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# Raber Golf Course

Bristol, IN

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# Purpose: Acquisition, preservation, and enhancement of Raber Golf Course



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# The 'problem'

1. January 1, 2026 lease expires
2. Current owner, Jeff, is retiring
3. Deed restriction to remain green space
4. Course quality & reputation
5. Long term sustainability
6. Short timeline to find a solution or complete a transaction.

Town of Bristol must act quickly, in the best interest of the community.

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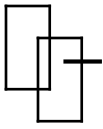
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# The 'solution'

*A collaboration between Noble Endeavors and the Town of Bristol that combines strategic tax abatement with a land sale—ensuring the long-term sustainability of a vital community asset while elevating Bristol's future growth and prosperity.*

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# Why remain a golf course?

At the state level, golf drives more than \$2 billion in economic impact, supports 23,000+ jobs, and delivers over \$600 million in wages in Indiana annually. For a town like Bristol, Raber Golf Course is not just a recreational asset—it's a vital local economic chess piece.

## Economic Contribution

Raber channels a share of golf's statewide spending, wages, and tax revenue into the local economy.

## Job & Income Support

Even a single course sustains an impactful amount of employees and suppliers, locally.

## Tourism & Visibility

Drives foot traffic and awareness of Bristol among out-of-town visitors.

## Community Stability

Supports local businesses and public revenues indirectly.

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# Noble Endeavors

*The most important question is, “who is the team behind this?”*



**Hugh Johnson**

Partner / Project Lead /  
Advisor



**Erik Johnson**

Partner / Transition lead /  
Advisor



**Kyle Johnson**

Managing Partner and  
Operator at Bent Oak Golf  
Club and Black Squirrel  
Golf Club



**Grant Sassaman**

Managing Partner and  
Operator at Black Squirrel Golf  
Club and Bent Oak Golf Club



**Nathan Martin**

Partner / Advisor



**Marion Schrock**

Partner / Advisor

Decades of business prowess in Elkhart County

Passion for this community

Years of proven golf management expertise

Marketing expertise and significant local  
network

# Our Group's Benefits

01 — Reciprocal Play  
@ Bent Oak &  
Black Squirrel

02 — Cost savings  
with multiple  
courses =  
longevity



03 — Marketing  
overhaul

04 — 100% locally  
owned and  
committed

# Required Investment

These are some of the planned improvements and their financial requirements

Irrigation  
\$100-700k

Well  
\$50k

Asset Purchase  
\$350k

Fertilizer  
+\$40k/year

Restaurant  
\$100k

Clubhouse  
\$50-100k

Total 10Y  
Investment  
>\$2M

Simulator  
\$45k

Trees  
\$20k

Carts  
\$40k/year



**Community Asset**

**No Town liability**

**Elevation of Bristol**

## **The Results**

What does Bristol receive  
from this collaboration?

# We believe



1. Raber should remain a golf course for the community
2. Our group is the best suited for long term sustainability
3. We are ready to act quickly

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A wide-angle photograph of a winter landscape. The scene is filled with bare, dark trees whose branches reach across the frame. The ground is covered in a light layer of snow, and the low sun in the background creates a warm, golden glow and long shadows. The overall mood is peaceful and quiet.

# Q&A