

Lakota Canyon Ranch Golf New Castle, Colorado



Asking Price
\$3,200,000 for golf and all land parcels
\$1.2 million for just the golf course



Lakota Canyon Ranch



Lakota Canyon Ranch

Lakota Canyon Ranch opened for play in May 2004, offering 18 holes of world class golf with stunning views of rugged Western Colorado canyons and natural terrain.

Designed by Nationally renowned architect James Engh, Lakota Canyon provides a rare opportunity to enjoy amazing golf at the doorway of some of Colorado's most breathtaking mountain vistas.

Located in New Castle, Colorado, just below the Flat Tops Wilderness Area, and easily accessed right along the Interstate 70 corridor, Lakota Canyon is one of the most spectacular Colorado golf courses that is easily playable in a day trip from the Aspen and Vail areas. Lakota Canyon's 7111-yard layout promises to be enjoyable for all levels of golf. Exciting features players face at Lakota are the elevated tee boxes on occasion dropping 100 feet to the fairway.

Priced substantially below replacement cost at \$1,200,000 Lakota Canyon Ranch is ideal for a veteran golf course operator or a first time owner.

Also available are 3 land parcels (83 acres, 23.8 acres and 15.58) \$2.0 million for all three parcels.



Lakota Canyon Ranch

1000 Clubhouse Drive New Castle Colorado, 81647

Year Opened - 2004

Architect - James Engh

of Holes - 18

Total Acres - 135.35

Maintainable Acreage - 115 acres

Yardage 7,111

Slope/Rating - 72.5/147

Greens Fees - \$99



Golf Carts

66 EZGO Gas carts

Clubhouse

Year Built - 2017

Square Footage 3,000

Clubhouse Capacity - 100 in dining room

Fully Heated Air Conditioned Tent for outings - can serve up to 280 guests

Full Liquor License - yes

Locker Rooms - yes

POS System - GolfNow ForeReservations



Lakota Canyon Ranch

Turf Grass

Greens - Bent

Tees - Bent

Fairways - Bent

Rough - Bluegrass

Irrigation

Make Flow -Rainbird

of Pumps - 3 Watertronix

Year Installed - 2004

Total Gallons per Minute - 2,000

Water Source -Raw Water Irrigation Ditch

Maintenance Facility Construction Type - Metal

Maintenance Facility Square Footage - 6,100 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



Lakota Canyon Ranch

Named one of Colorado's top golf courses, Lakota Canyon Ranch has earned numerous honors including:

- Best Driving Range (Gold) – Locals' Choice Post Independent 2018
- Best Golf Course (Silver) – Locals' Choice Post Independent 2018
- Top 5 Best Courses You Can Play in Colorado – Golf.com 2016-2017 Edition
- Top 10 Best Courses in the State – Golfweek April 2017
- 2014 Golfweek's Top 100 Residential Courses – 2013 Golfweek's Best Residential Courses
- Top 3 Public Golf Course You Can Play in Colorado – Golfweek 2012
- Top 20 Public or Private in Colorado – Golf Digest 2012 | Top 100 Best Public Courses in America – Golf Digest 2012
- Top 100 Best Residential in America – Golf Digest 2012



