

The Golf Club at Rio Vista Rio Vista, California



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The Golf Club at Rio Vista is a true golf treasure found in the heart of Northern California near the Sacramento River Delta in Solano County. Numerous water features, excellent conditionals and a challenging but fair design make Rio Vista a must play golf course.

The name Rio Vista or “river view” is indicative of the wide open scenery, golden rolling hills and peaks that create a breathtaking background for every shot. The championship 18 hole layout was designed by legendary architect, Ted Robinson Sr, and has been listed on Golf Digest - best places to play multiple times. The imaginative layout in the unique setting where the river delta meets rolling hills incorporates lengthy open fairways with generous but challenging greens. Rio Vista is both a test for the low handicapper and a fun course for the new golfer.

The Golf Club at Rio Vista spans over 6,800 yards from the championship tees with a rating of 73.6 and a slope of 131. Rio Vista is a true test for golfers of all skill levels.

Offered for sale at a price well below replacement cost, Rio Vista represents a unique opportunity for a new owner to take the course to the next level with creative marketing and first class service.



The Golf Club at Rio Vista

1000 Summerset Drive Rio Vista, CA,94571

Year Opened - 1996

Architect - Ted Robinson

of Holes - 18

Total Acres - 165

Yardage 6,800

Slope/Rating - 73.6/127

Greens Fees - \$59

Community

Single Family Homes

Value Range \$250,000 - \$350,000

Clubhouse

Year Built - 1996

Square Footage 8,300

Clubhouse Capacity - 100 in dining room

Full Liquor License - yes

Locker Rooms - no

POS System - GolfNow ForeReservations

Parking - 120 spots



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Turf Grass

Greens -Poa Annua

Tees - Rye

Fairways - Rye

Irrigation

Water Source - On Site Wells

Maintenance Facility Square Footage - 7,725 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

Cart Barn - 5,600 square feet



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Acquisition Opportunity

- Priced substantially below replacement cost
- Functional Clubhouse with area for banquets and outings
- Well regarded Northern California 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.



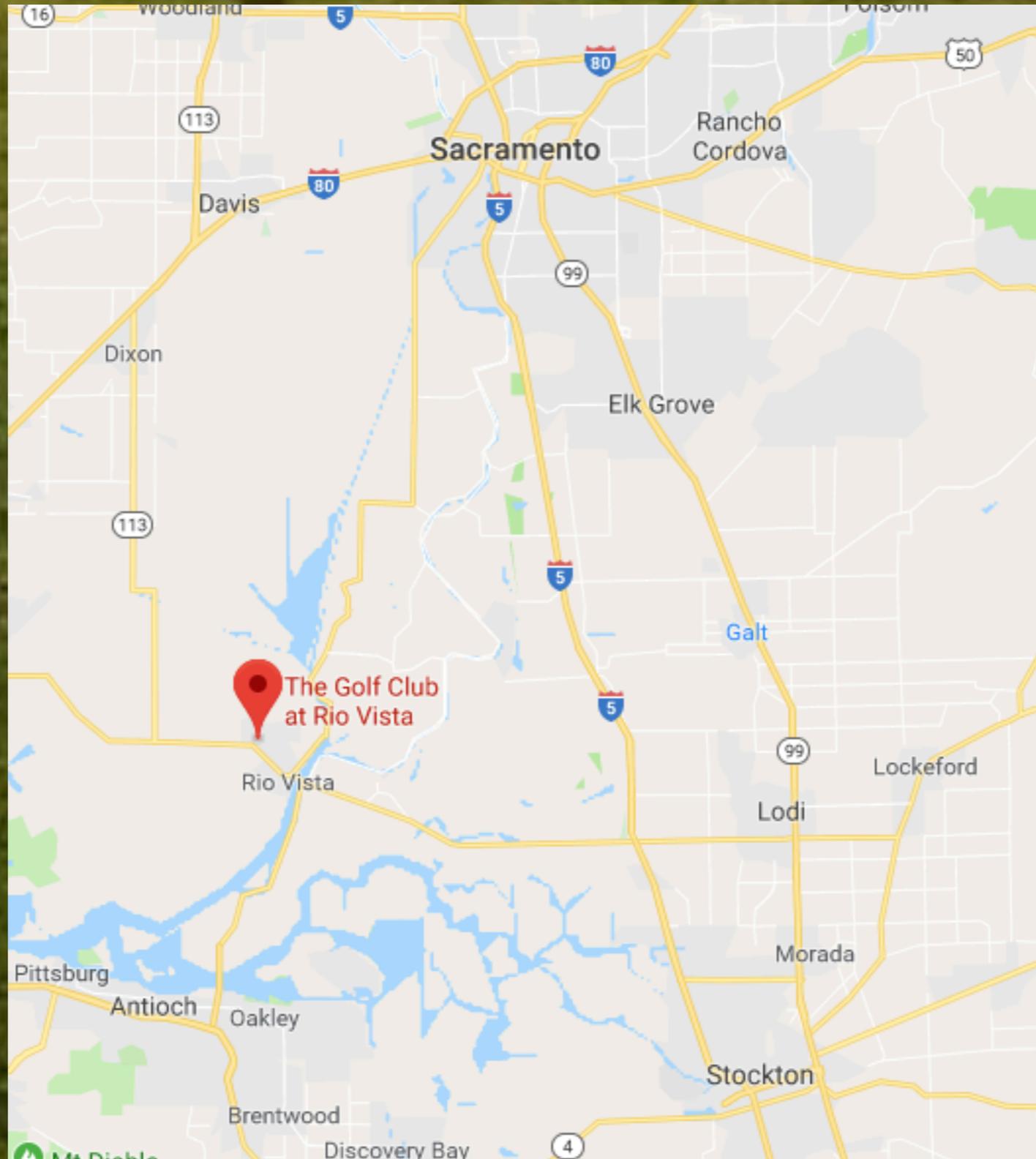
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