

# Beaver Dam Country Club

## Beaver Dam, Wisconsin



Asking Price - \$1,850,000



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Beaver Dam Country Club sits just a few miles from Horicon Marsh, the largest freshwater refuge in the U.S., on rolling hills and Beaver Dam Lake. The golf course originally opened as a nine-hole layout in the 1960's but now features 18 holes of fun yet challenging golf.

The layout has a traditional design with small, elevated greens and tree-lined fairways. At just over 6000 yards, length is not the deciding factor. The course features small manicured turtle back greens nothing is guaranteed just because you reached the green. Strategically placed bunkers lurk beside the greens and the rolling terrain guarantees some tricky lies.

The long term owners are divesting of their golf course assets and are looking to sell to a new owner who can take Beaver Dam County Club to the next level.



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**W8884 Sunset Drive Beaver Dam Wisconsin 53916**

Year Opened - 1966

# of Holes - 18

Total Acres - 136

Yardage - 6011

Slope/Rating - 68.5/116

Parking - 135 vehicles

Zoning - A2

Greens Fees - \$33 including cart

Membership - \$1,725 (Family Full Season)



## Buildings

### Square Footage

- 8,654 square feet Clubhouse
- 9,694 square foot basement
- 2,400 square foot cart barn (older)
- 2,400 square foot cart barn (newer)
- 600 square foot outdoor pavilion
- 2,400 square foot maintenance building

Clubhouse Capacity - 30 guests in bar/70 guests in dining room/30 guest on large deck

Locker Rooms - yes



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Turf Grass - Greens are Bentgrass, Tees and fairways are bluegrass

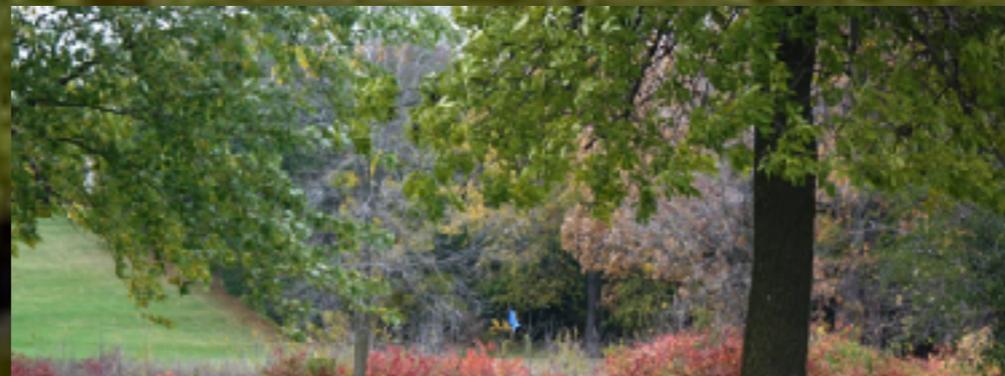
Irrigation System - Rainbird installed 2001

