

FOR SALE

River Valley Ranch Golf Club - Carbondale, Colorado



\$2.25 Million Asking Price



RIVER VALLEY RANCH GOLF CLUB

River Valley Ranch Golf Club is located in Carbondale, Colorado down valley from Aspen. The club features a 12,500 square foot clubhouse with some of the best views any where in Colorado. RVR is the focal point of a high end residential development with 554 home sites and is regarded as one of the premier daily fee courses in Colorado. Designed by the legendary Jay Morrish, with stunning views of Mt. Sopris and the Crystal River winding through the course, RVR is the place to play daily fee golf in the Aspen Valley.

River Valley Ranch is in great condition with no deferred maintenance. The property has positive cash flow and is positioned to rebound economically. A new owner with a fresh approach to marketing will be able to substantially increase rounds, outings and revenue. The property has secured the rights to provide water for the golf course and surrounding community, with a mutually beneficial cost sharing agreement.

RVR is a great opportunity for a current golf course owner or a first time golf investor.



RIVER VALLEY RANCH GOLF CLUB

- **River Valley Ranch Golf Club**
- 303 River Valley Ranch Drive, Carbondale CO.
- www.rvrgolf.com
- Architect - Jay Morrish
- 7,348 yards
- Slope of 136
- Opened 1998
- Clubhouse - 12,500 square feet



RIVER VALLEY RANCH GOLF CLUB

- 187 acres
- Irrigation water from Crystal River
- Continuous 6 foot asphalt cart paths
- Bent grass greens, tees and fairways
- 150 person banquet capacity
- Toro irrigation system
- Limited practice area
- Full Service Clubhouse including; bar, restaurant, rest rooms and pro shop.
- Full Maintenance Equipment list upon request

