

**39212A, Highway 766 Highway
Rural Lacombe County, Alberta**

MLS # A2270438



\$1,750,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	Other
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Dark Horse Golf Course
Size:	1,758 sq.ft.
Zoning:	AG

Heating:	Central, Mid Efficiency, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Shingle, Wood	Utilities:	-
Exterior:	Concrete, Wood Siding	Parking:	-
Water:	-	Lot Size:	88.33 Acres
Sewer:	-	Lot Feat:	-

Inclusions: Refrigerator, Built-in Dishwasher, Electric Stove, Microwave Oven, Washer, Electric Dryer, Built-in Vacuum and Attachments, Golf Course Equipment

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!