Water Source - Ponds and Lake

2 pumps with capacity of 350 GPM

Golf Carts - Leased, Yamaha, Gas

Locker Rooms - Mens 18 lockers - Womens 10 lockers



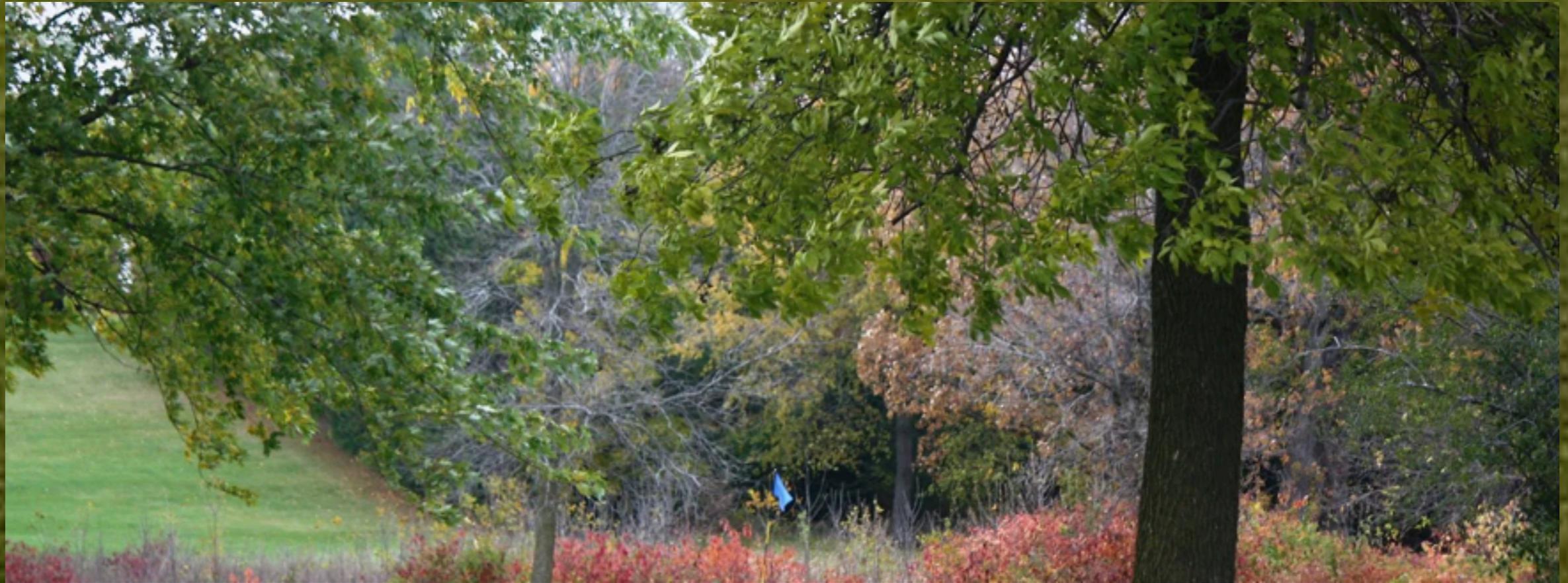
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## INVESTMENT OPPORTUNITY

