

# **The White Oak Golf & Event Center**

This 62-acre multi-use property offers extensive improvements and a highly developed infrastructure in a quiet community. White Oak's setting benefits from the excitement of location among the national park lands of the New River Gorge and historic county seats of Beckley and Fayetteville.

A short drive from the U.S. 19 expressway, the location offers excellent access to schools, retail centers, and health facilities in a beautiful country setting.

## **HIGHLIGHTS and ATTRIBUTES**

- 62 acres of level to gently rolling terrain with groomed open areas, ancient trees and three ponds
- Historical provenance: incorporated in the early 1920's as the White Oak Country Club
- Zoned commercial with extensive improvements and a highly developed infrastructure
- Currently operating as a 9-hole golf course with a 7756 sq ft event center and restaurant
- Event Center use includes: weddings / receptions, class reunions, anniversary celebrations, parties, corporate meetings, charity events, proms, family reunions, special occasions, sporting-social events, etc.
- The potential as an investment is exceptional
- All utilities: natural gas, public water, public sewer, electric, cable, landline phone
- Excellent cell coverage w/4G, high-speed internet connection
- 7756 square foot Event Center meticulously renovated from top to bottom
- 2 complete commercial kitchens
- Certified handicapped accessible
- Ladies lounge, offices, storage, veranda, portico and more
- 5 new A/C units, 4 new gas furnaces, 1 new air handler, 1 new heat pump
- New 40' x 90' multi-use building with water, electric
- Underground water lines throughout the property
- Convenient access to I-77, I-64, US-19 and I-79
- 45 minutes to the Charleston-Huntington metro area with jet airport, in-land port, & Amtrack
- Minutes to the county seats of Beckley (Raleigh Co) and Fayetteville (Fayette County)
- Priced to sell well below replacement cost
- Located in the recreation mecca of the New River
- Access to excellent medical care at Charleston Area Medical Center, Plateau Medical and Raleigh Medical Hospital.
- Abundant wildlife is present year-round (deer, turkeys, squirrels, woodpeckers, song birds, chipmunks, raccoon, opossums, hawks, turtles, frogs, fish, crawdads)
- The restaurant "JASPER'S", features Tiger-wood floating floors, custom cabinetry/mouldings/facings made of South American Eucalyptus, an imported Brazilian granite bar top, a full commercial kitchen, seating for 70, surround music, 4 HD flat screens TV.

## **LOCATION**

Google Coordinates: 37.990916°(N), -81.165114°(W)

Address: 1206 Summerlee Road, Oak Hill, WV 25901.

Elevation Range: 1958 ft. to 2066 ft. +/-

# HISTORY

Established in 1921. The White Oak Golf and Event Center was established in 1921 as the White Oak Country Club and Golf Links by the White Oak Coal Company, a subsidiary of the New River Coal Company, for the enjoyment of upper level supervisory employees and families. Numerous former pro golfers, including Slammin' Sammy Snead and Billy Capps played the White Oak Golf Course several times. Presidents Truman and Nixon, Senators Rockefeller and Byrd, and most governors of West Virginia, as well as many other notable politicians, business people and celebrities have visited the property over its nearly 100 years of its existence. US Steel hosted a big reception here on October 22, 1977, following dedication of the world's longest steel arch bridge over the New River Gorge.

After the original clubhouse burned in 1945, the New River Company turned the property over to a group of persons who began selling shares of stock to individual members in 1950; the current Event Center was built in 1952. In 2015, White Oak opened the course to the General Public. In 2017 the property was sold to the current owner who began, and completed, the extensive and thorough renovation of the Event Center and grounds.

## THE LAND

The White Oak Golf and Event Center is anchored with 62 acres of level to gently rolling land.

