

FOR SALE  
Gambit Golf Club - Vienna, Illinois



\$900,000 Asking Price



# GAMBIT GOLF CLUB

- 1550 IL-146, Vienna, IL 62995
- Architect - Rich Osborne
- 6,727 yards
- Slope of 120
- Opened 1996
- 13,000 square foot clubhouse with Pro Shop, Kitchen, Restaurant and Banquet Center



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- 203 Acre Golf Course - 1.984 Acre Motel - 6.016 Acre Commercial Parcel
- [www.gambitgolf.com](http://www.gambitgolf.com)
- Irrigation water from 3 onsite ponds
- Automatic Toro irrigation system
- 58 Electric EZ Go Carts - owned
- 75 parking spots
- Extensive practice area
- Full Maintenance Equipment list upon request



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## Acquisition Opportunity

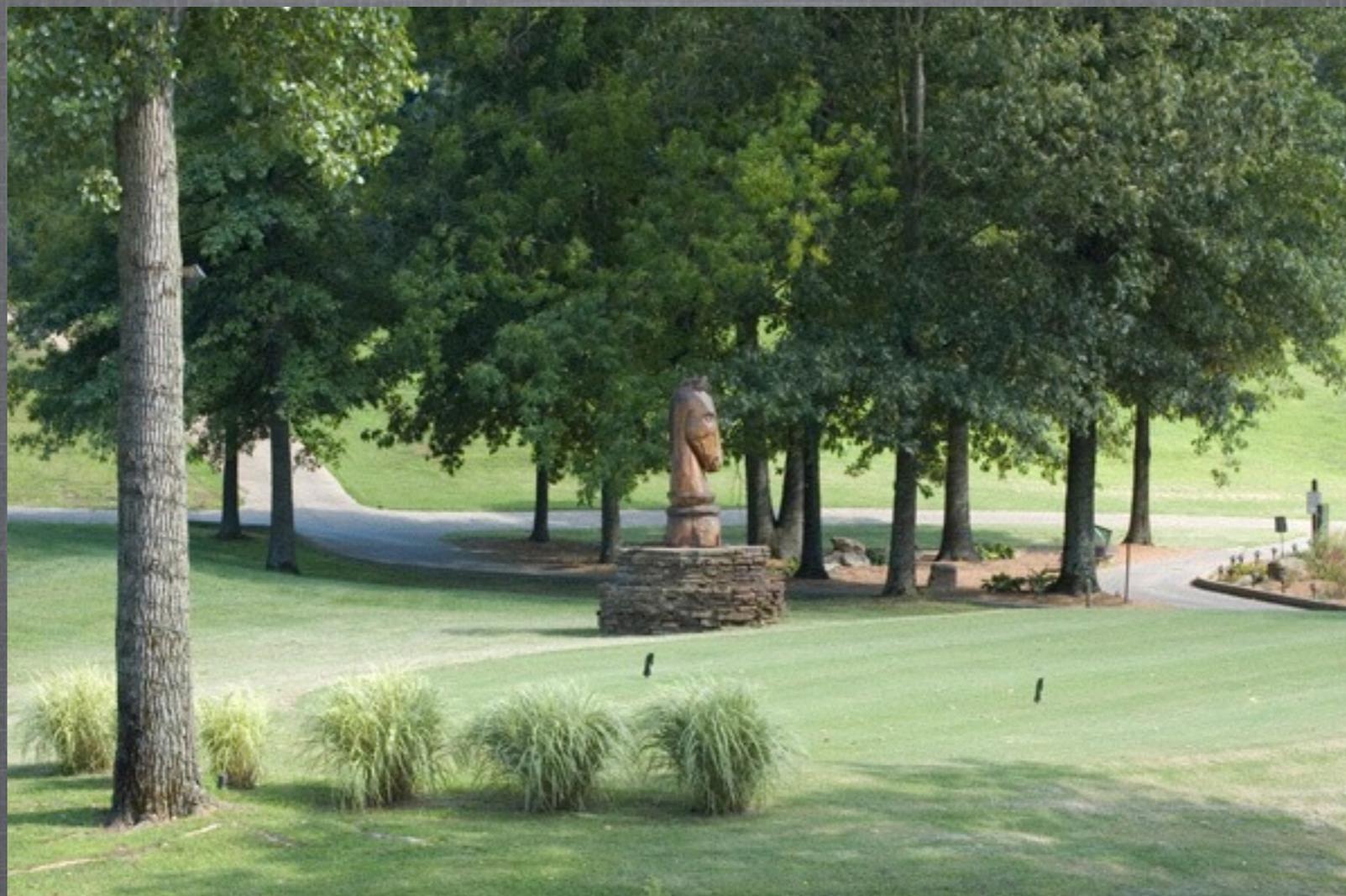
Gambit Golf Course is the center for Vienna, Illinois golf, sporting the best play and the highest quality amenities of any facility in the area.

Play at Gambit Golf Course takes players on a journey through a top-tier layout. This course was designed by Richard Osborne, and it is a truly marvelous set of 18. The fairways are Bermuda and the rough is Bluegrass. The greens are bent grass, and the Illinois golf community has long considered these to be the best finishing surfaces in the state.

