

Manistee National Golf & Resort Manistee, Michigan



Asking Price - \$1,900,000



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Northern Michigan is simply the best place to play golf in the Midwest and Manistee National is near the top of the list to play when golfers drive north. Featuring two spectacular 18-hole golf courses and a cozy 42 room lodge, Manistee National presents a unique opportunity to own one of Michigan's best golf resorts. Priced to sell at \$1,900,000 - Manistee represents an opportunity to buy a high end golf resort, in the Midwest top vacation market, at a price a fraction of what it would cost to build today.

Situated on the west coast of Northern Michigan on scenic HWY 31, Manistee National has two of the must play courses in Michigan. If you already own a golf course in the area or are looking to purchase your own resort, Manistee National is a turn key operation looking for a new operator.



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Location: 4797 US 31 South Manistee, MI 49660

- Acreage: Approximately 347 acres
- Holes: 36
 - Cutters Ridge - 6,654 Yards - Slope 149
 - Canthooke Valley - 6,517 yards - Slope 131
- Clubhouse Square Footage: 4,140
- Hotel - 42 rooms 30,372 square feet
- Banquet Capacity: 250 people
- Cart Paths: 6 foot wide continuous throughout both courses
- Parking: 161 spots
- Driving Range: 330 yards long by 80 yards wide
- Irrigation Source: Well-fed ponds for each course
- Type of Irrigation: Both courses have Toro systems
- Drainage: Excellent
- Topography: Rolling hills and tree lined fairways
- Golf Carts: 50 EX Go Golf Carts (LEASED) Lease commenced 2/2014.
- Maintenance Equipment: A full list of equipment is available upon request.
- Website: www.manisteenational.com



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Get ready to play fabulous traditional-style golf on our Canthooke Valley Course. The rolling fairways here are planted in Kentucky bluegrass that sets your ball up high for easy contact. The layout, done by Michigan architect Gary Pulsipher in 1993, meanders through hardwoods and a white pine forest. The course then opened in 1994. This was the first course built at Manistee National and is beloved by everyone from high handicappers to scratch golfers. It will test the best and yet be playable for golfers of all abilities. Golfers face generous fairways and only a few forced carries at Canthooke Valley. However, the moderate-sized, bentgrass greens are well-bunkered, and some ponds, marshes and trees threaten your path to the greens. Every hole has a lot of individual character and personality so that your round will offer new excitement whenever you turn a corner.

One of the great things about Cutters' Ridge Course is how its personality differs from that of Canthooke Valley, giving the golfer a chance for yet another very out-of-the-ordinary round of 18. While Canthooke lies on sandy soil, Cutters' Ridge has a more clay-like soil. The fairways as well as the greens at Cutters' Ridge are paved with bentgrass. While Cutters' Ridge also has stunning trees, its major distinctions are the marsh and wetlands on this site. Michigan's outstanding golf architect Jerry Matthews, laid out this course in 1999. It opened in 2000. At Cutters' Ridge, Matthews succeeded in blending the beauty of the site into one of the state's most outstanding courses. This is also a course that accomplished golfers from throughout the state long to play because it has one of the highest slopes in Michigan. Shorter hitters can relax, however, as there are five sets of tee boxes here, with one set sure to match their skills.



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The Inn at Manistee National, voted best lodging in Manistee, Michigan.

The 42-room Inn at Manistee National Golf & Resort is nestled between two stunning courses, Canthooke Valley and Cutters' Ridge, and is surrounded by Michigan's Manistee National Forest. All of the rooms, including the 12 suites, have recently been renovated and upgraded and offer a very comfortable location for your outing or tournament group to spend a night, a weekend or more. Besides the indoor pool and whirlpool, there is an outdoor pool and whirlpool, perfect for relaxation for the whole family. The clubhouse is home to the on-site restaurant, The Grille, boasting delicious daily specials or hearty cuisine. There is also a two-tiered giant putting green outside the front door. The perfect location for the business traveler, the conference room will accommodate up to 36 people.