### Features include:

- 62 acres of flat to rolling terrain suitable for multiple uses
- Currently utilized as a 9 hole regulation length golf course with manicured greens and fairways. 5,678 yards of golf from the longest tees for a par of 35
- Extensive professional landscaping throughout the property
- Graceful ancient oaks, hickories, poplars and white pines are numerous throughout the course
- Three ponds support fish, crawdads, turtles, frogs, pond skaters, herons, dragonflies, butterflies
- Resident wildlife includes deer, turkeys, squirrels, woodpeckers, song birds, chipmunks, raccoons, opossums, hawks and fox.
- Paved trails provide access throughout the property
- Underground waterlines run to all corners of the land
- Restrooms in center of property

## THE EVENT CENTER

The present-day Event Center was built in 1952 after the original 1921 "Clubhouse" burned in 1945. The two-story building sits atop a knoll overlooking the golf course. The building was extensively renovated in 2017-2018 and is in immaculate condition.

### Highlights and features include:

- 7756 +/- square feet under roof
- On the main floor "The Great Hall" has 2230 square feet, is free spanning, and is highlighted with an exquisite vintage oak parquet floor containing over 23,000 individual strips of wood
- The restaurant & sports bar is completely new and seats 70

- The full-length covered veranda and adjacent portico overlook the golf course offering breath-taking views
- 2 complete commercial kitchens
- Floor to ceiling woodburning fireplace
- Solid construction with brick exterior
- Handicap accessible restrooms, hallways and doors with chairlift
- Many additional multi-purpose rooms: offices, storage, ladies lounge, washer/dryer, mechanical rooms, attic
- New roofing – architectural shingles with lifetime warranty
- New heating and cooling systems installed
- New wiring installed on the 1st floor and upgraded wiring on 2nd floor
- All new double insulated doors and windows were installed on the 1st floor and several replaced on the second floor
- The Great Hall has tables and chairs to seat 120 guests and the restaurant will seat 70
- Large paved parking lot

## **“JASPER’S” RESTAURANT & SPORTS BAR**

The restaurant and sports bar were constructed in 2017-2018 on the first floor of the Event Center.

### **Highlights and features:**

- 1000 square feet with seating for 70
- A full commercial kitchen
- Custom built sports bar featuring handmade cabinetry/moldings/facings made of South American Eucalyptus by the renown craftsman Allen Perkins of Appalachian Mill Works
- Imported Brazilian granite bar top running the full 30’ length of the bar
- Tiger wood floating floors with cushioned backing
- Surround music with 4 HD flat screens TV
- Cool custom-made **JASPER’S** neon sign
- Finished multi-purpose room adjacent restaurant
- Office and storage room
- Faux stone

## **UTILITIES**

- Water: public water system supplied by WV Water Co.
- Electricity: on property supplied by AEP
- Natural Gas: line on property supplied by Mountaineer Gas Co
- Internet: high-speed service available supplied by Suddenlink
- Fire Service: Yes, from Oak Hill Fire Dept
- Cell: Coverage excellent with 4G supplied by several carriers
- Sewer: There are two sewer systems in place. The public system is supplied by the Oak Hill Sanitary Board and the private system is a conventional dual tank-drip irrigation system ( tanks were pumped in 2017)

# **MECHANICAL & IMPROVEMENTS**

## **HVAC**

New – 4 Goodman 5 ton A/C  
New – 1 Lennox 3 ton Heat Pump  
New – 1 Goodman 3 ton A/C  
New – 1 Goodman 80,000 BTU 96% Gas Furnace  
New – 2 Goodman 120,000 BTU 96% Gas Furnace  
New – 1 Goodman 100,000 BTU 80% Gas Furnace  
New – 1 Ducane 100,000 BTU 80% Gas Furnace  
New – 1 Lennox 3 ton Electric Air Handler  
New- 2 40-gallon hot water tanks with on demand pumps

## **ELECTRIC**

The downstairs with offices, restaurant and bar was completely rewired in 2017 with a new 200-amp breaker box installed. The upstairs electric service was upgraded in 2014. A 220 line comes in to the upstairs box and splits to 110. The service is single phase but three phase is available nearby.

## **SECURITY**

There is currently an around the clock video camera surveillance security system in place inside the Event Center as well as out-of-doors video cameras monitoring the outside. Installation of an expanded security system throughout the building by ADT Security is planned. Dusk to dawn LED lighting is installed for exterior security illumination.