- Great course with excellent reputations throughout the region
- Full service clubhouse with growth opportunities for outings and events
- Club needs new owner with fresh approach to membership and outings
- Ideal Southern Illinois Location



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Hole											Initials											In	Total	Hcp	Net	
	1	2	3	4	5	6	7	8	9	Out		10	11	12	13	14	15	16	17	18						
Black	346	398	347	220	576	182	595	395	457	3516		405	201	335	402	172	507	458	411	320	3211	6727				
Gold	286	364	332	186	526	150	549	355	442	3190		384	154	310	375	145	482	414	375	273	2912	6102				
Silver	273	332	293	152	478	137	522	305	405	2897		373	135	281	345	113	441	364	337	261	2650	5547				
Handicap	11	1	13	9	5	17	3	15	7			6	18	12	10	14	4	2	8	16						
Par	4	4	4	3	5	3	5	4	4	36		4	3	4	4	3	5	4	4	4	35	71				
Red	208	302	246	118	405	120	452	223	345	2419		316	91	250	262	79	406	403	279	220	2306	4725				
Ladies' Par	4	4	4	3	5	3	5	4	4	36		4	3	4	4	3	5	5	4	4	36	72				

Scorer: \_\_\_\_\_ Date: \_\_\_\_\_ Attest: \_\_\_\_\_



U.S.G.A. RULES GOVERN ALL PLAY

- WATER HAZARD - DEFINED BY YELLOW STAKES OR LINES (RULE 26)
- LATERAL HAZARDS - DEFINED BY RED STAKES OR LINES (RULE 26)
- OUT OF BOUNDS - DEFINED BY WHITE STAKES
- ALL YARDAGE IS TO MIDDLE OF GREEN.
- NO PRIVATE COOLERS PERMITTED ON GOLF COURSE.
- KEEP CARTS ON PATHS AROUND TEES AND GREENS.
- FILL ALL DIVOTS WITH SAND MIX, REPAIR BALL MARKS AND SMOOTH SAND IN BUNKERS AND WASTE AREAS.
- PROPER DRESS IS REQUIRED.

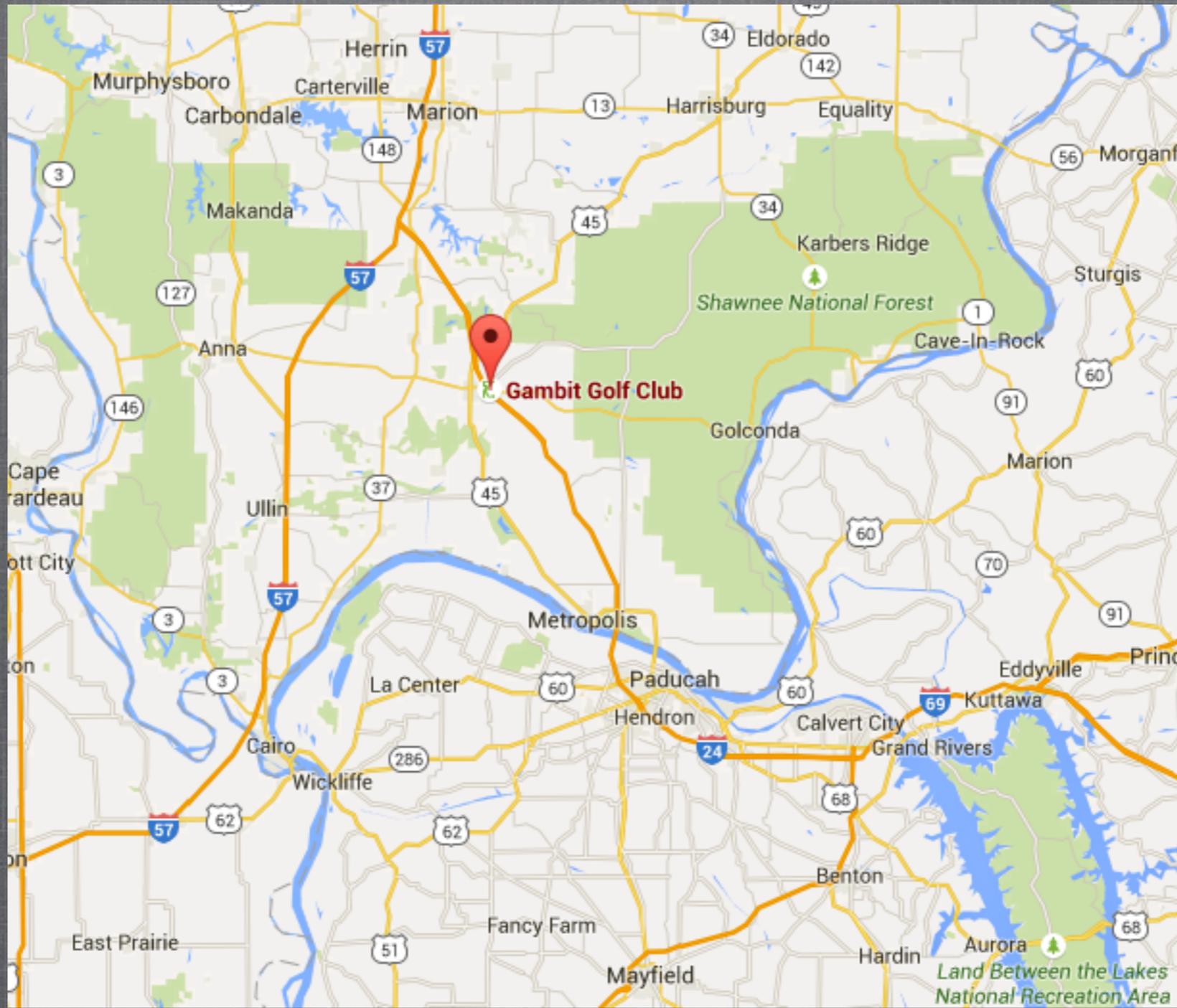


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For Additional information, please contact

**Chris Charnas**

**Links Capital Advisors, Inc.**

*office 847-866-7192*

*cell 312-543-7192*

[chris@linkscapitaladvisors.com](mailto:chris@linkscapitaladvisors.com)

[www.linkscapitaladvisors.com](http://www.linkscapitaladvisors.com)

