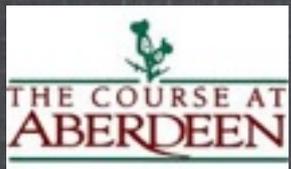


FOR SALE

The Course at Aberdeen - Valparaiso, Indiana



\$1,500,000 Asking Price



The Course at Aberdeen

- Architect - Michael Hurdzan
- 245 Tower Road Valparaiso, Indiana
- 218 acres
- 6,917 yards
- Slope of 134
- Opened 1997



The Course at Aberdeen

- 4,953 square foot clubhouse with Pro Shop, Snack Bar ,Restrooms and Offices
- www.golfataberdeen.com
- Irrigation water pumped from Pond on hole 14
- Automatic Mutli source irrigation system
- 70 Electric Club Car Golf Carts - leased
- 145 parking spots
- Outdoor Pavilion for Banquets and Events
- 40 Tee Driving Range and Extensive Practice Area
- Full Maintenance Equipment list upon request



The Course at Aberdeen

Acquisition Opportunity

The Course at Aberdeen, located just minutes from Valparaiso University combines spectacular golf, exceptional value and first class course conditions. The course is regarded as one of the top daily fee golf courses in Northern Indiana. As part of a thriving residential community, The Course at Aberdeen is ideally situated for purchase by an investor or an owner/operator.

- Amazing layout with first class course conditions
- Small clubhouse ideal for owner operator
- Ideally located in the just outside Valparaiso, Indiana
- Official course of the Valparaiso University golf team



The Course at Aberdeen



The Course at Aberdeen

HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET	
BLACK	75	69	64	413	371	436	411	546	174	387	291	529	3471	514	195	204	296	437	543	435	186	432	3446	6917
GOLD	71	43	34	290	348	415	392	518	354	365	187	518	3296	500	172	386	289	423	528	423	145	304	3283	6573
GREEN	65	50	27	365	379	298	358	494	132	342	167	435	3673	467	162	364	259	411	518	298	149	366	3678	6351
WHITE	68	30	20	280	260	333	298	425	79	269	124	429	2506	400	181	200	256	445	327	130	233	243	4949	
HANDICAP M/L	1/18	1/16	1/14	1/12	1/10	1/8	1/6	1/4	1/2	1/2	1/2	1/2		1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	
PAR	4	4	4	4	5	3	4	3	5	36	5	3	4	4	4	5	4	3	4	36	72			

Repair Ball Marks Replace Divots

Pace of Play :13 :25 :39 :52 1:12 1:25 1:36 1:47 2:01 :17 :28 :44 :56 1:10 1:28 1:43 1:53 2:08