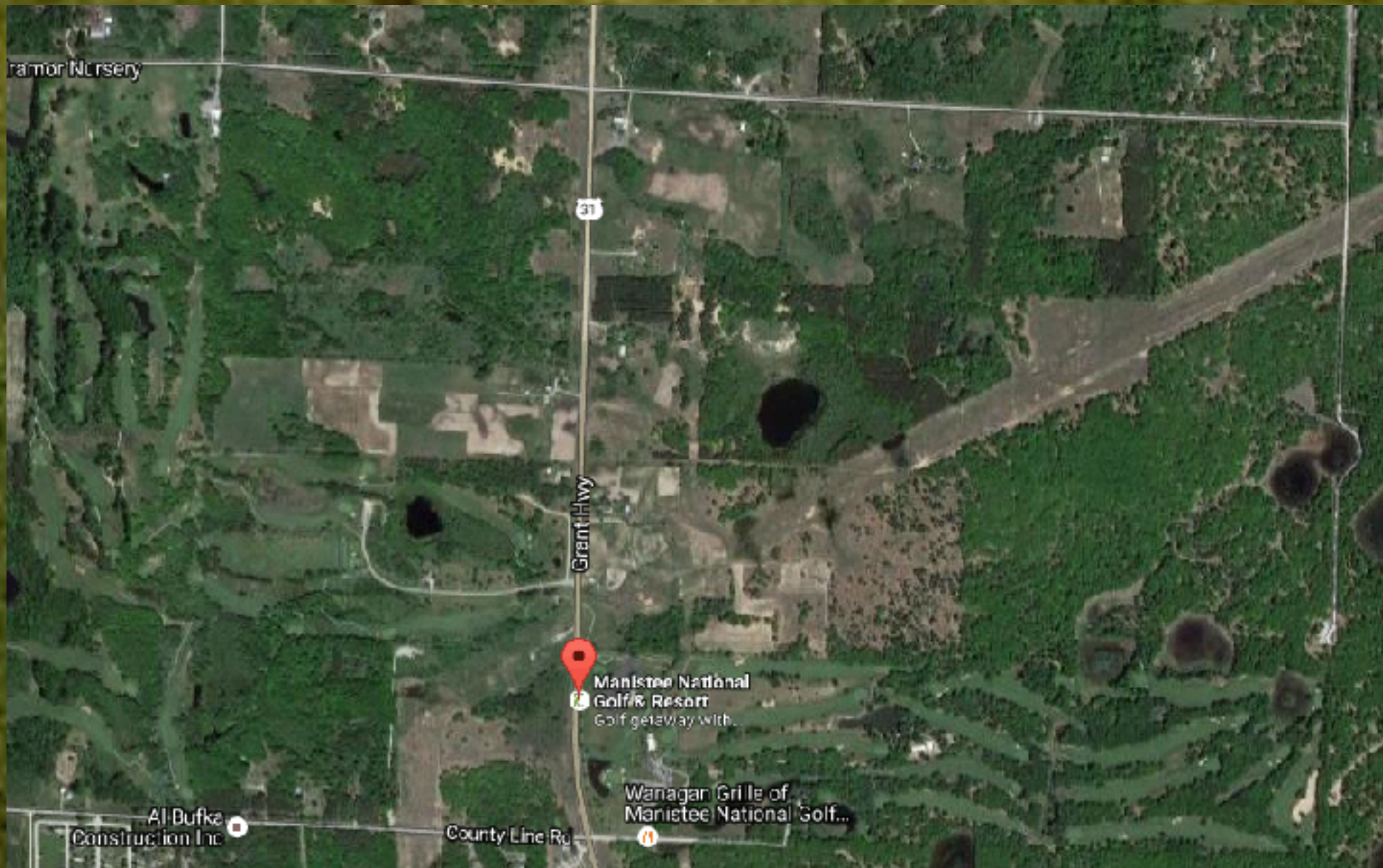
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Acquisition Opportunity

