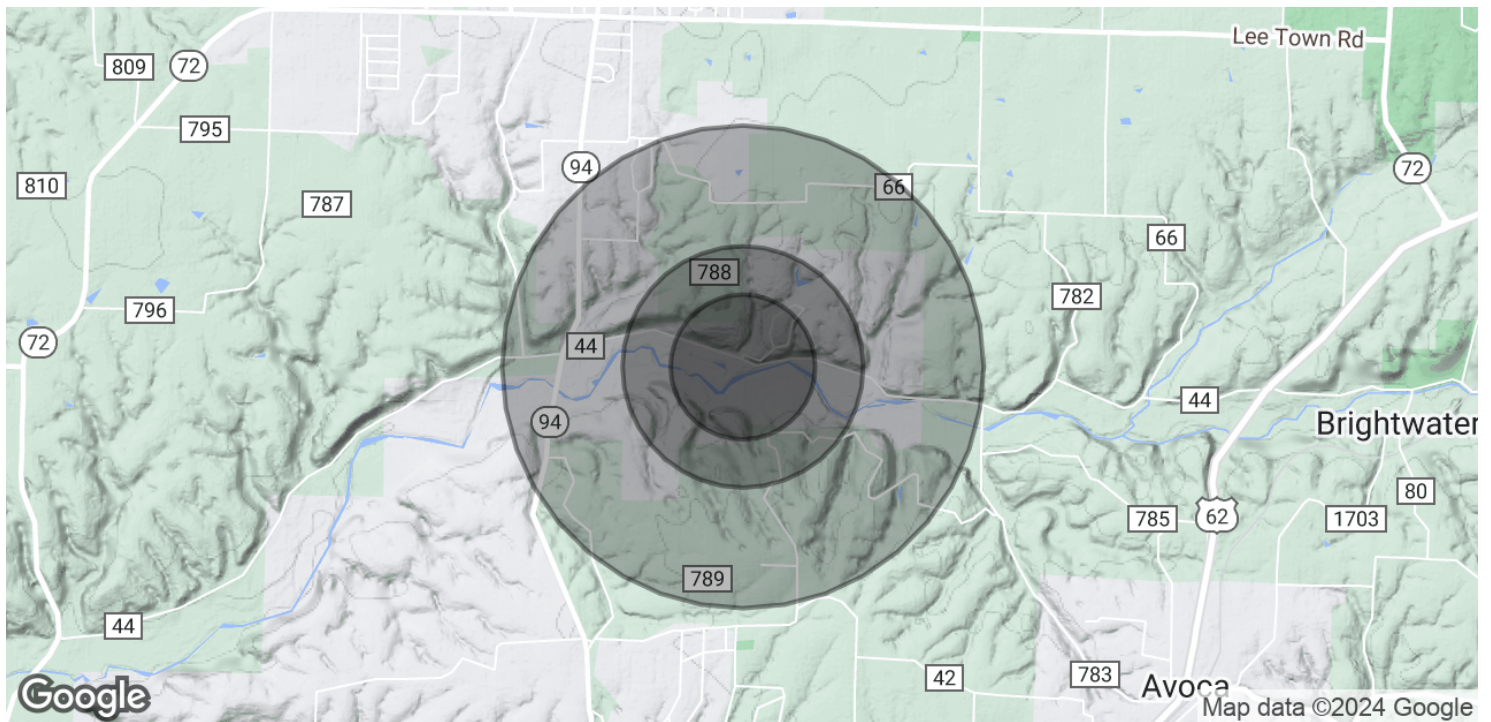
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	186	1,051
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	63	364
# of Persons per HH	2.9	3	2.9
Average HH Income	\$113,134	\$113,134	\$113,856
Average House Value	\$345,730	\$345,730	\$344,822

Demographics data derived from AlphaMap

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