

Pine View Golf Course Ypsilanti, Michigan



Asking Price - \$2,000,000



Pine View Golf Course



Pine View Golf Course

Pine View Golf Course is located in scenic Ypsilanti, Michigan, just a short drive from Ann Arbor. Nestled among the vast, spotless pines of the Ann Arbor / Ypsilanti Golf Course area, Pine View Golf Course offers a unique challenge. In fact, Pine View often feels like two separate Ann Arbor golf courses.

Pine View Golf Course is one of the most scenic and challenging public golf courses in southeast Michigan. Constructed in 1989 by course Architect Harley Hodges, Pine View offers 18 holes of championship golf, driving range, two chipping & putting greens with practice bunker, along with one of the finest maintained 9-hole executive courses in the area.

The first nine, known as "Open Pines," features wide fairways with some difficult greens. The challenge intensifies as players approach the back nine, known as "Rolling Pines". They soon find themselves among among beautiful, white pine trees, which line the sides of many holes. The landscape is all at once majestic and challenging.

Pine View Golf Course also features a shorter yet more challenging course known as "Little Pine Nine." It's a par-30 course with a set of junior tees, perfect for young golfers or beginners to learn the game and begin developing.

Pine View is a great opportunity for a new owner with fresh marketing ideas to move the property to the next level.



Pine View Golf Course

Location

5820 Stony Creek Road | Ypsilanti, MI 48197

Website

<https://www.pineviewgc.com/>

Acreage

141.89 acres

K-11-20-301-017

Zoning

R2 Family - 2 units per buildable acre

Architect

Harley Hodges - 1989

Buildings

6,000 square foot Clubhouse - 2x6 Frame Construction with Pro Shop, restrooms, restaurant and fully equipped kitchen

Dining Capacity 110 people plus 50 on deck

Banquet Capacity 110 people

6,720 square foot Maintenance Building

Parking - 185 cars



Pine View Golf Course

Grasses

Greens - Penncross Bent Grass
Fairways/Tees - Blue/Rye Grass
Roughs - Blue/Rye Grass

Irrigation System

Type TORO VARITIME II
Number of heads 400 +/-
Pump capacity UP TO 160 PSI
Water Source 15HP PUMP SENDS WATER FROM PAINT CREEK IS
IRRIGATION POND
Age of system ORIGINAL 42 YEARS OLD WITH SOME UPDATES
Any water restrictions NO