## **MEDIA/SOUND**

Music can be piped throughout the Event Center and outdoor veranda and is supplied by two Onkyo 6-disk CD changers upstairs. There is a separate Onkyo 6-disk CD changer system downstairs. Music may also be stream via a Bluetooth connection from popular music apps. There is a PA system in place upstairs. 4 large HD Flat Screen TV's in the Restaurant are connected to Suddenlink cable. Wi-Fi is available.

## **HANDICAP ACCESSIBILITY**

The Event Center and Restaurant are fully Handicap Accessible and to code. An approved and certified chairlift provides access between floors. Access to the upper floor may also be gained from the veranda via golf-cart or vehicle drive-up. The building's doors are 36" wide and handrails are provided in restrooms.

## **UPSTAIRS COMMERCIAL KITCHEN EQUIPMENT**

- Avantco Freezer
- Avantco Refrigerator
- Scotsman Icemaker with water filtration system
- Nobel Dishwasher with drain sink – wash cycle is 90 seconds
- CPG 6 burner gas stove
- Vollrath 6 burner grill
- Vulcan Convection oven
- Lockwood Upright Electric food warmer
- Sink with three deep wells

- Dean Deep fryer
- CaptiveAire Exhaust hood with makeup air
- Fire suppression system
- Deep well vegetable cleaning sink
- Food prep table
- Sandwich grill stove
- “Commercial Pro” Rotary Hotdog cooker
- Samsung Microwave
- Bunn Ice tea and coffee maker machines
- Employee hand-washing sink
- Various small kitchen appliances
- Ceramic tile flooring

## **DOWNSTAIRS COMMERCIAL KITCHEN EQUIPMENT**

- Avantco Freezer
- Avantco Double Refrigerator
- Scotsman Icemaker with water filtration system
- Noble Dishwasher with drain sink – wash cycle is 90 seconds
- Vollrath 6 burner gas grill
- CPG griddle
- Imperial 6 burner conventional oven with Salamander
- Upright electric food warmer
- Sink with three deep wells
- Dean Deep fryer
- Superior Exhaust hood with makeup air
- Fire suppression system
- Mug frost freezer
- Refrigerated sandwich prep table and food warming table
- Bunn Margarita machine
- Luzziane Tea machine
- Employee hand-washing sink
- Various small kitchen appliances
- Ceramic tile flooring

## **SPORTS BAR & RESTAURANT EQUIPMENT**

- Table and chairs for seating 70+
- 3 well sink
- 2 place draft beer tap
- 4 large HD flat screen TV’s
- See-through coolers
- Touch screen POS (order taking/bill printing)
- 2 small upright refrigerators
- Scotsman Ice maker with water filtration system
- 1 Avantco chest freezer

## **MULTI-PURPOSE BUILDING**

- Brand new in 2017- stick built – quality construction
- 40' x 90' containing 3600 square feet of excellent space
- Treated T-111 siding with solid blacktop floor
- 11' ceilings with 30-year asphalt shingles
- 10' wide garage doors on both ends of the building
- Electric box and power pole in place waiting for AEP to hook up the electric service
- Frost free water hydrant located beside the building
- Large paved parking lot

## **MINERAL RESOURCES**

It is thought to convey Surface Only. West Virginia is one of the states in the US that has two ownership titles, those being SURFACE RIGHTS and MINERAL RIGHTS. A title search for mineral rights ownership has not been conducted. All rights the owner has will convey with the property. A mineral title search could be conducted by a title attorney at the same time when the surface title search is being conducted.

## **BOUNDARIES AND SURVEY**

The recent deed has metes and bounds descriptions for the tracts comprising the property. The property is being sold by the boundary and not by the acre.

## **ACCESS/FRONTAGE**

The property has nearly ½ mile of frontage on Summerlee Road RT 38. Several paved trails access the property's interior.

## **ZONING**

Currently zoned commercial. Fayette county is subject to some zoning and subdivision regulations. All prospective buyers should consult the County Commission and the Health Department for details regarding zoning, building codes and installation of septic systems.

## **PROPERTY TYPE/USE SUMMARY**

The 62-acre property is currently operating as a 9 hole golf course, 7756 sq ft event center with complete restaurant. Some of the events include, golf tournaments, weddings, charity events, anniversary celebrations, parties, corporate meetings, proms, etc).