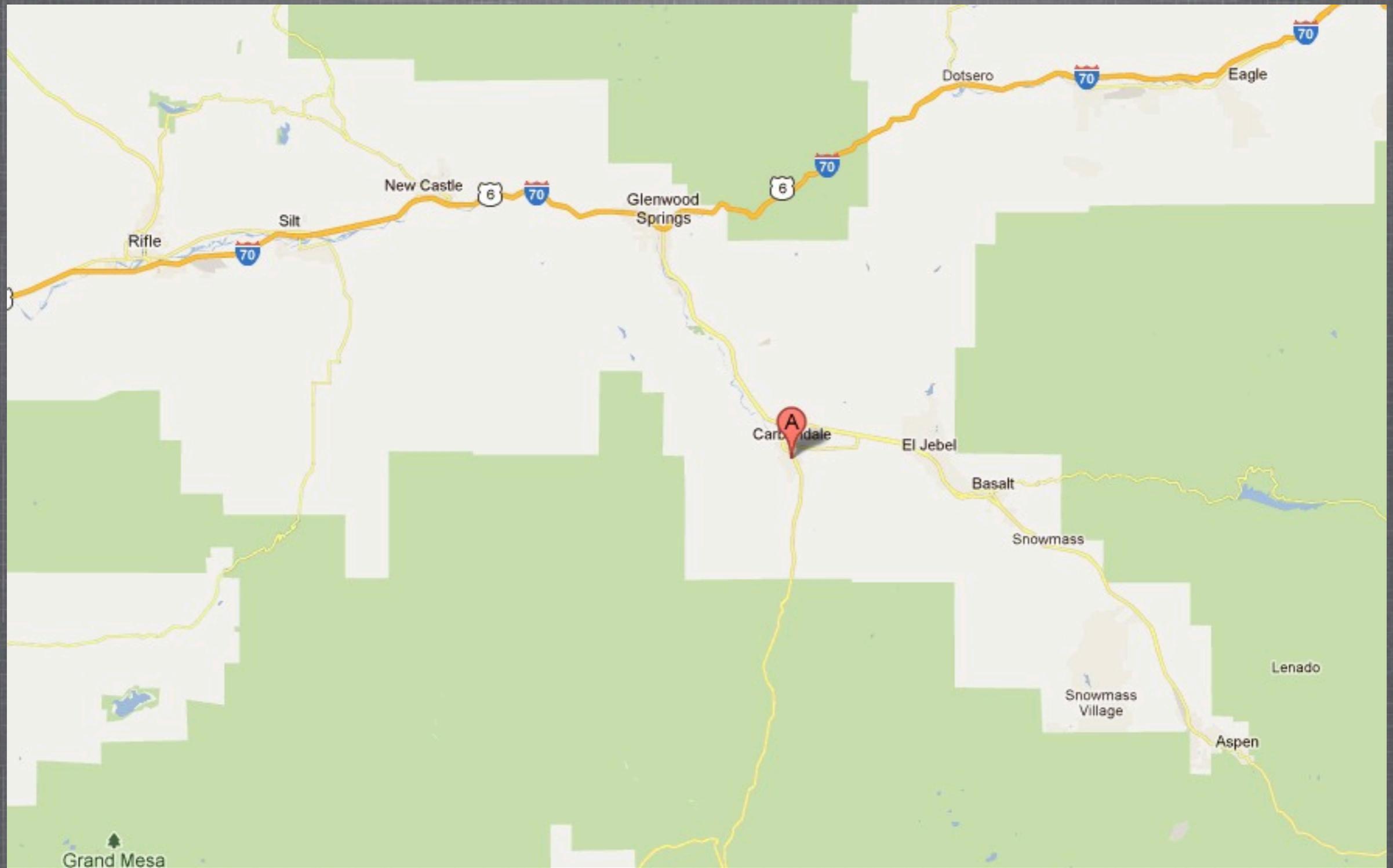


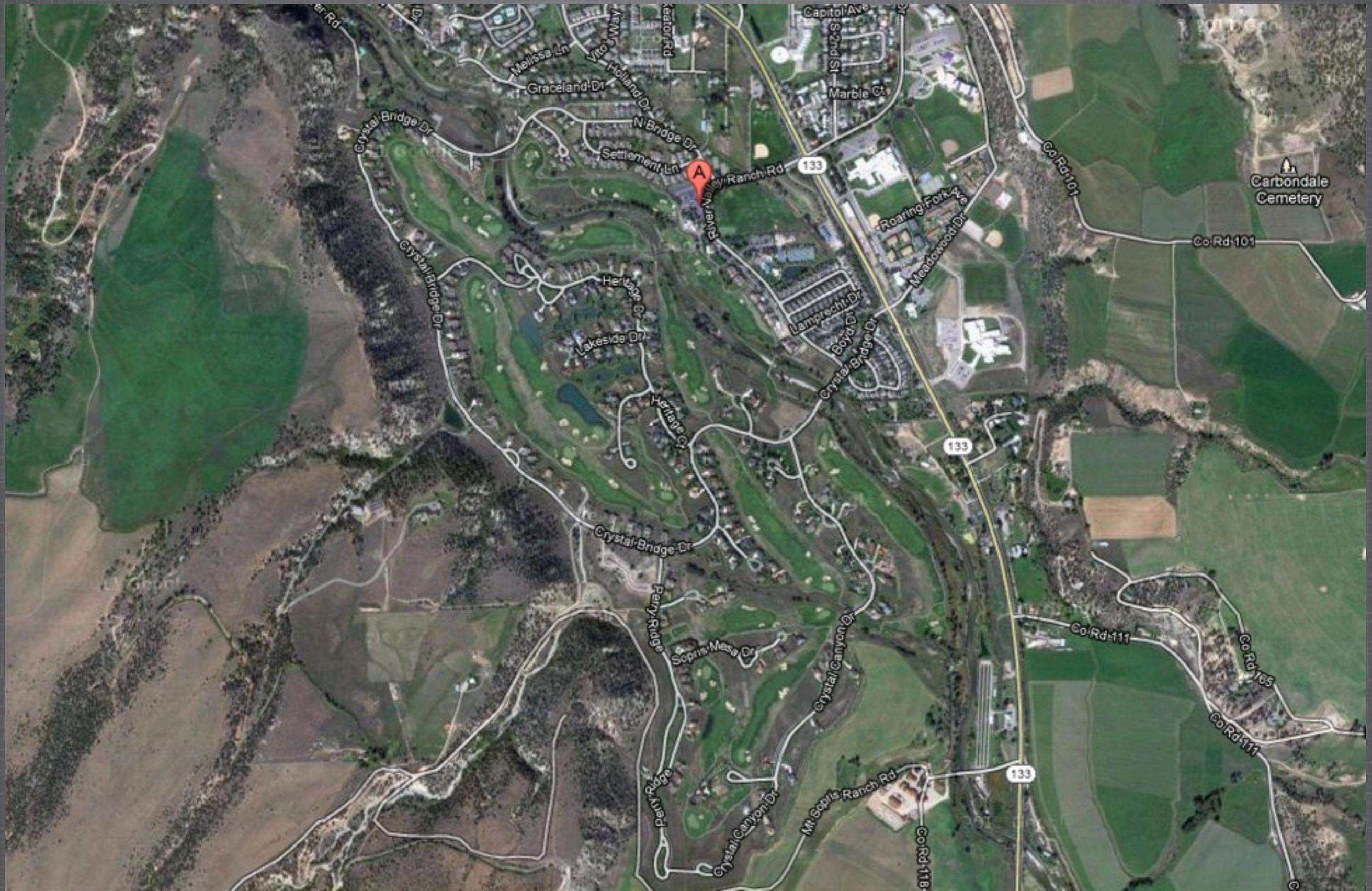
RIVER VALLEY RANCH GOLF CLUB

Acquisition Opportunity

- Highly regarded daily fee golf course
- Excellent demographics in local area
- Full service clubhouse with incredible view of Mt Sopris
- Underperforming club needs new owner with aggressive marketing campaign to increase rounds and revenue
- Club has positive cash flow







For Additional information, please contact

Chris Charnas

Links Capital Advisors, Inc.

office 847-866-7192

cell 312-543-7192

chris@linkscapitaladvisors.com

www.linkscapitaladvisors.com



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