Golf Carts - 85

Type EZGO Gas
Year purchased NEW FLEET BEING DELIVERED MARCH 2023



Pine View Golf Course

Acquisition Opportunity

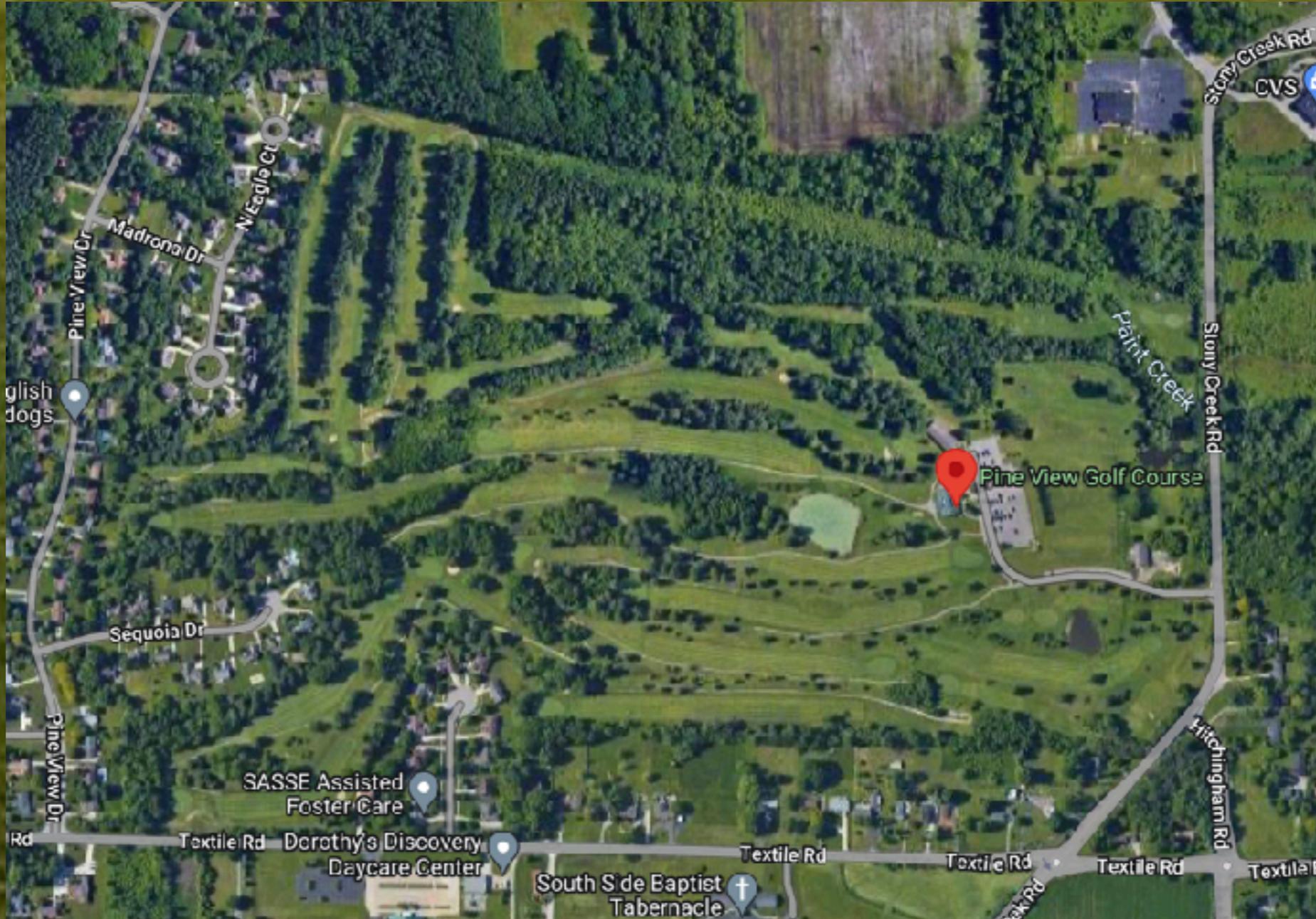
- Cash Flow Positive Golf Course near Ann Arbor, MI
- 18 hole course with an additional 9 hole short course
- Long term development potential - Zoned Residential
- Challenging but fair Championship course
- Short course is ideal for juniors
- Great opportunity for owner/operator or investor looking for stable cash flow property
- Long term financial growth with fresh marketing ideas



