

Klein Creek Golf Club Winfield, Illinois



Asking Price - \$1,100,000



Klein Creek Golf Club



Klein Creek Golf Club

Conveniently located in suburban DuPage County, just south of route 64 and County Farm Road, renowned course architect Dick Nugent (Kemper Lakes, Seven Bridges) has created an 18-hole masterpiece carved from 135 acres of rolling prairie. Gentle doglegs bounded by forest, contrasted with strategically bunkered fairways and greens, wild prairie grasses, and more than 30 acres of man-made lakes demands a thinking persons approach if one is to score well.

In addition to the design, the manicured course and lush bent grass tees, fairways and greens contribute to Klein Creek's repeated recognition as one of the area's finest maintained courses. Priced substantially below replacement cost at \$1,100,000 Klein Creek is ideal for a veteran golf course operator or a first time owner.



Klein Creek Golf Club

1N 333 Pleasant Hill Road Winfield IL 60190

Year Opened - 1994

Architect - Dick Nugent

of Holes - 18

Total Acres - 135.35

Maintainable Acreage - 115 acres

Yardage 6,701

Slope/Rating - 72.6/137

Greens Fees - \$79



Golf Carts

75 Club Car Electric leased thru Nadler. This is the last year of the lease

Community

300 Single Family Homes/100 TownHome

Value Range \$320,000 - \$650,000

Clubhouse

Year Built - 1995

Square Footage 7,600

Clubhouse Capacity - 100 in dining room

Fully Heated Air Conditioned Tent for outings - can serve up to 280 guests

Full Liquor License - yes

Locker Rooms - yes

POS System - GolfNow ForeReservations



Klein Creek Golf Club

Klein Creek Golf Club

Turf Grass

Greens - Bent Average Green Size - 5,500 sq ft (Just less than 4 acres)

Tees - Bent Average Tee Size - 2,500 sq ft (4+ acres total)

Fairways - Bent

Rough - Bluegrass

Irrigation

Make Flow Tronex

of Pumps - 2

Year Installed - 1994

Total Gallons per Minute - 1,350

Water Source - Well

Maintenance Facility Construction Type - Metal

Maintenance Facility Square Footage - 6,100 Sq ft

Gasoline Storage Above Ground - Yes

Separate Chemical Storage - Yes

Washdown Separator - Yes

Cart Path Composition - Asphalt 6 feet wide all over golf course

Indoor Equipment Storage - Yes



Klein Creek Golf Club

Klein Creek Golf Club

Rounds

2016 - 15,413

2015 - 22,985

2014 - 18,509

Members

40 as of 6/1/2017

Annual Membership - \$2,600 for family/ \$1,600 single

Members lost last year - 6

Members gained last year - 10

Members from neighborhood - 9



Klein Creek Golf Club

Acquisition Opportunity

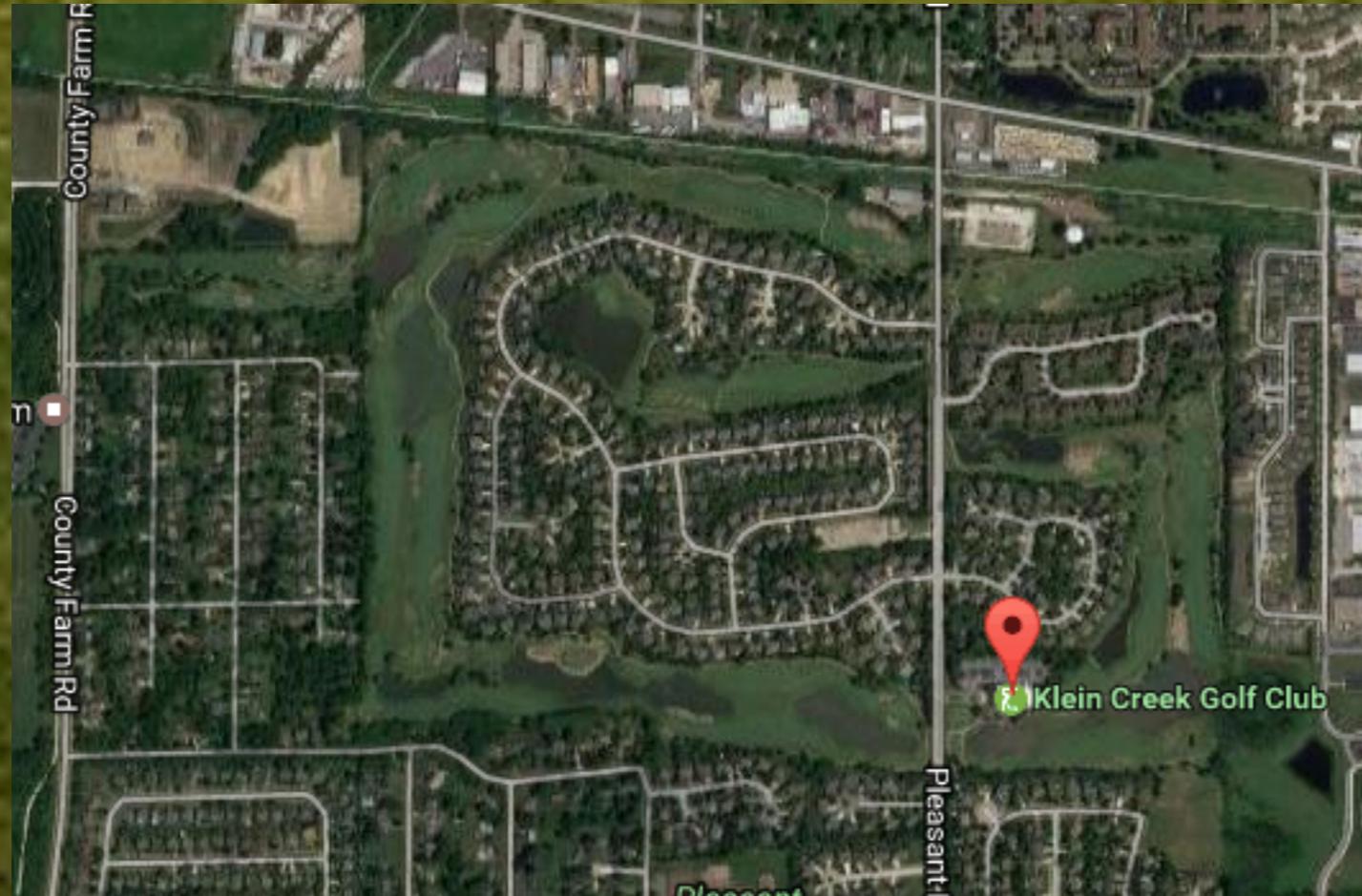
- Priced substantially below replacement cost
- Functional Clubhouse with tent for banquets and outings
- Well regarded western suburban Daily Fee Golf Course
- Stable community with growth opportunities to increase rounds
- Excellent local demographics
- A new hands on owner will be able to increase revenue through increased rounds, outings and banquets.