DATE: SCORER: ATTEST: BlueGolf

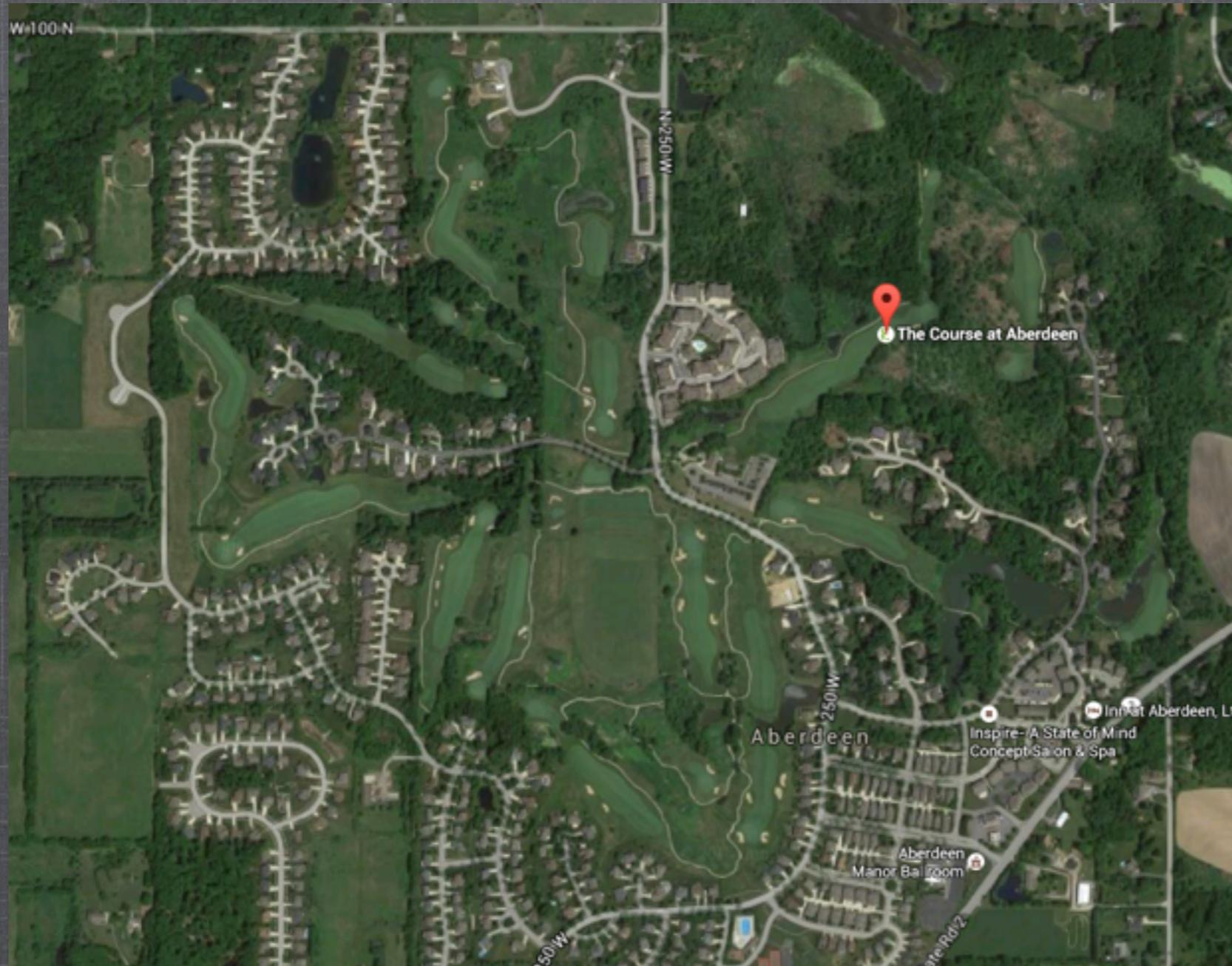
USGA RULES IN EFFECT
All distances are measured to the center of the green.
• Hole All Sand Bunkers.
• Repair All Divots.
• Repair All Ball Marks.

USGA RULE BOOK
4.1 Under Par
The player shall play within under par limits.
• Bad and/or poor shots shall count as a stroke.
• Yellow and/or blue shall count as a stroke.
• Yellow and/or blue shall count as a stroke.
• Yellow and/or blue shall count as a stroke.
• Yellow and/or blue shall count as a stroke.
• Yellow and/or blue shall count as a stroke.
• Yellow and/or blue shall count as a stroke.
• Yellow and/or blue shall count as a stroke.
• Yellow and/or blue shall count as a stroke.
• Yellow and/or blue shall count as a stroke.

