

Swanhills Golf Course Belvidere, Illinois



Asking Price - \$3,498,200



Swan Hills Golf Course



Swanhills Golf Course

Located just east of Rockford, IL in Belvidere, IL Swanhills Golf Course is a traditional parkland style course with no housing on the fairways. The surrounding community has great demographics and has supported the golf course since it opened in 1995.

Swanhills has enough topography and hazards to challenge a low handicapper but the wide fairways and inviting greens are welcoming for high handicappers. The course has been meticulously maintained and has no deferred maintenance.

The long term owners are focusing on their core business and are looking to sell Swanhills to a new hands on owner with fresh energy and creative ideas.

The turnkey operation is ideal for a first time golf course owner or a multi-course operator looking to expand their portfolio.



Swanhills Golf Course

2600 Gustafson Road, Belvidere, IL 61008

www.swanhillsgolf.com

Year Opened - 1995

of Holes - 18

Par - 71

Total Acres - 139.29

Yardage - 6400

Slope/Rating - 71/113

Parking - 108 vehicles

Zoning - A-1

Greens Fees - \$42 including cart

Membership - \$2,200 (Family Full Season with a cart)

Buildings

Square Footage

- 4,256 square feet Clubhouse does not include full basement
- 4,400 square foot maintenance building (New in 2023)
- Old Shop 864 sq ft heated
- Fertilizer Shed 1,840 sq ft cold storage
- Block Building 684 sq ft cold storage

Clubhouse Capacity - 144 people



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

Greens average 6,000 square feet

Irrigation System - Installed 1993, 2 row system - very well maintained

Water Source - 250 GPM Well

Pumps GPM 1-10 HP & 2-40 HP Vertical turbine pumps. 800 GPM

Golf Carts - 74 Carts Leased, Yamaha, Gas Powered. Lease Expires 12/1/2025

Rounds

2021 - 36,231

2022 - 32,983

2023 - 35,400

Season Pass Holders

2021 - 52

2022 - 51

2023 - 57



Also Includes a 3 bedroom house (2,066 Square feet) in close proximity to the Maintenance area



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INVESTMENT OPPORTUNITY

- Turnkey Operation
- Positive Cash Flow
- Opportunity to grow rounds and membership
- Room to expand food and beverage operations
- Growth available for banquets and outings
- Excellent Local Demographics
- Limited competition in the area
- Fun course for low and high handicappers
- Highly regarded golf course