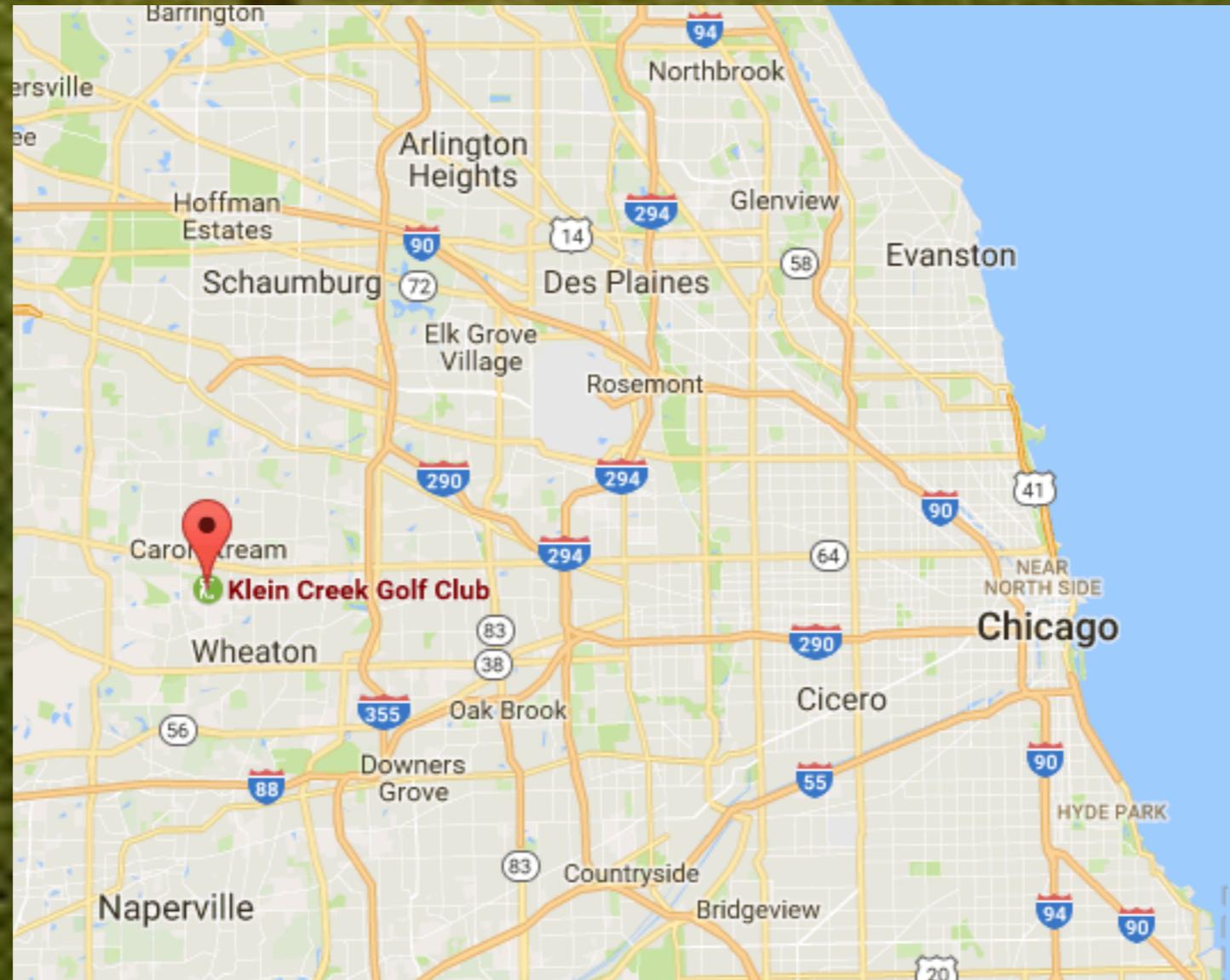
Klein Creek Golf Club



Klein Creek Golf Club



Klein Creek Golf Club



Klein Creek Golf Club



Klein Creek Golf Club

Chris Charnas
Links Capital Advisors, Inc.
3223 Lake Ave
Suite 15C

Wilmette, Illinois 60091

Office 847-866-7192

Cell 312-543-7192

chris@linkscapitaladvisors.com

www.linkscapitaladvisors.com

Twitter: @linkscapital