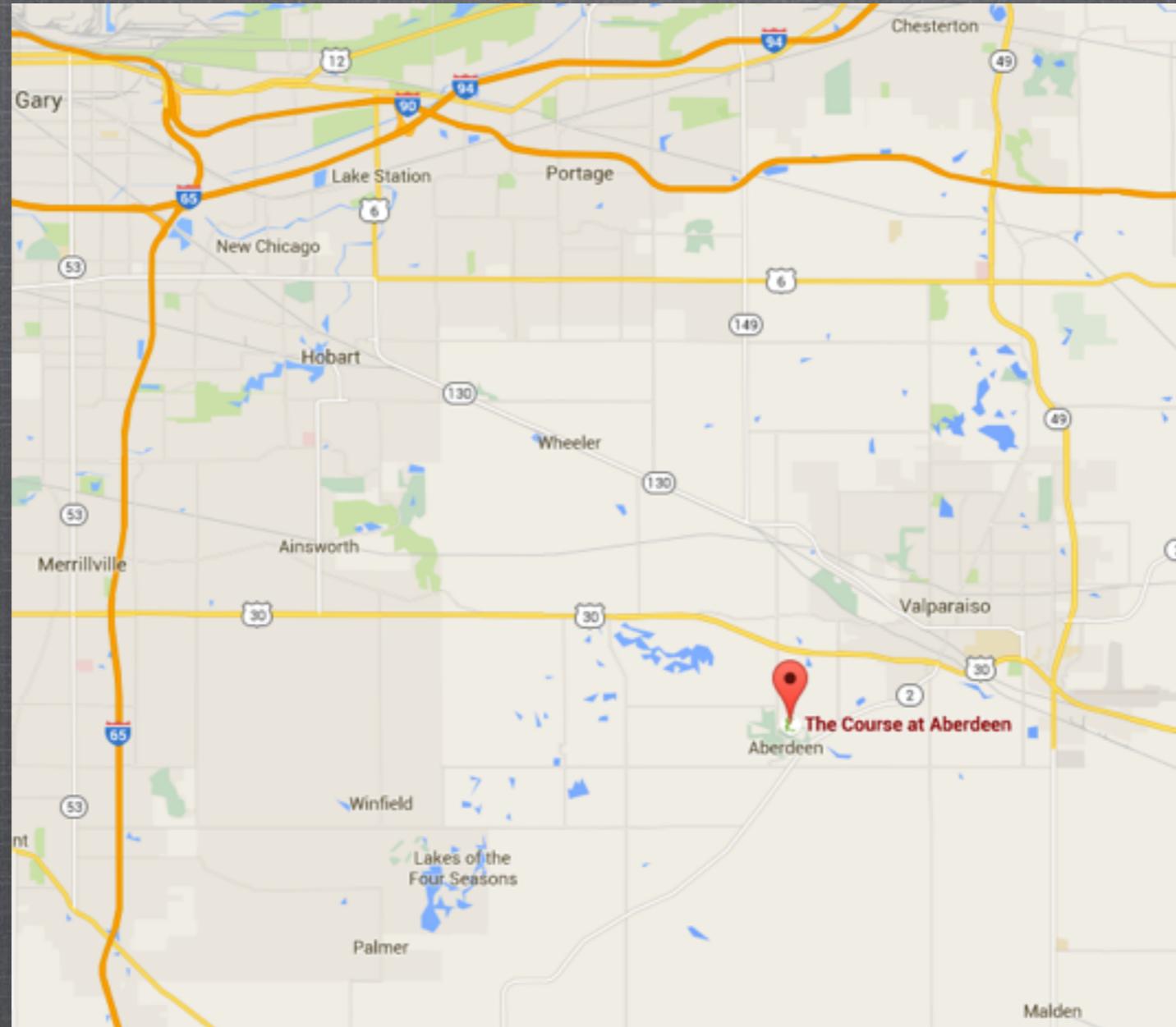
Ball Bunker Max Bunker
Clubhouse Greenkeeper/ Clubhouse
Aberdeen
20775th St., Victoria, British Columbia
V8N 6A1 250-733-1111 www.golfdirect.com

THE COURSE AT ABERDEEN
Victoria, British Columbia
250-733-1111 www.golfdirect.com BlueGolf

The Course at Aberdeen



The Course at Aberdeen



The Course at Aberdeen



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