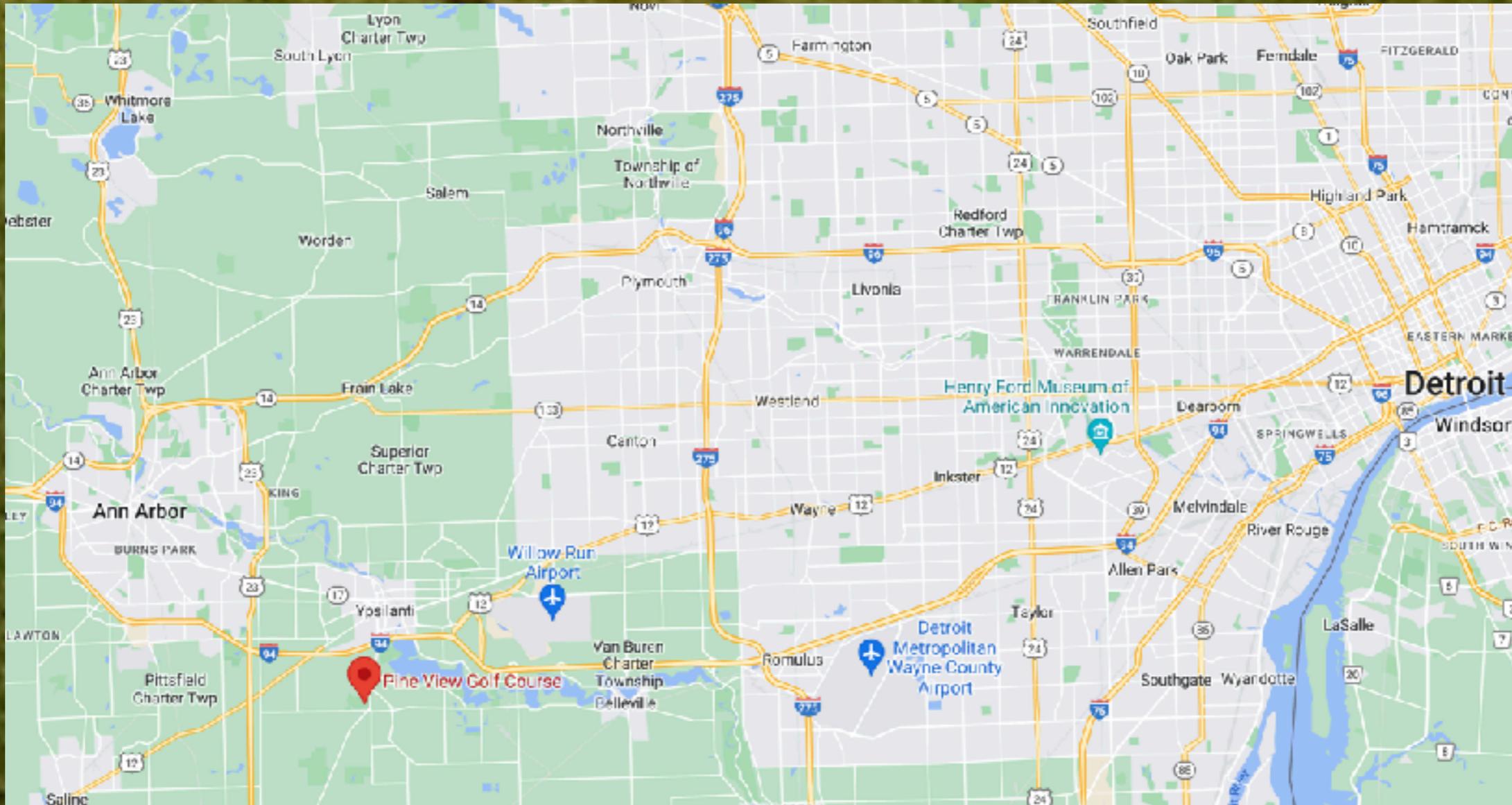
Pine View Golf Course



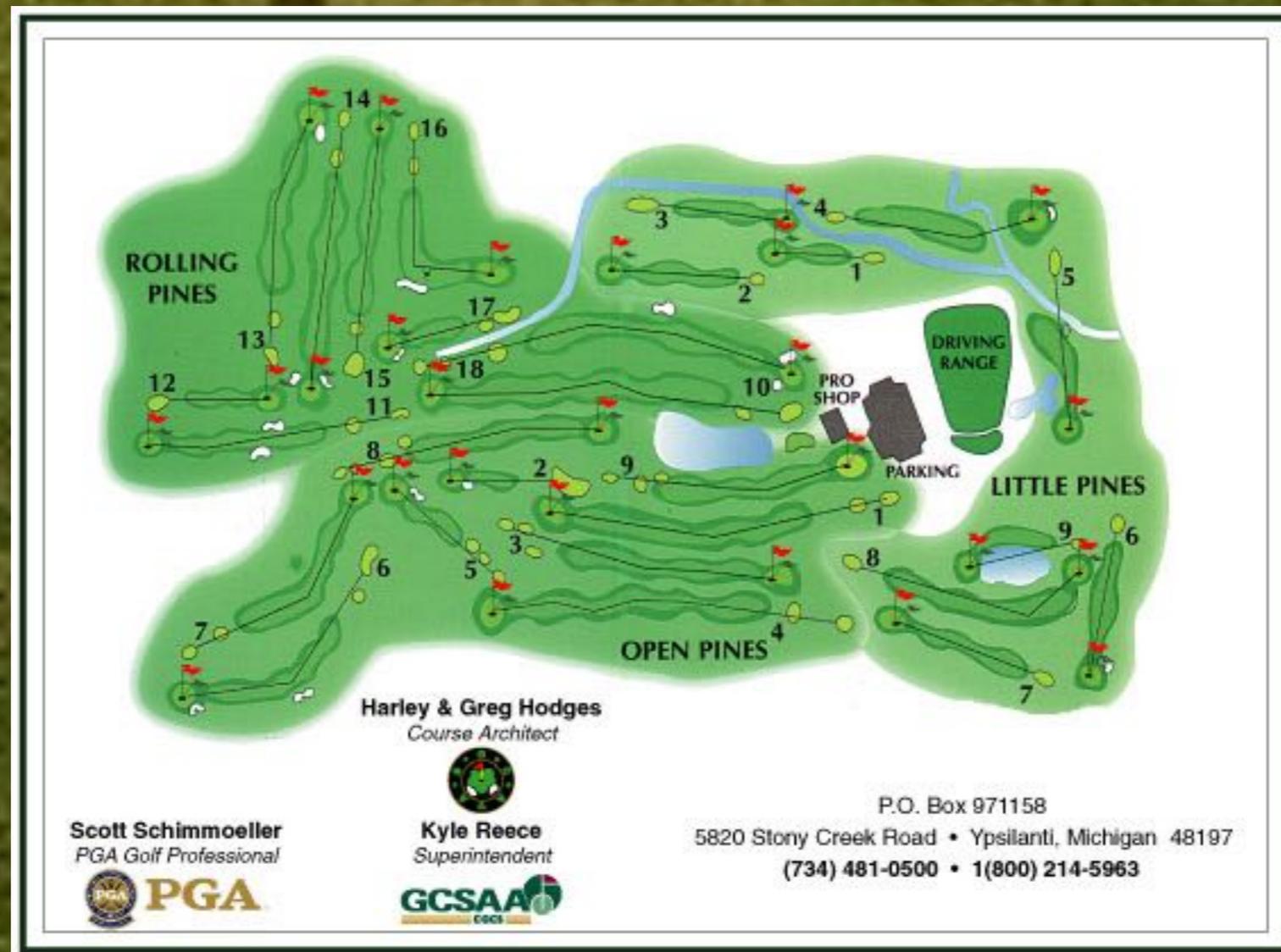
Pine View Golf Course



Pine View Golf Course



Pine View Golf Course



Pine View Golf Course

HOLE	1	2	3	4	5	6	7	8	9	OUT	INITIALS	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET
BLUE 71.6/126	456	151	411	507	197	389	373	383	383	3250		524	374	165	376	398	362	342	179	520	3240	6490		
WHITE 70.1/124	442	140	393	498	189	373	361	357	349	3102		510	359	159	352	383	347	333	169	506	3118	6220		
GOLD 68.3/118	409	133	341	484	180	322	337	348	339	2893		491	295	147	325	365	291	328	156	493	2891	5784		
MEN'S HANDICAP	3	17	5	11	15	1	13	7	9			4	10	18	14	2	8	12	16	6				
PAR	5	3	4	5	3	4	4	4	4	36		5	4	3	4	4	4	4	3	5	36	72		
RED 70.2/122	404	126	336	421	119	269	292	284	265	2516		431	290	129	284	341	265	256	123	408	2527	5042		
GREEN N/A	327	89	245	321	113	235	237	231	216	2014		349	250	85	237	246	215	265	95	345	2087	4101		
LADIES' HANDICAP	15	11	3	13	17	7	5	1	9			4	14	18	16	2	12	8	10	6				



Pine View Golf Course



Pine View Golf Course

Chris Charnas
Links Capital Advisors, Inc.
3223 Lake Ave
Suite 15C
Wilmette, Illinois 60091
312-543-7192
chris@linkscapitaladvisors.com
www.linkscapitaladvisors.com

