

FOR SALE

POPULAR AND LUCRATIVE GOLF COURSE AT BUCK LAKE

454065 HWY 22 | ALDER FLATS. ALBERTA



OPEN TO VENDOR TAKE-BACK FINANCING - HIGHLY MOTIVATED TO SELL

Become part of the \$2.8B segment of the province's leisure-time economy and take up this popular and well-situated golf course and camping site. Buck Lake is a growing destination for recreation-seekers from the Capital region and is gaining attention and demand, with new breweries and distilleries increasing tourist appeal in the area. This asset is already a local favourite, one of the longest courses for distance-of-play in Alberta, and has room for modest improvements that increase its value immensely. At a sale price far below construction cost and capitalizing on the area's attention among investors, now is the time to jump on this opportunity.

HIGHLIGHTS

- 18-hole, long-play course with full irrigation and catch systems in place to the highest standard;
- 19th fairway for tournament settlements and extra play;
- Fully-serviced RV and tent campground for additional revenue;
- All maintenance equipment and golf accessories included in sale, as well as two residential structures for staff or owner lodging;
- Planned division for acreage housing as future sale revenue;
- Gas extraction leases and ROW agreements for additional revenue;
- Scenic and enjoyable 1.5 hour drive from Edmonton in Wetaskiwin County.

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PROPERTY DETAILS

MUNICIPAL ADDRESS

454065-HWY 22, Alder Flats, AB T0C 0A0

LEGAL ADDRESS

NW30-45-6-W5

LAND SIZE

± 160 Acres,
*1.66 acres subdivided out for as a private residence,
the remainder as operation of businesses*

LAND USES

18-hole golf course; small pro-shop and 2 large maintenance garages; 65 fully-serviced RV lots; 1 gas well; 16 surveyed acreage lots

UTILITIES AND SERVICES

5 separate septic systems; four water wells and high-capacity pumps; six large holding ponds all tied together with piping; fully-irrigated course; standard natural gas services; regular electrical delivery at capacity for all machinery and lighting.





FINANCIAL DETAILS

GROSS INCOME

\$369,779 (2022)

\$122,511 (2023*)

\$141,610 (2024*)

**The past two seasons have been interrupted by mandatory fire evacuation and intense fire smoke.*

TAXES

\$15,329.26 (2025)

MAINTENANCE AND REPAIRS

\$16,650

CURRENT EMPLOYEES

4 part-time

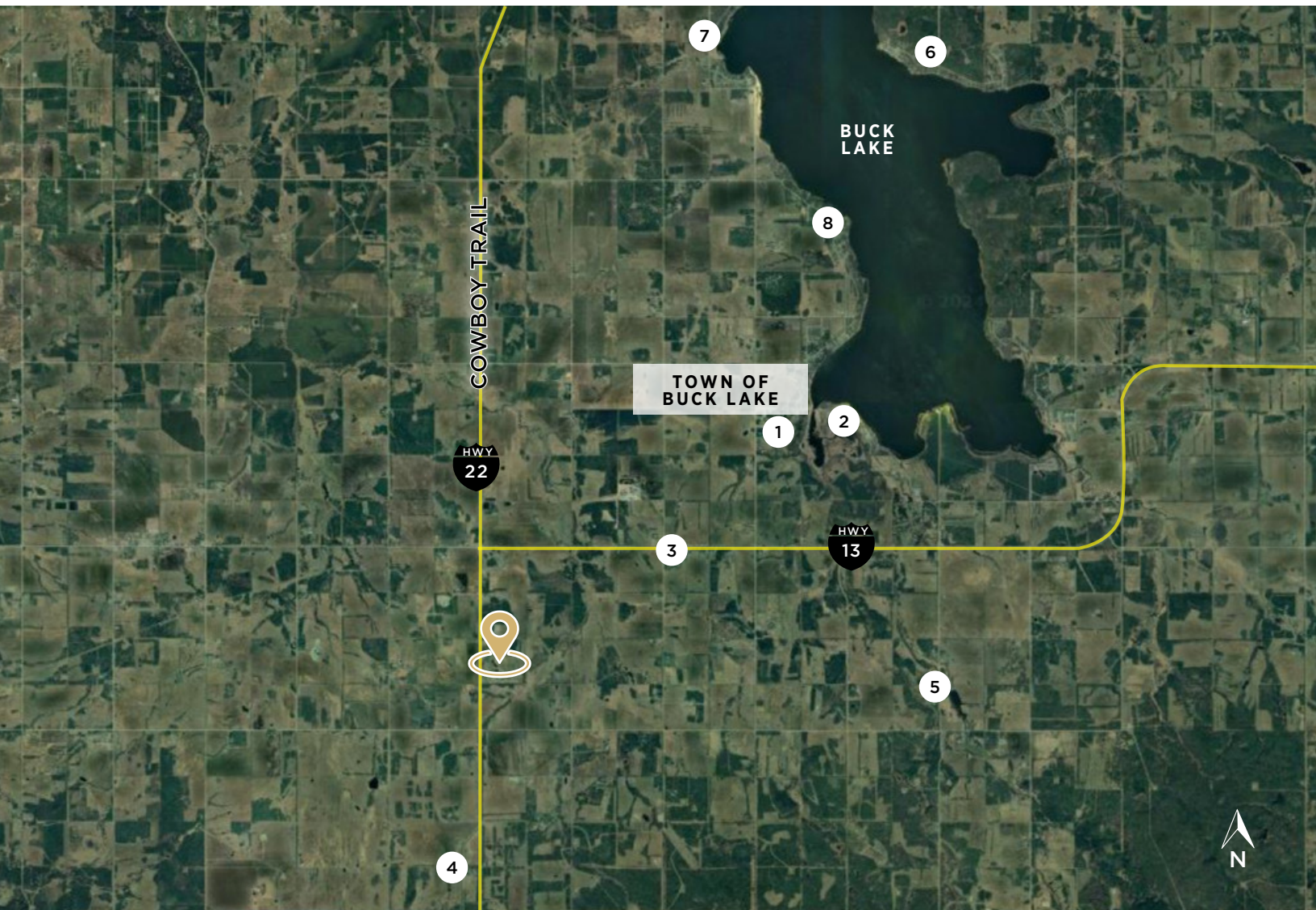
SALE INCLUDES:

- 33 golf carts
- All lawn care and maintenance vehicles, including "honey wagon" for septic care
- Furniture and appliances for houses

A full inventory list is provided as part of the due diligence package after an offer is accepted

Management will remain for a period to ensure a smooth transition of the asset and operations to new owners.

SALE PRICE: \$3,200,000



NEARBY AMENITIES

- ① Buck Lake Mercantile
- ② Buck Lake Campground
- ③ Fas Gas
- ④ Grey Owl Meadery
- ⑤ Kramer Pond Lodge
- ⑥ Buck Lake Natural Area
- ⑦ Buck Lake Provincial Recreation Area
- ⑧ Buck Lake Lot

DRIVE TIMES

Town of Buck Lake	10 Minutes
Drayton Valley	31 Minutes
Rocky Mountain House	38 Minutes
Pigeon Lake	44 Minutes
Edmonton In't Airport	79 Minutes
Downtown Edmonton	90 Minutes

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