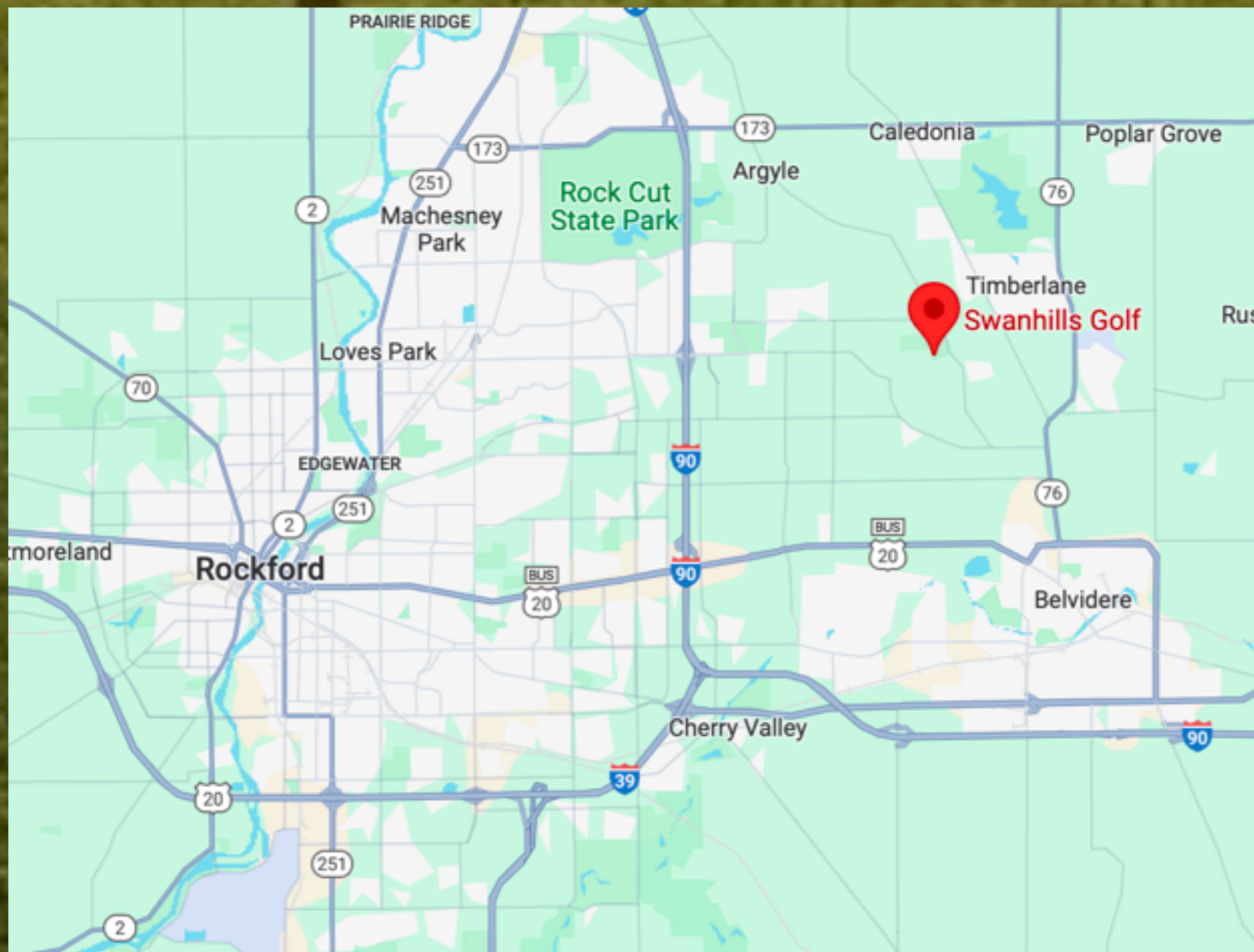
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USGA Rules Govern All Play

- Out of bounds marked by white stakes and/or property lines.
- Keep motorized carts and pull carts 30 ft. from greens and tees.
- 4 people maximum per tee time (no spectators/caddies)
- Shirts must be worn at all times.
- It is expected that 18 holes be completed in 4 hours, allow faster groups to play through.
- Please repair ball marks, replace divots and rake sandtraps.
- State law requires alcoholic beverages be purchased at Swanhills. (No private coolers.)
- Golfers allowed only a 5 minute clubhouse break prior to 10th tee turn.
- Golfers that play in inclement weather play at their own risk.
- Only licensed drivers allowed to drive carts.

⊕ Shelter

Date: _____ Scorer: _____ Attest: _____



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Blue	364	543	200	419	335	445	392	194	371	3264
White	354	523	160	398	322	445	372	174	353	3101
Gold	282	458	118	318	322	445	372	127	353	2795
Par	4	5	3	4	4	5	4	3	4	36
Handicap	11	1	15	5	13	3	7	17	9	
HOLE	1	2	3	4	5	6	7	8	9	Out
Handicap	11	1	15	7	13	3	5	17	9	
Par	4	5	3	4	4	4	4	3	4	35
Red	282	458	118	318	284	365	356	127	287	2595

153	351	223	518	497	403	414	195	382	3136	6400
141	332	199	489	485	397	394	173	358	2968	6069
141	332	143	410	485	343	282	136	358	2630	5425
3	4	3	5	5	4	4	3	4	35	71
18	10	14	2	4	8	6	16	12		
10	11	12	13	14	15	16	17	18	In	Tot
18	8	14	4	2	6	10	16	12		
3	4	3	5	5	4	4	3	4	35	70
121	317	143	410	407	343	282	136	329	2488	5083



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All offers will be reviewed by ownership 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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Chris Charnas
Links Capital Advisors, Inc.
3223 Lake Ave
Suite 15C
Wilmette, Illinois 60091
312-543-7192
chris@linkscapitaladvisors.com
www.linkscapitaladvisors.com