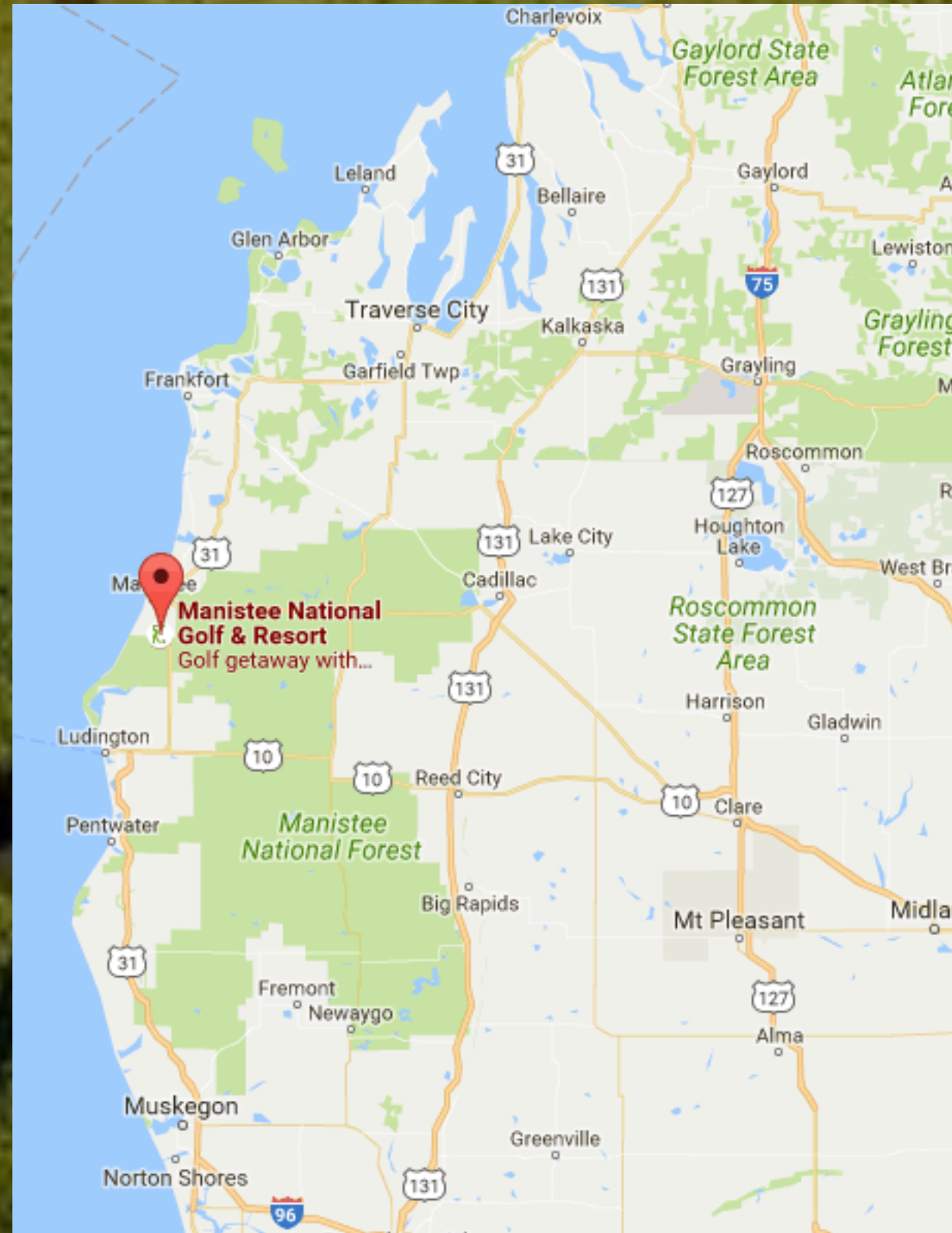
- 36 holes of great Northern Michigan Golf
- 42 room lodge - ideal for getaway golf weekends
- Ideal Northern Michigan location close to all the top tourist sites
- Priced at a fraction of replacement cost
- Well appointed clubhouse with top notch dining facilities
- Great reputation



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