## **SURROUNDING AREA**

### **New River Gorge National River**

One of the most exciting destinations for hiking, biking, climbing, and paddling in the eastern U.S., the New River Gorge National River was established by the National Park Service in 1978 and includes

more than 72,000 acres in and adjacent to the New River Gorge and the valley of the New River. More than a million visitors annually climb rocks along the rim of the gorge near Fayetteville and paddle its whitewater runs on the New and its tributaries. Countless miles of hiking and biking trails wander the park and climb into the surrounding mountains. The nearby Gauley River National Recreation Area likewise attracts thousands of tourists annually, notably rafters during “Gauley Season” in autumn when the river runs strong.

### **The Summit: Bechtel Family National Scout Reserve**

The \$300MM Summit Bechtel Reserve is the home of the National Scout Jamboree and the national leadership center for the Boy Scouts of America as well as one of the organization’s five high-adventure bases. More than 50,000 visitors attended the inaugural jamboree in 2013, and far more attended the 10-day event in 2017. The jamboree had been held at Fort A.P. Hill; however, the organization chose to relocate the site to the New River Gorge region to accommodate the need for access to outdoor-adventure activities.

### **Town of Fayetteville**

Fayetteville’s historic district is both charming and one of the most attractive locations for outfitters shops, boutique shops, and specialty restaurants in West Virginia. More than a dozen antiques shops were operating in the Fayetteville area in summer 2017, and five independent restaurants in the district were offering an outstanding selection of unique cuisine. Fayetteville is, essentially, the heart of the travel-destination area as well as the legal center of the county. The population of Fayetteville in 2014 was estimated at 2,892.

### **City of Oak Hill**

Oak Hill is Fayette County’s largest municipality and its economic center. Its population in 2010 was estimated at 7,730. Plateau Medical Center, the largest hospital in the county, is located off the US-19 expressway on Main Street in its downtown. The city has recently increased its investment in recreational and quality-of-life improvements and has acquired land for a new outdoor-adventure park approaching the edge of the New River Gorge.

### **Fayette County**

Fayette County is located in southern West Virginia, central to the state’s burgeoning New River Gorge tourism region. The county is renowned for its dramatic landscapes, small communities, and outdoor-recreation amenities. The national park lands of the New and Gauley rivers course across the center of the county, which is defined by its gorges and broad, wooded tablelands. White Oak is located near the midpoint in this region in an area renown for its expressway access and great natural beauty.

### **State Parks: Babcock and Hawks Nest**

Two of the most photographed landmarks in West Virginia are located within a half hour’s drive of White Oak. Babcock State Park, and its world-renowned Glade Creek Gristmill, attracts photographers year-round, and Hawks Nest and its overlook of the New River Gorge have been attracting sight-seers since long before Europeans arrived in the region. The state also maintains thousands of acres of public recreation land nearby in the Beury Mountain, Cotton Hill, and Plum Orchard Lake wildlife management areas.

## DEED AND TAX INFORMATION

Deed Information: DB 747 Pg. 42  
Fayette County, West Virginia

Acreage: 62.208 acres +/-  
Real Estate Tax ID/Acreage/Taxes:

Fayette County (10), West Virginia  
Plateau District (2)

Tax Map 13 Parcel 62; 54.85 AC SURF ARBUCKLE; Class 3; 2018 Real Estate Taxes \$7,240.22  
Tax Map 13R Parcel 13; 0.08 AC SURF ½ ABANDONED UNNAMED ST SUMMERLEE ROAD;  
Class 3; 2018 Real Estate Taxes \$9.22

**2018 Real Estate Taxes: \$7,249.44**

## PUBLIC & PRIVATE SCHOOLS

Several private schools operate in the county, and homeschool programs are supported. West Virginia University and New River Community & Technical College maintain campuses at Beckley, 20 miles to the south.

### **Fayette County School District**

Public Elementary School:  
Rosedale Elementary School

Public Middle School:  
Collins Middle School

Public High School:  
Oak Hill High School