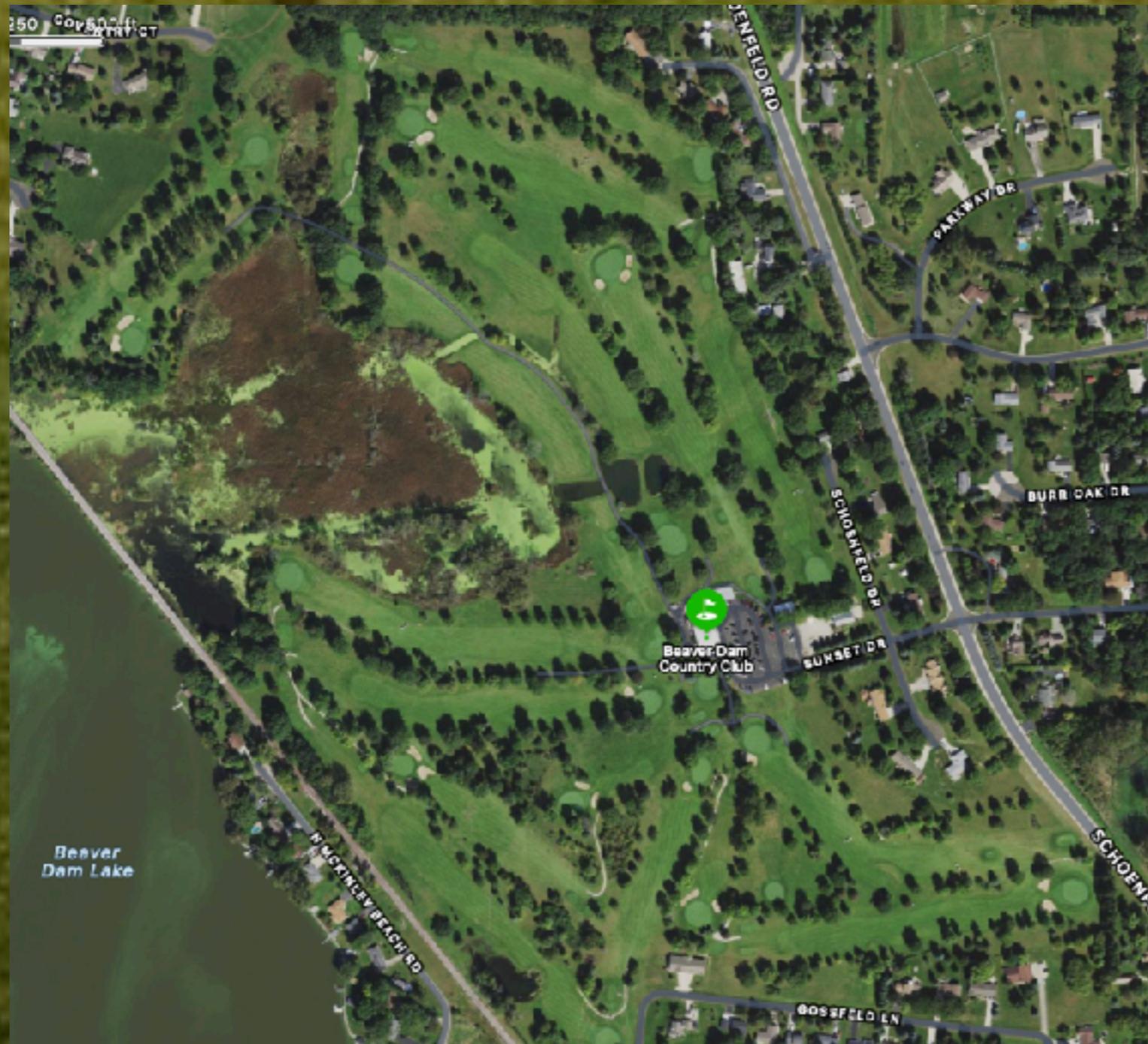
- Opportunity to grow rounds and membership
- Room to expand food and beverage operations
- Growth available for banquets and outings
- Excellent location in Central Wisconsin
- Easy access to both Madison and Milwaukee
- Great routing
- Highly regarded golf course
- Centerpiece of local community



