

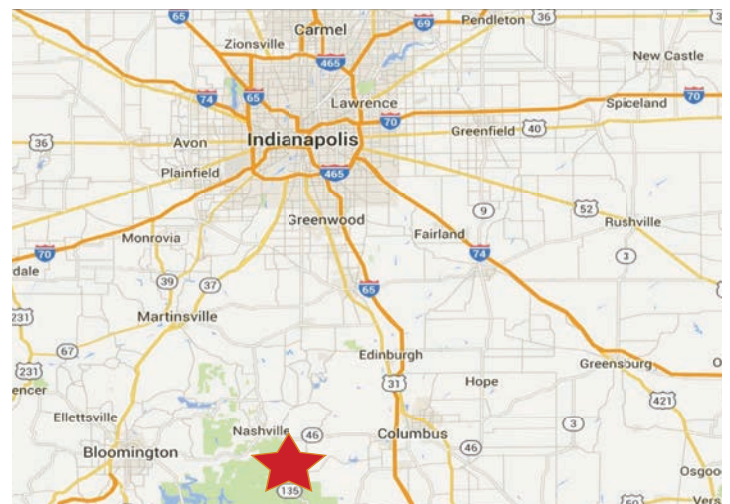
Seasons Lodge & Conference Center

560 State Rd 46 East, Nashville, IN 47448



Property Highlights:

- 52 spacious rooms, situated on 10.191 acres
- Built in 1970, with 32 of the rooms new in 2009
- 2 story with an interior corridor
- Complimentary in-room high-speed internet access, cable TV, family suites, rollaway beds, cribs, indoor pool, game room, courtyard, RV parking, and safe deposit box
- Conference space to accommodate up to 600 people
- Large trade area with regional drawing power
- Financial information available upon request



For more information contact:

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Brown County Summary

Founded in 1836, Brown County is known as “The Art Colony of the Midwest”. Brown County was named in honor of Major General Jacob Brown, a hero of the War of 1812. Historically local industries included leather tanning, salt mining, orchards, gold mining and timber. Over 250 artists including potters, weavers, leather craftsman, painters, photographers, glass, jewelry, fiber, and textile artists, sculptors of metal, wood and stone carvers all call Brown County home today.

Brown County is home to the Brown County State Park. This is Indiana’s largest state park, offering 20 miles of winding roads with scenic vistas and panoramic overlooks. While there, enjoy the nature center, horseman’s camp, saddle barn, mountain bike and hiking trails, tennis courts and swimming pool. Brown County is ranked by IMBA as the the number one rated trail system in the country. Brown County is also home to many historical sites from covered bridges to historical villages and buildings.



A typical visit for one in Brown County today includes a lush landscape where artists continue to find inspiration for their canvases, a carriage ride, an art gallery visit or two, and then perhaps a break for a wine-tasting session, where one can compare our local wines with those of the German Rhines or Mosels. Back in the carriage or riding the ‘Nashville Express’ train, one might make their way to the shop of a crafts person to admire his skill, and then have a leisurely dinner at one of Nashville’s charming restaurants (the meal including, of course, Brown County’s fried biscuits and apple butter). He could next partake of an evening’s entertainment in the form of a play, musical production, or movie.

Brown County is truly a year round vacation destination in the heart of Southern Indiana. The scenic beauty of the area draws you in, the charm keeps inviting you back.

The area represents a place where the spirit, atmosphere and traditions of Hoosier pioneer settlers have been preserved. The largest forested area in Indiana provides extraordinary outdoor adventure. Nature’s quiet solitude offers a stress-free atmosphere for family vacations, reunions, retreats and getaways.

We invite you to look at this investment opportunity of the rustic Season’s Lodge. The high barrier to entry market, coupled with the reputation of this lodging facility is a perfect combination for a seasoned hotelier.

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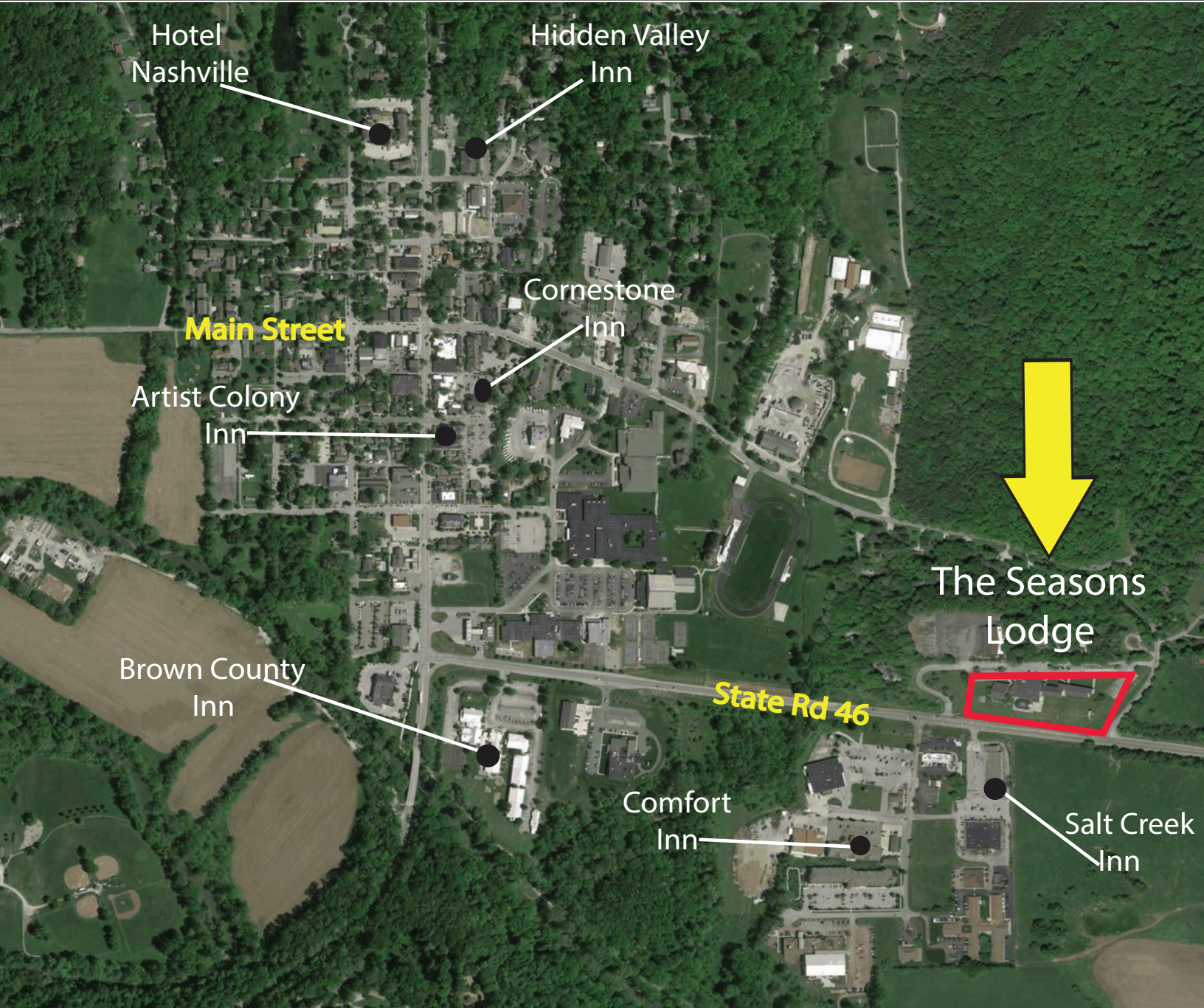


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