

# Nippersink Golf Club & Resort Genoa City, Wisconsin



Asking Price - \$1,200,000



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Nippersink Golf Club & Resort is located in Southern Wisconsin; close to Lake Geneva and an easy drive from Chicago and Milwaukee. The property features an 18 hole golf course, 46 room hotel and a 50,000 square foot banquet facility.

Nippersink is considered one of the top weddings venues in Southern Wisconsin. The unmatched views, first class service and top flight facilities attracts weddings and outing from all over the region.

With land available for redevelopment Nippersink presents a unique opportunity for a buyer looking for a property that has positive cash flow along with the chance to build new revenue generating facilities.

Ownership is motivated to sell and has priced Nippersink at a level where it will move quickly.



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**Location: N1055 Tombeau Rd., Genoa City, WI 53128**

- Acreage: 164
- Holes: 18 Par 71
- Yardage: 6,638
- Slope: 121
- Banquet Capacity: 450 people
- Hotel: 46 rooms
- Cart Paths: Around the Tees and Greens
- Parking: spots
- Drainage: Excellent
- Topography: Relatively flat with tree lined fairways
- Golf Carts: 65 Gas Club Cars Leased until 10/2018. Monthly payment is \$7,637
- Maintenance Equipment: A full list of equipment is available upon request.
- Website: [www.nippersinkresort.com](http://www.nippersinkresort.com)



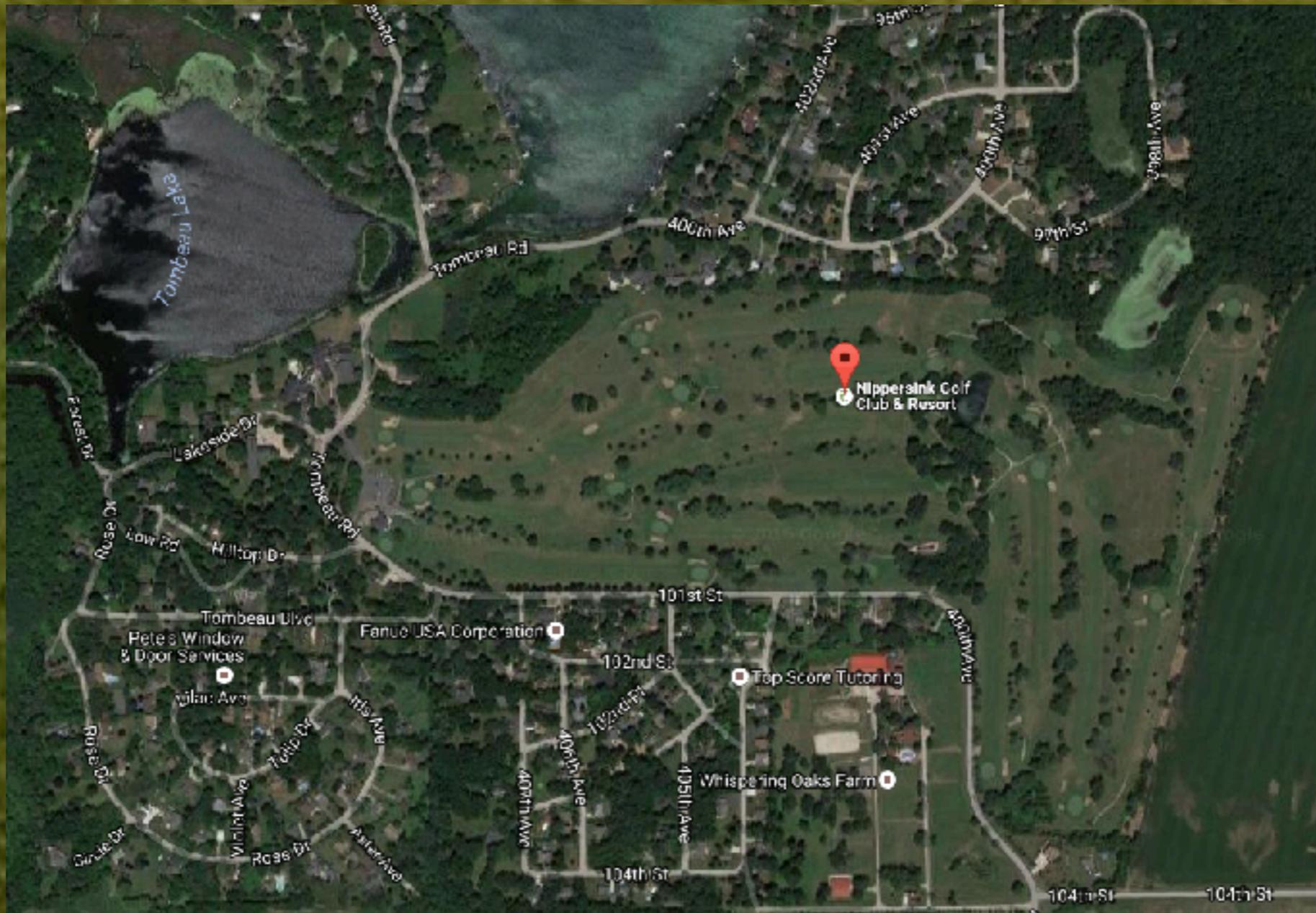
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## Acquisition Opportunity

