

Golf Course Information Checklist

The following information is typically required for the creation of an effective marketing package for the sale of your facility:

Course name: Beaverbrook Country Club

Mailing address and location address :

Beaverbrook Country Club

P.O. Box 930

Daingerfield Texas 75638

Owner: David & Ann Lovelady

General Manager: David Lovelady

Head Professional N/A

Number of Employees: Five (3 to 5 including bartenders)

Holes: 9 Yards _____ Tees per hole 3

Men's Tee (White/Blue) 2,948 yards

Women's Tee (Red) 2,198 yards

Senior's Tee (Yellow) 2,442 yards

Rating _____ Year Opened 1933

Green Fees: Weekdays \$15.00 Weekend \$25.00 + Tax

Attach and /or send membership plans and information,

Architect _____

Acres: 60 Acres Additional lots/acreage: None

Provide scorecards & site plan/ routing if available.

See attached

Type of Course (Public, Private, Semi-private, Resort) Semi-Private

If memberships are available (How many members, cost, monthly dues)

Memberships are open at the rates below ; subject to membership committee approval. A \$200.00 application fee applies.

Part of a residential development (No) - - If yes, what is typical home price.

Provide membership rates, categories, dues information, and number in each category.

85 Full Memberships (Golf, Bar, Weight Room, Pool)

5 Social Memberships (Bar, Weight Room, Pool)

Clubhouse(s) & Facilities:

Clubhouse Square Feet 6,000 sq ft

Pro Shop Square Feet 495 sq. ft

Bar & Restaurant Square Feet 1,506 sq ft

Banquet room & Banquet Kitchen Square Feet 1,653 sq ft

Driving range # stations N/A

Putting Green Yes No Yes

Practice chipping area Yes

Maintenance Barn Square Feet 1,340 sq ft

Other buildings:

Tennis Square Feet N/A

Number and type of courts N/A

Pool: Size of pool and pool house:

Pool is 60 ft long and 30 ft wide at the south end and 20 ft wide at the north end. The pool is 3 ft deep on the shallow end and 8 ft deep on the deep end. The volume of the pool is approx. 90,000 gallons. The pool bathrooms are 384 sq ft. The pump house is 160 sq ft.

The pool rest rooms were completely remodeled last year. The pump house was built new last year and the pump and all equipment was replaced new last year. A new fence around the pool area was installed last year as well.

Golf Carts

Number 8 Age EZ Go 2004 models (6 years old) Electric
New batteries installed in 2009 & 2011

Leased or owned Owned

Do you have floor plans for clubhouse: No

All equipment included with the sale – send lists as separate documents particularly maintenance equipment.

Dining room

Banquet room

Kitchen

See Attached

Golf Shop

Maintenance

Other

Maintenance/ Course information:

Water sources City Water

Effluent available: Y N Required to be used: _____

Cost: _____

Age of greens _____ Age of fairways _____

Approximate SF greens total/ per green

Approximate acres mowed: 60 acres

Type grass summer: 328 Tiff on greens winter: Same

Number of bunkers: N/A Depth of sand: N/A

Lakes

Number: N/A Lined: Y N Size: _____

There are 2 creeks that run through the property and have water year round.
These creeks come into play on some of the holes

Cart paths:

Type: Concrete Thickness: 4 inches thick Width: 5 ft wide

Other: The cart paths cover the entire coarse. They start at # 1 tee box and continue through # 9 green and back to the club house. The total length of all cart paths are 10,955 feet (over 2 miles).

Wall-to-wall : Yes

Bridges

Number: 9 When built: appox. 15 years ago

Construction of bridges: (wood, steel, etc.) Steel

Half-way House: NO Size & Location _____

Type Services/ Food/ Beverage: _____:

On course restrooms: Yes Locations: Number 5 Tee box

Drinking water on course: 3 Fountains

Locations: One at Number 3 Tee Box; One at number 5 Tee Box; One at number 8 Tee Box.

Irrigation

Age of system ? Brand: Rainbird sprinkler heads

Water Souces: City Water

Gals/ min wells _____ Effluent available? _____

Pump Station(s): Number N/A Location _____

Type of irrigation Single row, double row, etc. _____

Spacing _____ @ Fairways _____

@ Rough _____

Greenside irrigation: Rainbird sprinkler heads fed by City Water

Age pump(s): _____ Type of pump(s): _____

Pump Size(s): _____

All Tee Boxes and Greens are irrigated some fairways have irrigation but I have not used any of them while I have owned the proerty.

Known issues with irrigation, pumps, etc. None

Number of maintenance employees One to two

Additional information needed:

Rounds played per year – last 4 years **Approx 25,000 rounds per year**