

Kewanee Dunes Golf Club

Kewanee, Illinois



Asking Price - \$750,000



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Located 4 miles Southwest of Kewanee and 4 miles Northeast of Galva, Kewanee Dunes is the top golf course in the region.

The 6,832 yard course is player friendly but can challenge low handicappers as well. Perfectly maintained with the best greens around the area. Kewanee Dunes is a must play for the area's golfers.

The club features a functional clubhouse with a small pro shop, friendly bar and large banquet room with the best views in at the area. With a small but experienced staff Kewanee Dunes is a turn key operation set up for a new owner.

Priced substantially below replacement cost at \$750,000 Kewanee Dunes is ideal for a veteran golf course operator or a first time owner.



Kewanee Dunes Golf Club

ADDRESS - 3536 Midland Rd Kewanee IL 61441

Year Opened - 1911

Architect - William Spear

of Holes - 18

Total Acres - 121

Yardage - 6745

Slope/Rating - 72.4/130

Greens Fees - \$32.00 Weekday-\$35.00 Weekend-\$40

Golf Carts

Type - Club Car and Yamaha

Number- 50 total - We own 10 gas yamaha and 6 gas club car. 14 electric club car rent and 20 gas yamaha we rent

Gas/Electric- 14 Electric Club Car, 30 gas yamaha, 6 gas club car

Clubhouse

Clubhouse Capacity - 250-285

of Parking Spots -120

Full Liquor License - yes

Locker Rooms - yes but

POS System - EZlinks



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Turf Grass
Greens - Bent
Tees - Blue/Bent Mostly Blue
Fairways - Blue/Bent Mostly Blue
Rough - Blue Rye

Irrigation

of Pumps - 2
Total Gallons per Minute - 650
Water Source - Pond/well
Maintenance Facility Construction Type - half heated with 3 other small ones
Maintenance Facility Square Footage -
Gasoline Storage Above Ground - Yes
Separate Chemical Storage - Yes
Washdown Separator - no
Cart Path Composition - concrete/asphalt/gravel
Indoor Equipment Storage - Yes



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Acquisition Opportunity

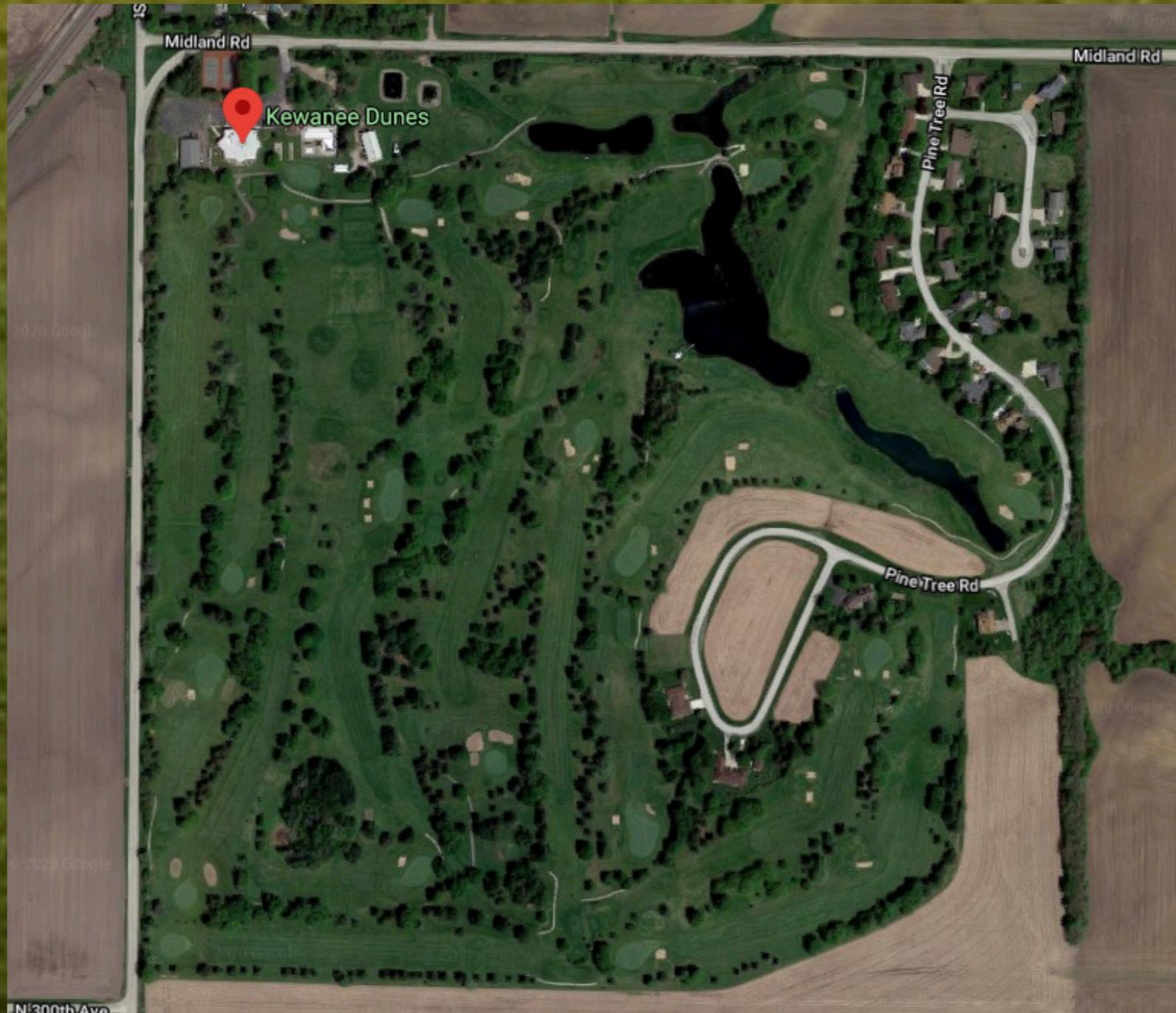
- Priced substantially below replacement cost
- Turn Key operation with minimal cap ex needs
- Top Daily Fee Golf Course in the region
- A new hands on owner with an aggressive marketing program will be able to increase revenue through increased rounds, outings and weddings.