Lakota Canyon Ranch

Acquisition Opportunity

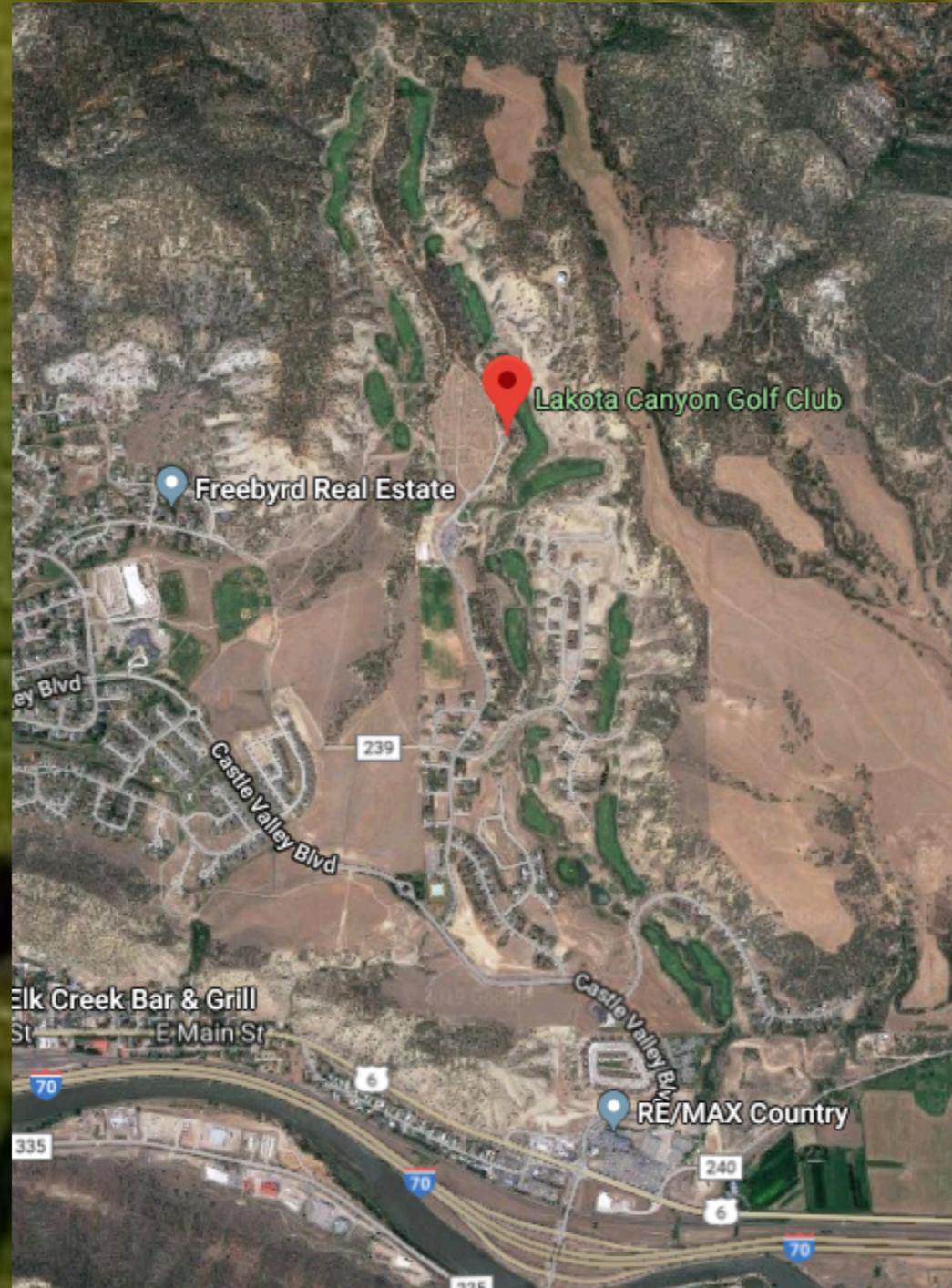
- Priced substantially below replacement cost
- High End Clubhouse with spectacular mountain views
- Well regarded Mountain Daily Fee Golf Course
- Growing community with opportunities to increase rounds
- Excellent local demographics
- Development land for sale as well to increase long term profitability
- A new hands on owner will be able to increase revenue through increased rounds, outings and banquets.



