

Northern Michigan University Golf Course Marquette, Michigan



Asking Price \$1,900,000



Northern Michigan University Golf Course



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Northern Michigan University Golf Course is a 18 hole, daily fee golf course located near the scenic city of Marquette, Michigan. Just off the shores of Lake Superior, Northern Michigan University Golf Course the Par 72, 6,800 yard course was designed by Bruce Matthews in 1992.

The course traverses wooded terrain that makes for a fun yet challenging layout for golfers of all skill levels.

Owned by The Northern Michigan University Foundation, the Foundation is divesting from its investment portfolio directly held real estate assets.



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125 Chocolaty Downs Golf Drive Marquette, MI
<https://nmu.edu/golfcourse/home>

Year Opened - 1982

Golf Course Architect - Bruce Matthews

of Holes - 18

Par 72 6,800 Yards

Total Acres - 220 acres

Parking - 80 cars - 20 additional by apartment area

Zoning - R1 - Single Family Residential

Turf Grass -

Bentgrass/Poa Annua Greens .

Tees - mix of Fexcues. Bentgrass and Rye

Fairways - Fescue and Rye Grass



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Facilities

Clubhouse - 768 Square Feet

Golf Cart Storage Sheds (30 - 24' x 96' each

Maintenance Building - 28' x 80' - 1,920 square feet

Bunkers - 19

Golf Range +/- 4 acres. Approximately 20 stalls

Golf Carts - 50 Yamaha gas carts Leased through October 2025

Irrigation System - The Toro automatic irrigation system utilizes a 60hp, 30hp and a 3hp jockey pump. The 3 pump Watertronics system has a capacity of up to 800 GPM. It is a single-row, electric system with satellite controllers (upgraded in 2014) for the tees, greens and fairways. The irrigation and pumping station is located near Hole #5.

Water Source - Chocolay River - 6" 480v Berkeley pump fills the pond manually (600 GPM)

Full Equipment List available upon request



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INVESTMENT OPPORTUNITY

- 18 hole golf course
- Small but efficient clubhouse
- Positive Cash Flow
- Currently does not have a liquor license
- Proximity to the tourist area of Marquette Michigan
- Opportunity to grow rounds and revenue
- Excellent Course Conditions



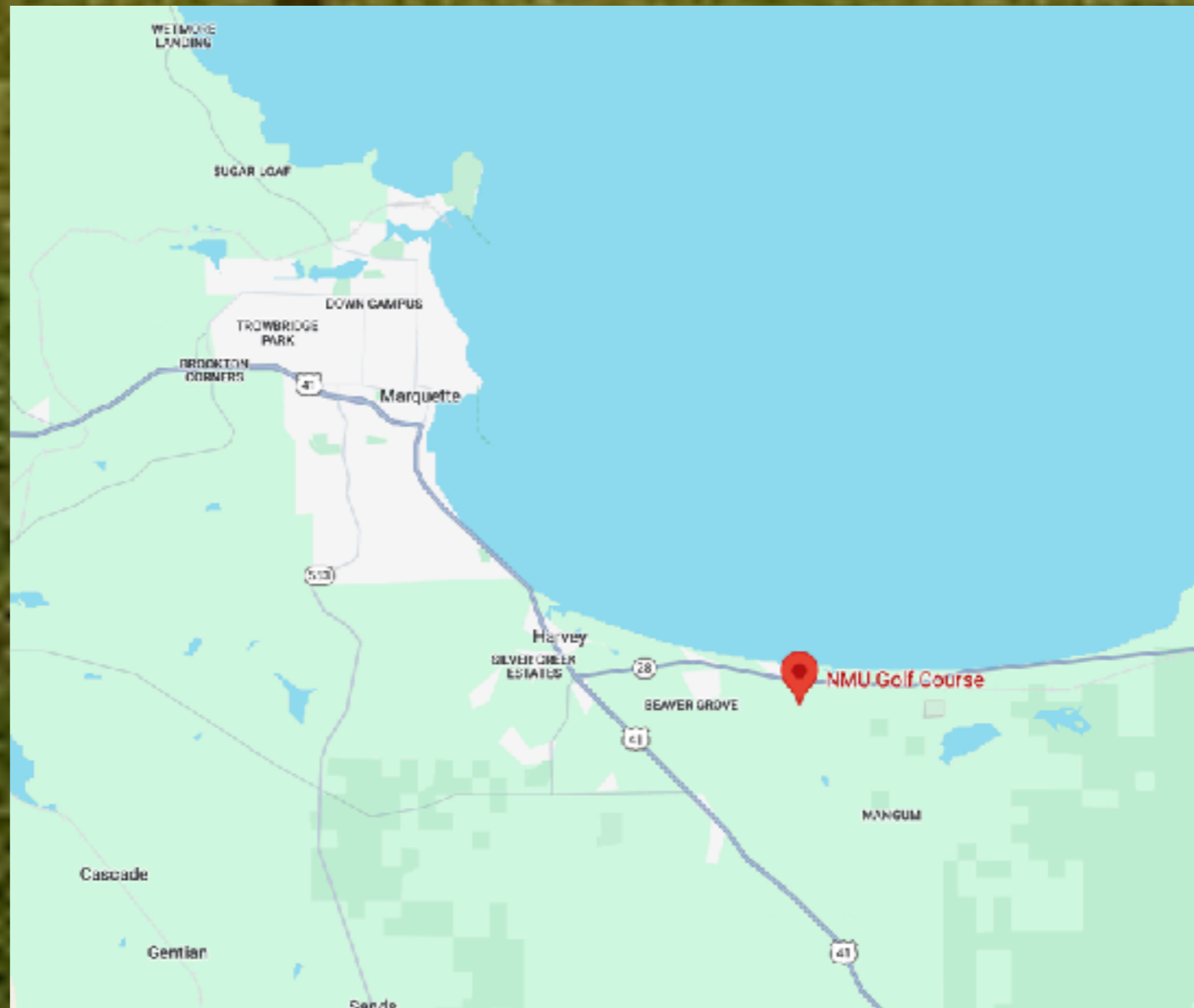
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All offers will be reviewed by The Owner and consideration will be given to offers that meet the following criteria

- Offer Price
- Financial Strength
- Ability to close
- Absence of Contingencies
- Timing of Due Diligence

ALL OFFERS MUST BE PRESENTED IN WRITING AND SHOULD INCLUDE:

- Purchase Price
- Proof of Funds
- Amount of Earnest Money Deposit
- Due Diligence Period
- Closing Date
- A List of Contingencies Required to Close the Transaction

SITE INSPECTIONS

- Prospective purchasers are encouraged to visit the property prior to submitting Letter of Intent
- All tours will be set up by Links Capital Advisors
- Please do not contact on-site management or staff without prior approval.



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