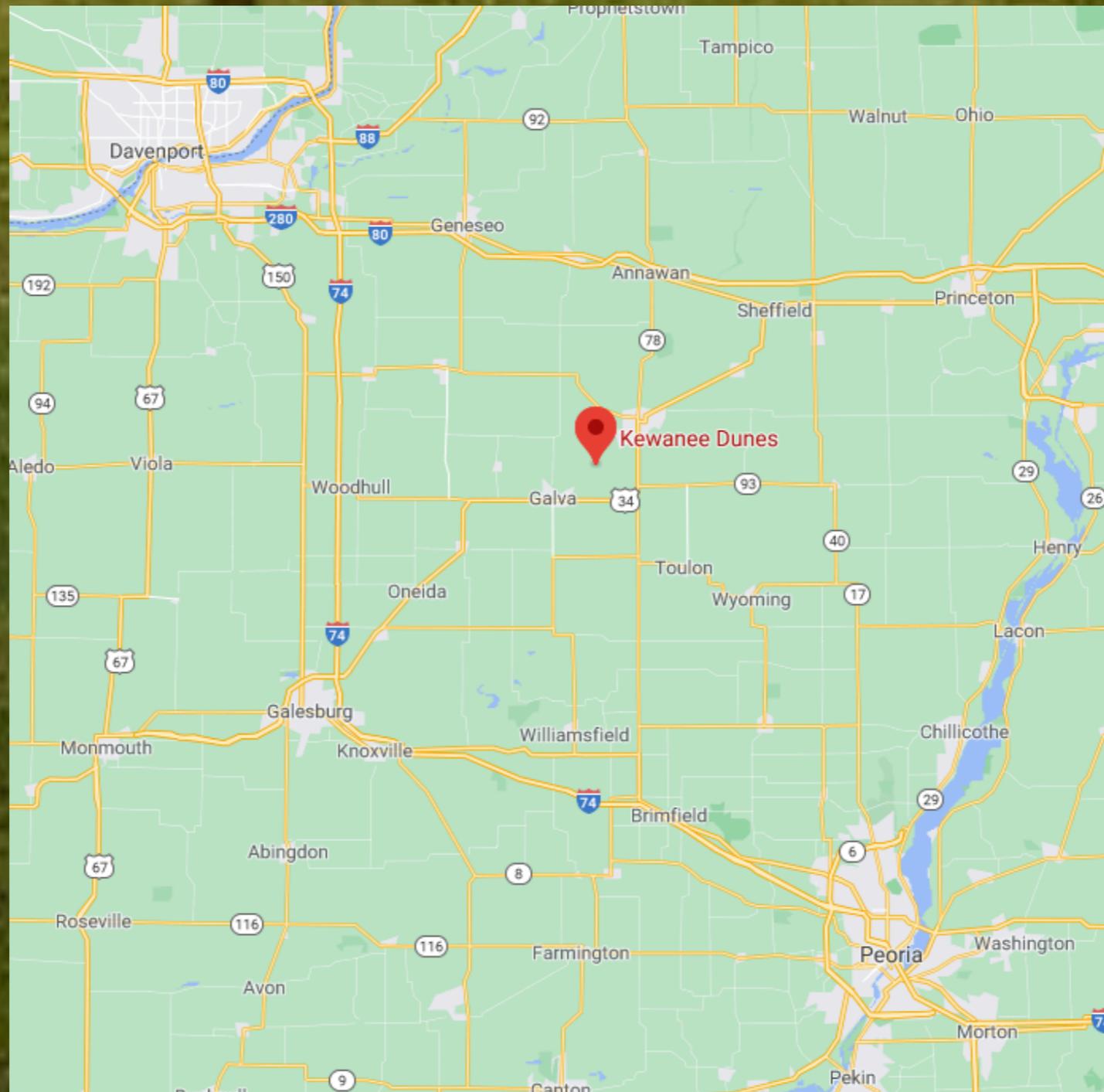
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