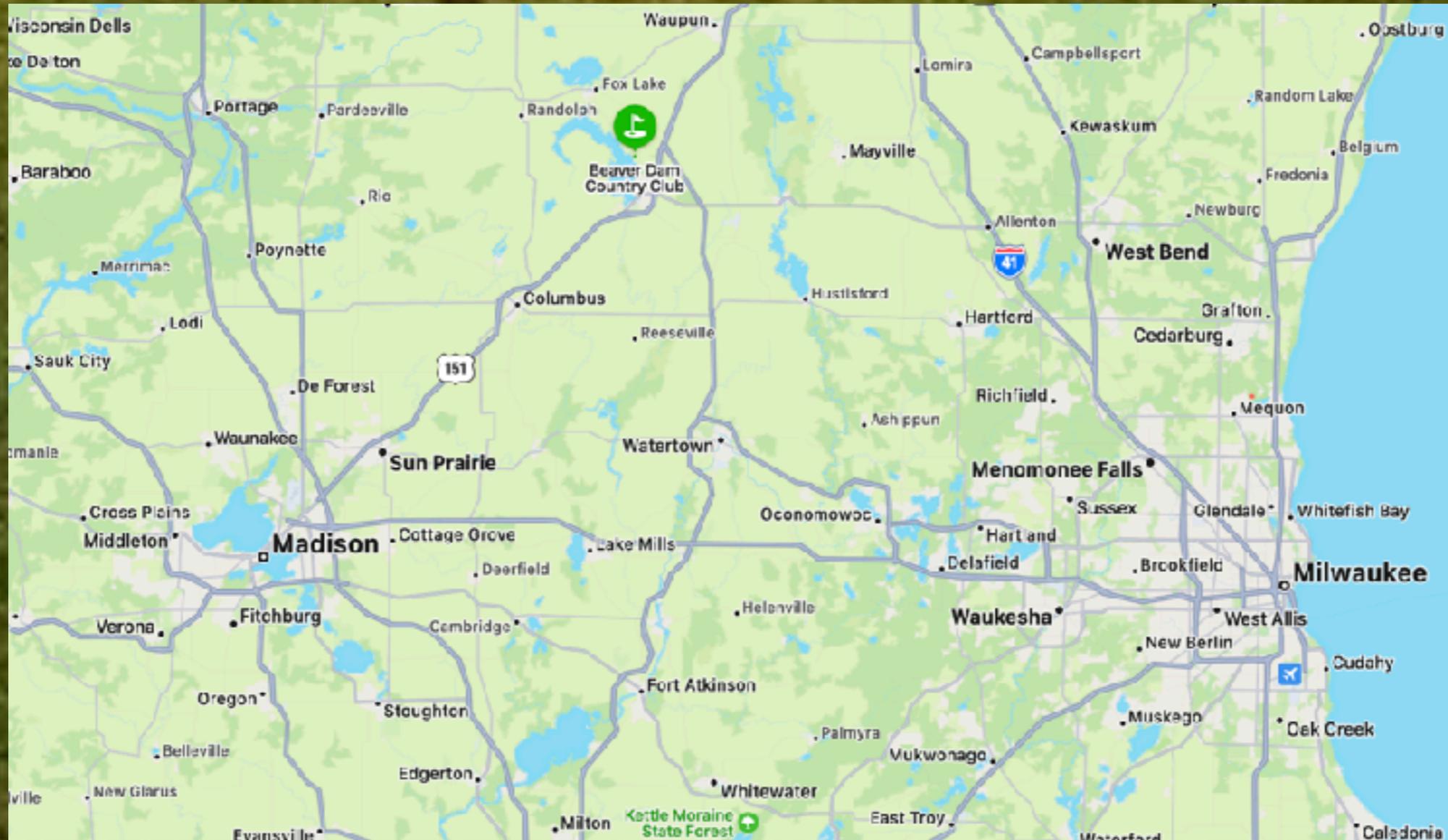
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513	175	329	177	343	362	365	334	493	3091	6008
5	3	4	3	4	4	4	4	5	36	71
2	18	12	10	10	6	8	14	4		
KEEP PAGE										
10	11	12	13	14	15	16	17	18	IN	TOT NET
395	128	253	127	331	325	287	325	432	2591	5058
4	3	4	3	4	4	4	4	5	35	69
2	18	14	16	8	6	12	10	4		

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**Tony Arvold**  
PGA Golf Professional

Hwy 33 • Beaver Dam, WI 53916  
**(920) 885-6611**

WHITE YARDAGE	395	503	253	155	389	399	172	255	356	2917
PAR	4	5	4	3	4	4	3	4	4	35
HANDICAP	5	1	13	17	9	3	15	11	7	
KEEP PAGE										
90 - 08 -										
HOLE	1	2	3	4	5	6	7	8	9	
080 - 08 -										
RED YARDAGE	355	354	244	130	340	311	158	226	349	2457
PAR	4	4	4	3	4	4	3	4	4	34
HANDICAP	3	1	13	17	7	9	15	11	5	

**REED CHRYSLER**  
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**ROBERT'S Plumbing**  
Commercial • Industrial

Beaver Dam, WI 53916  
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Cell: 920-885-8888

**CLUB RULES**

- 1.) Replace all divots, repair ball marks and rake all bunkers.
- 2.) Check with starter/golf shop before starting play.
- 3.) Every player must have clubs and bag.
- 4.) No golf carts are allowed within 20 ft. of greens and tees.
- 5.) Allow faster players to play through.
- 6.) No starting on No. 10 without permission from golf shop.

**U.S.G.A. RULES APPLY**



**COURSE RATING/SLOPE: MEN 68.3/116 • WOMEN 68.5/113**

Date: \_\_\_\_\_  
Score: \_\_\_\_\_  
Hole: \_\_\_\_\_

**OUT OF BOUNDS**  
All white stakes are out of bounds on hole numbers 2, 5, 6, 12, 13, 14, 15.



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

