

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale

**Location**

Rural Lacombe County, Alberta

**Listing ID:**

32851

**MLS ID:**

A2270438

**\$1,750,000**



 **GEORGE JOHANSON**

 (403) 318-4799

 Coldwell Banker OnTrack Realty

 403-343-3344



39212A, Highway 766 Highway , Rural Lacombe County , Alberta T0M 0X0

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	61
<b>Business Name</b>	<b>Business Type</b>	<b>Zoning</b>
Dark Horse Golf Course	Other	AG
<b>Subdivision</b>	<b>Nearest Town</b>	<b>Building Type</b>
NONE	Eckville	Home-Based, See Remarks
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1903	Low Rise (2-4 stories)	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Mixed Use	1758.00	163.32
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Construction Type</b>
3847654	88.33	Concrete, Wood Siding
<b>Roof</b>	<b>Foundation</b>	<b>Cooling</b>
Shingle, Wood	Poured Concrete	None
<b>Heating</b>	<b>Access to Property</b>	<b>Inclusions</b>
Central, Mid Efficiency, Natural Gas	Direct Access, Gravel Lane, On Major Traffic Route, Paved Road, Visual Exposure	Refrigerator, Built-in Dishwasher, Electric Stove, Microwave Oven, Washer, Electric Dryer, Built-in Vacuum and Attachments, Golf Course Equipment
<b>Restrictions</b>	<b>Reports</b>	
None Known	Other Documents, Title	

Welcome to the Dark Horse Golf Course! This charming family-owned and operated golf course, located just south of Eckville on Hwy 766, is now available as a turnkey operation. Experience the thrill of teeing off against stunning vistas while navigating challenging holes on this nine-hole, par-36, 2,979-yard course, designed to cater to golfers of all skill levels. It's the perfect setting for families who love to spend quality time together on the greens. The property features a two-storey home built in 1903 in a beautifully landscaped setting. This home has numerous upgrades including a concrete foundation, siding, shingles, windows, and modern interior decor. There are 4 spacious bedrooms, 1.5 bathrooms, and an office equipped with a murphy bed. It also offers main floor laundry and a double-attached garage. The main floor encompasses 945 sq. ft., with an additional 813 sq. ft. on the second floor. In addition to the home, the property includes essential support structures such as three 10'x12' buildings for the golf course (counter shed, bathrooms, and storage), two 40-foot sea cans with an 18-foot connecting roof and a 12-foot lean-to. Also, a 20'x30' tarp-covered shed, a 15'x30' tarp-covered shed, and an 8'x8' storage shed. A 12'x24' greenhouse, a 10'x20' sauna with a wood-burning stove, and a 40-foot sea can with a 12'x40' lean-to used for animal shelter and tack room. Additionally, a 55'x180' outdoor riding arena is included. All necessary equipment to maintain the golf course including a licence to divert and use water from the creek is part of this incredible offering, making it not just a home, but a thriving business opportunity. Surface lease revenue of \$8,500 annually. Don't miss your chance to be your own boss in this enjoyable environment, serving a fun clientele while turning your passion for golf into a rewarding career!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.