Lakota Canyon Ranch

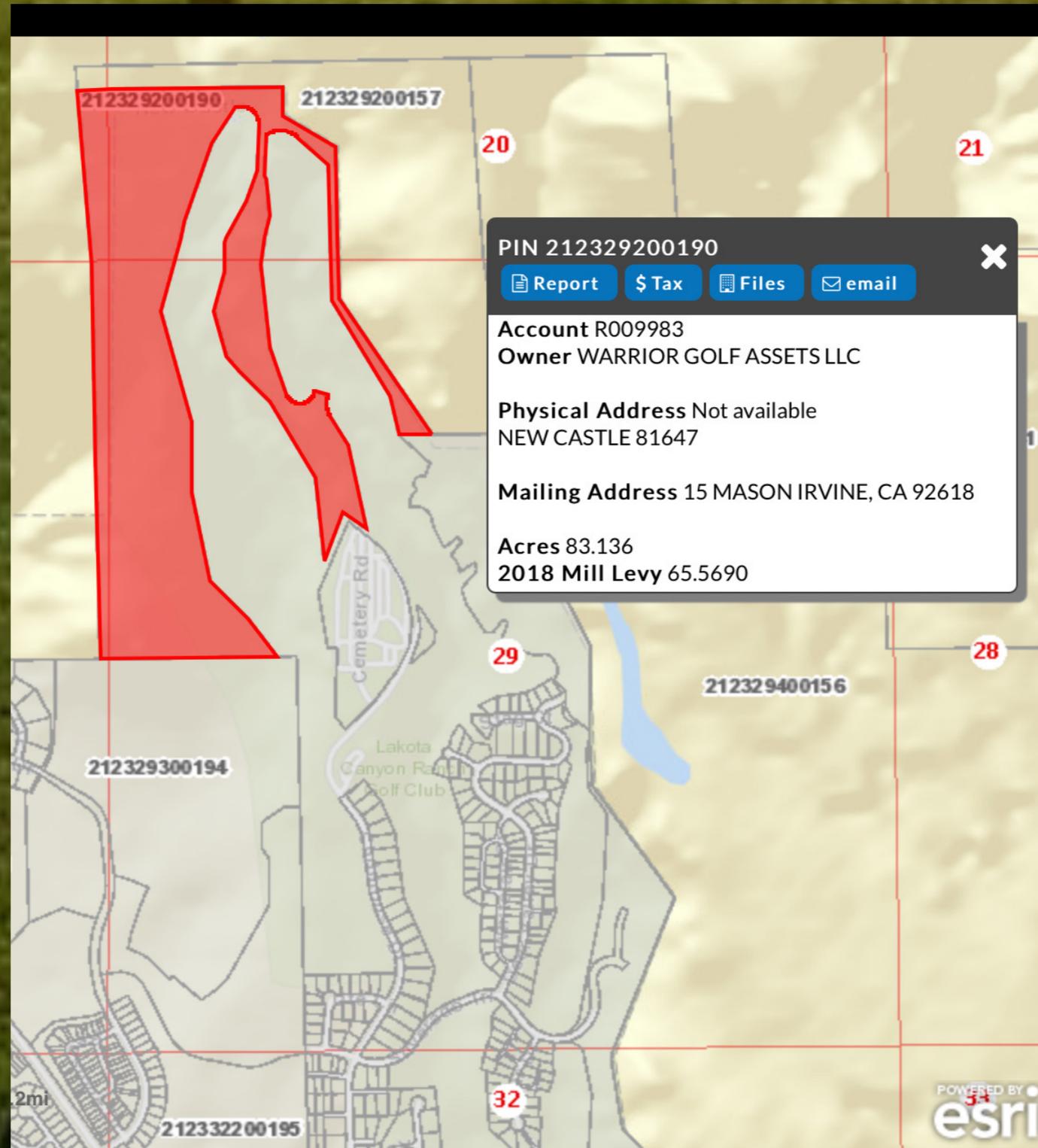


Lakota Canyon Ranch



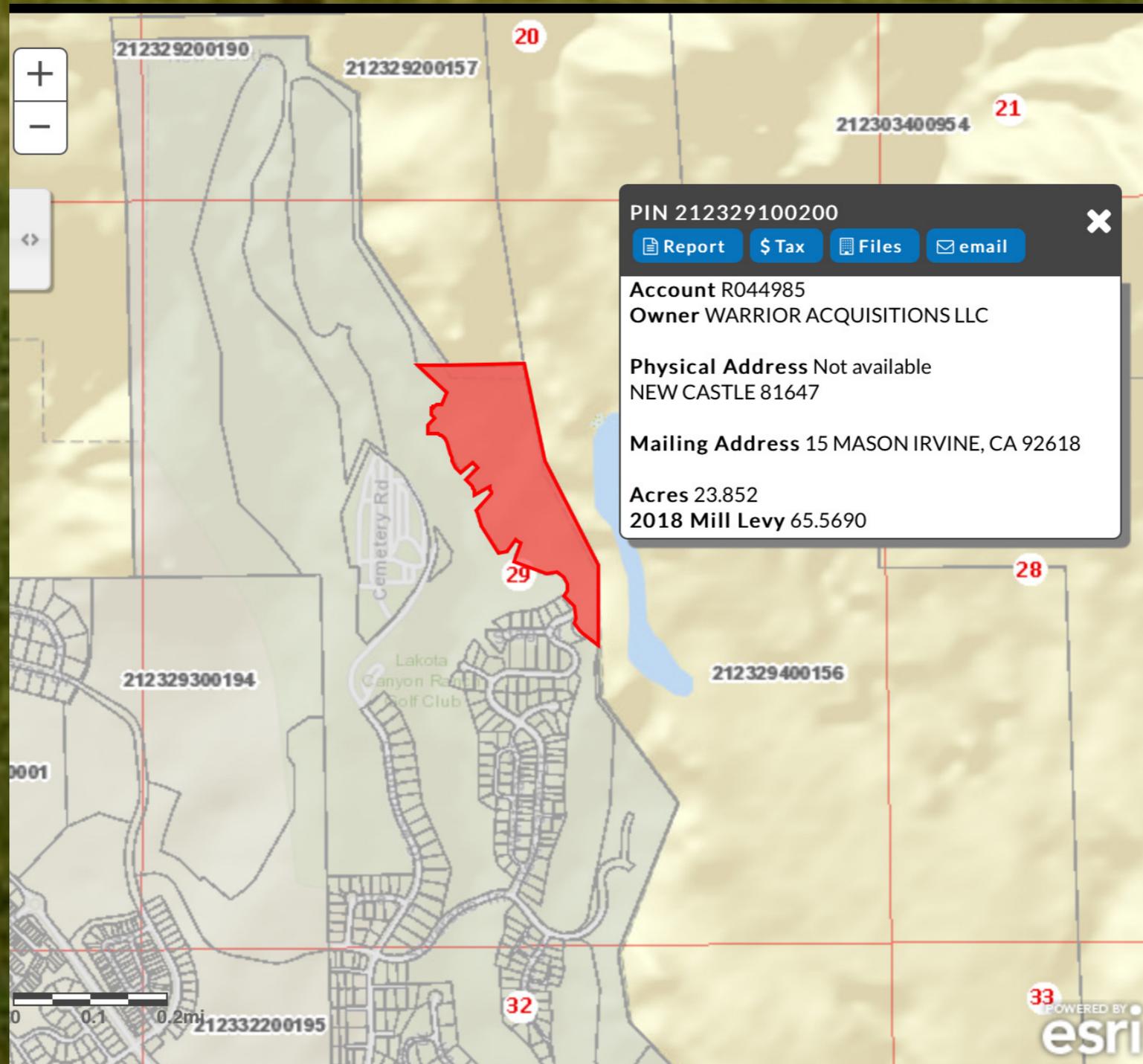
Lakota Canyon Ranch Land

83.136 acres



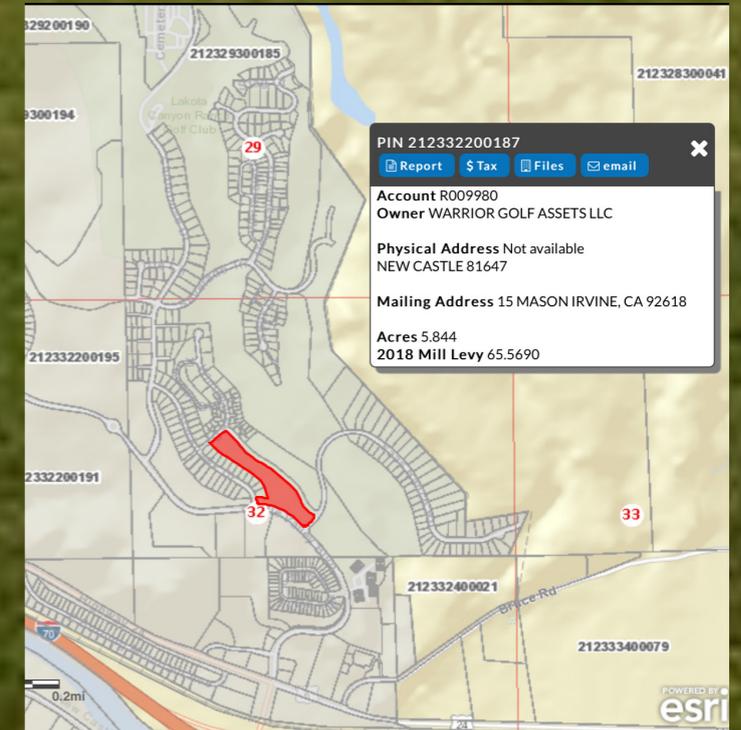
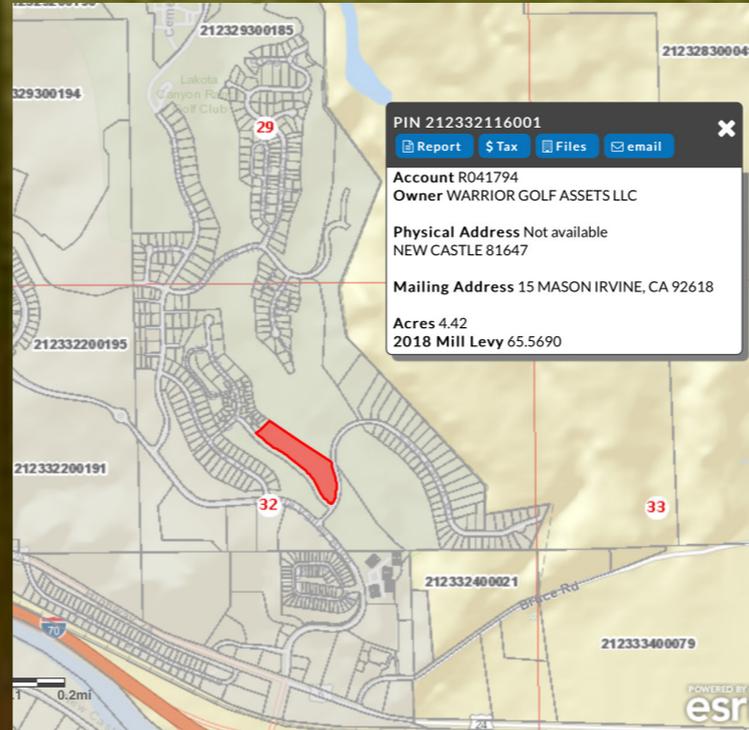
