

FOR SALE *under receivership*

Settlers' Ghost Golf Club

3421 McNutt Road, Barrie, Ontario



Opportunity to acquire a par 72, 18 hole golf course in Oro-Medonte Township.

The property is located along **Horseshoe Valley Road, north of Highway 400, Barrie.**

Ira Smith Trustee & Receiver Inc., in its capacity as Court-appointed Receiver and Manager of Settlers' Ghost Golf Club Limited Partnership and FSP Holdings Inc. is undertaking a "stalking-horse" sales process to dispose of all the assets, properties and undertakings of the Company on an "*as is, where is*" basis, in accordance with the Order of the Ontario Superior Court of Justice (Commercial List) dated April 29, 2016 (the "Order").

The Receiver's objective is to maximize sales proceeds, limited terms and quick closing. Being sold on an "*as is-where is*" basis. We are not able to provide any representations or warranties.



→ Project Description

SITE: 114.025 acres in Oro-Medonte Township
Along Horseshoe Valley road, North East
of Highway 400

LEGAL DESCRIPTION: Pt Lt 41-42
Con 2 Medonte Pt 1 51R30187; Oro-Medonte

ZONING: Private Recreational &
Environmental Protection

Course: The course is a par 72 (36-36)
measuring 6,311 yards from the gold tees and
±5,362 yards from the white tees. The course
offers a strong mix of par 3s, 4s and 5s with
numerous water hazards, sand bunkers and
changes in topography. The course is scenic,
playable for average and strong players and is in
very good overall condition. The course has
strong recommendations (4 stars, 98 ratings,
±91.8% recommended) on Golf Advisor.



→ Terms and Conditions:

Please see the Terms & Conditions, as approved by
the Ontario Superior Court of Justice (Commercial
List) attached as **Appendix A**.



→ Sales Process

To ensure an orderly process, target dates have
been established as follows:

ACTIVITY	DATE
Confidentiality Agreement (CA) distributed to interested parties	Commencing May 4, 2016
Confidential Information Memorandum (CM) distributed after receipt of signed CA	Commencing May 6, 2016
Web based data room access and Site Tour provided to approved Potential Purchasers	Commencing May 11, 2016
Deadline for Final offers	June 8, 2016, 12:00 PM EDT
Auction Date (if required)	June 15, 2016

→ Contact

Brandon Smith

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