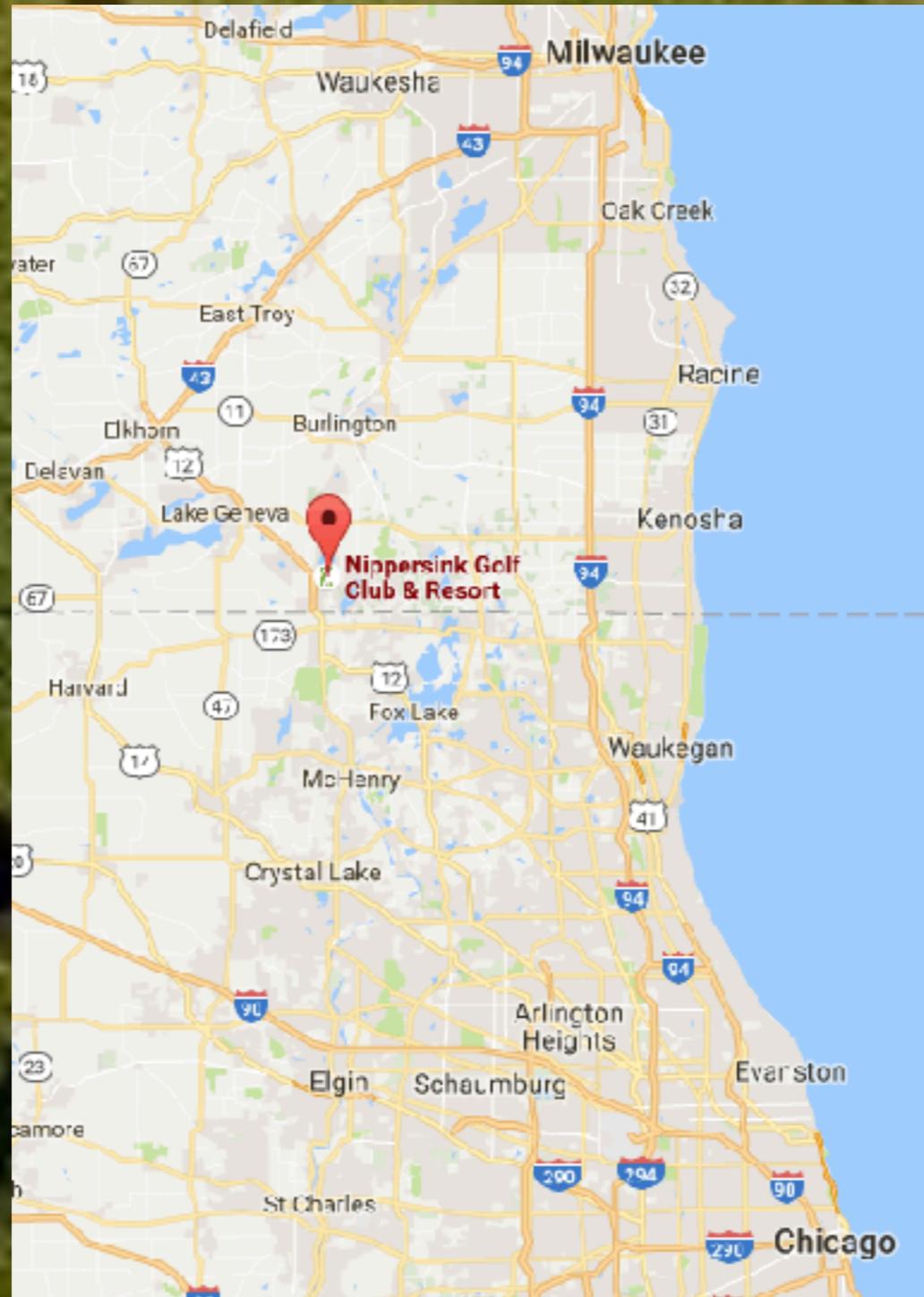
- Historic Wisconsin Resort - Great local and reputation
- Land available for development and redevelopment
- Lakefront land available for development
- Opportunity to increase revenue through increased weddings and outings
- Highly regarded facility with great reviews by past clients
- Excellent local demographics
- Facility has been in transition for a number of years
  - customers will respond to a new steady owner.



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Hole	1	2	3	4	5	6	7	8	9	Out
Blue Tees 71.17.22	444	201	421	419	390	412	152	527	311	3277
White Tees 70.0.130	438	186	390	389	377	406	141	473	296	3065
Par	4	3	4	4	4	4	3	5	4	35
Handicap	1	13	7	5	11	3	17	9	15	
PEPSI AMERICAN										
Par	5	3	4	4	4	5	3	5	4	37
Handicap	7	13	1	9	3	11	17	5	15	
Red Tees 72.1.11	400	165	350	335	345	401	103	457	238	2647

	10	11	12	13	14	15	16	17	18	In	Tot	Net
N	410	325	158	530	343	411	211	532	415	3380	6937	
T	403	323	150	515	330	399	192	498	403	3293	6395	
A	4	4	3	5	4	4	3	5	4	36	71	
L	8	16	18	2	12	10	14	8	4			
PEPSI AMERICAN												
	5	4	3	3	4	4	3	5	4	37	74	
	8	14	18	2	12	10	16	1	6			
	396	516	137	436	302	339	161	444	348	2879	5774	

**COURSE RULES & ETIQUETTE**

- Keep carts off tees and 31 feet from greens.
- Each player must have a set of clubs and bag.
- Please R & R tees, replace divots & repair ball marks.
- Play speedy golf - 9 holes = 2 hours, 15 min.
- All players must wear a shirt with sleeves.

USGA Rules shall govern all play at all times except special rules that may be posted on bulletin board at the clubhouse.

Out of bounds: All balls hit over or beyond line determined by white O.B. stakes, six-ways, piking in, and out.

White posts 150 yards to center of green  
 Red discs 100 yards  
 Blue discs 200 yards

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



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