



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



# MALVERN COUNTRY CLUB HOT SPRING COUNTY, AR

**\$999,000**



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# THE MALVERN COUNTRY CLUB

## PROPERTY PROFILE

### LOCATION:

- 473 Clubhouse Lane  
Malvern, AR 72104
- Hot Spring County
- $1.5 \pm$  Miles E of Hwy 9
- $10 \pm$  Miles SE of I-30 in Malvern
- $28.3 \pm$  Miles SE of Hot Springs
- $54 \pm$  Miles SW of Little Rock

### TAX INFORMATION:

- Hot Spring County Tax Parcel #'s
  - 015-00196-000 (21.43 Acres)
  - 015-00273-000 (27.02 Acres)
  - 015-00197-000 (58.00 Acres)
  - 015-00272-000 (40.00 Acres)
- Estimated Current Taxes: \$10,625

### COORDINATES:

- 34.285807, -92.737470

### PROPERTY USE:

- Income Producing Golf Course
- Liquor License
- Event Venue
- Super Scrambles
- Swimming
- Dance Hall
- Concerts and Open Mic
- Sports Bar
- Restaurant
- Lounge



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Information is believed to be accurate but not guaranteed.

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# THE MALVERN COUNTRY CLUB

## PROPERTY PROFILE

### PROPERTY INFORMATION:

- **146.5± Total Acres**
- **Par 72, 18-Hole Course**
- **5,600± SqFt Clubhouse**
  - 56' x 100' Metal with Brick Facade
  - Dining/Banquet Room and Bar and Grill (Built in 2004, Remodeled in 2016)
  - 6' to 8' Covered Walkways at North and South Ends that Run the Length (100') of the Building
  - 2 Large Concrete Decks/Seating Areas for Outdoor Dining and Lounging with Elevated Views of the Pool and the Course
- HVAC Units Replaced Within the Last 3 Years
- **Modern Trapezoid Shaped 55' x 40' Custom Pool, Built in 2016**
  - Kiddie Pool in the Shallow End and Tapers to 20' at the Deep End
  - Concrete Apron Surrounds the Entire Pool
  - Outdoor Bathrooms

- **1,496± SqFt 34' x 44' Warehouse for Mowers and Other Implements**
- **Irrigation System Rebuilt and Rewired in 2018**
  - Newer Rain Bird Controllers on Both 9's
  - New Motors and Pumps
  - New Well for the Front 9 Pond
- **Pro Shop**
- **Cart Sheds Built in 2017**
- **Cart Paths Resurfaced in 2020**
- **Camera System Installed in 2024**



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# WELCOME TO THE MALVERN COUNTRY CLUB

Premier Private Golf Course & Event Venue with Development Potential

DISCOVER A RARE OPPORTUNITY TO OWN THE MALVERN COUNTRY CLUB, A BEAUTIFULLY MAINTAINED 18-HOLE, PAR 72 PRIVATE GOLF COURSE NESTLED ON  $146.5\pm$  ACRES. Additional acreage and lots are available for purchase for future expansion and development.

Set in the rolling foothills of the scenic Ouachita Mountains, this income-producing property in Hot Spring County, Arkansas, offers both serenity and accessibility for members and guests alike. Established in 1950, the course stretches 6,630 $\pm$  yards from the championship tees and 5,629 $\pm$  yards from the forward tees, providing a challenging yet enjoyable experience for golfers of all skill levels.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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# MORE ABOUT THE MALVERN COUNTRY CLUB

Recent enhancements include extensive tree removal, rebuilt and rewired irrigation systems, new Rainbird controllers, upgraded motors and pumps, and a new well that services the front nine pond, ensuring the course remains in top condition.

The impressive 5,600± square foot clubhouse, constructed in 2004 and remodeled in 2016, features a banquet room, grill, and restaurant and has a liquor license that will transfer. This makes it a highly sought-after venue for weddings, tournaments, and special events throughout Southwest Arkansas. Members and guests also enjoy a remodeled swimming pool, perfect for relaxing with family or hosting poolside parties, birthdays, and baby showers.

Additional amenities include a driving range with a ball dispenser and tee box, a 116-cart shed, and a modernized maintenance building. Malvern Country Club enjoys a vibrant and active annual membership of 110-120, with a jump in the spring through summer. The club generates steady cash flow from monthly dues, driving range fees, and facility usage. There is significant potential for growth through expanding the Pro Shop, hosting more social events and golf tournaments, and introducing new amenities such as pickleball courts.



