



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

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www.wedodirt.com

For Sale - Golden Oaks Golf Club – Fleetwood Ruscombmanor Township, Berks County, Pennsylvania 168 Acres – Active Operating Golf Facility with Restaurant/Events Venue

- 2014, 2015, 2016 Reader's Choice for "Best Public Golf Course" from The Reading Eagle
- 2001, 2002, 2004, 2005, 2009, 2010, 2013 "Best Public Golf Course in Berks County" from Berks County Living Magazine
- 2016 ranked #2 Best Public Golf Course in Pa. from Golf Advisor
- 2016 ranked #15 Best Public Golf Course in the Nation for outstanding amenities and exceptional customer service
- Owned, operated and managed by present Owners for over 12 years
- Course is in excellent condition
- Averaged over 30,000 rounds per year from 2008 to 2015 – 2015 Gross Income \$2,100,000+
- Adjacent to an established single family home development fronting on the course where re-sales have been between high \$400,000s to low 600,000s
- Adjacent to an approved townhouse / twin development of 96 units on an additional 23.8 acres being offered for sale by separate owner – refer to separate offering statement www.wedodirt.com
- Zoned - R1 allowing single family homes (30,000 square foot lots with public utilities), school, religious, hospital and other assorted uses with possible Active Adult Overlay allowing multi-family units (5 upa maximum) –

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

- Utilities - Public water (Pa America Water Company) and public sewer (Ruscombmanor Township) available for existing use or future development – existing operating water well on the property
- Water – the property is presently within Pa American’s franchise area – any future development will require an upgrade of the existing water system – there are existing wells servicing the Golf Course and the adjacent single family homes and an upgrade of the water system is planned as part of the adjacent approved townhouse / twin development
- Sewer – the proposed approved townhouse / twin development will increase the existing system to 80% capacity – there is room to expand the existing plant – there has been no study completed to determine that expansion
- Both golf course partners own single family homes fronting on the Golf Course which are not offered as part of this sale – they could be included subject to mutually acceptable terms

Important Contacts

- Existing and Future Public Water - Pa American Water Company – Craig Darosh, 4 Wellington Boulevard, Wyomissing, Pa., 19610 – 484-855-1005 – craig.darosh@amwater.com
- Future Development and Existing Zoning and Public Sewer – Mesh Consulting, LLC – Steven McBrearty, 2932 west Germantown Pike, Eagleville, Pa., 19403 – 484-754-3470 – extension 108 – smcbrearty@mesh-consulting.com
- Future Traffic Approvals – Traffic Planning & Design Inc. – Robert Hoffman, 812 West Hamilton Street, Suite 402, Allentown, Pa., 18101 – 610-625-4242 – rhoffman@trafficpd.com
- Title Insurance – Trident Land Transfer Company – Betsy Stephanou, 431 West Lancaster Avenue, Devon, Pa., 19333 – 610-889-7677 – betsy.stephanou@foxroach.com

Listing Realtors

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