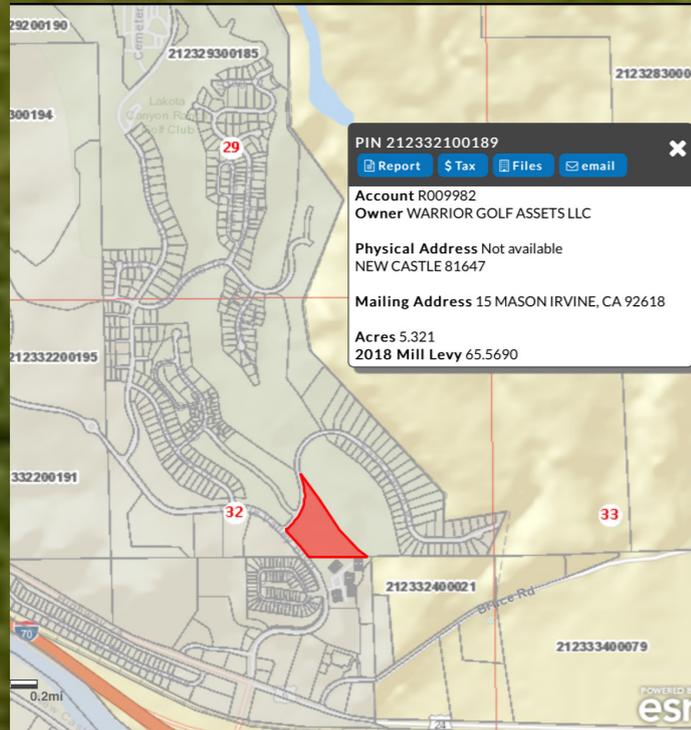
Lakota Canyon Ranch Land

23.852 acres



Lakota Canyon Ranch

15.585 acres
\$1.2 million



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Chris Charnas
Links Capital Advisors, Inc.
3223 Lake Ave
Suite 15C

Wilmette, Illinois 60091

Office 847-866-7192

Cell 312-543-7192

chris@linkscapitaladvisors.com

www.linkscapitaladvisors.com

Twitter: [@linkscapital](https://twitter.com/linkscapital)