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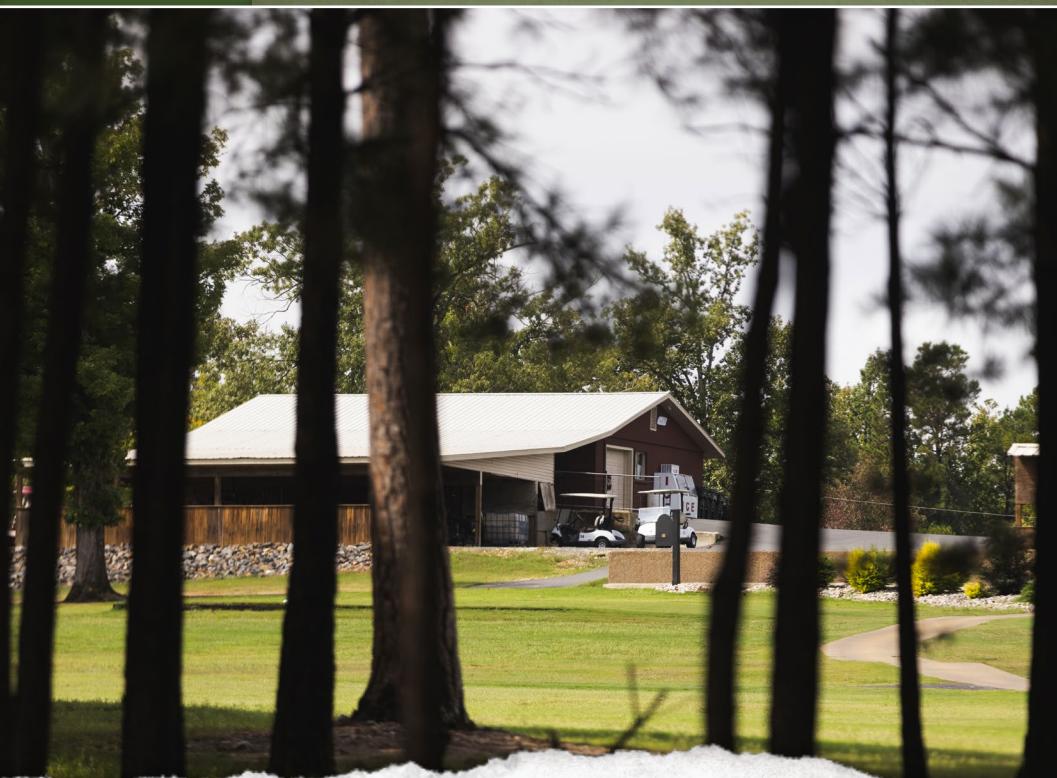
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# MORE ABOUT THE MALVERN COUNTRY CLUB

This offering is a turnkey operation with a strong foundation, multiple revenue streams, and significant upside potential. A liquor license, a well-established community presence, and a welcoming atmosphere make this property truly unique. Whether you are seeking a thriving golf and event business, a private retreat, or a development opportunity in a picturesque setting, Malvern Country Club delivers unmatched value and versatility.

**Contact Tom Fooshee or Luke Alston today to learn more and experience #TheSmallTownWay!**



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## AERIAL MAP



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## TOPOGRAPHY MAP



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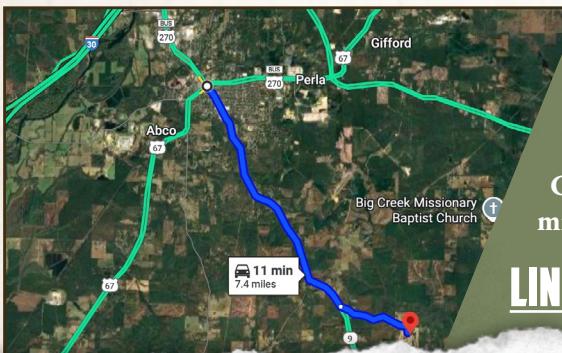


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land **id.** **LINK**

Directions From the Intersection of Hwy 67 and Hwy 270 in Malvern, AR: Travel 5.7 miles southwest on Arkansas 9/S Main Street. Turn left on Country Club Road and continue 1.5 miles. Turn right on Clubhouse Lane.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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