

Par 4 Resort Waupaca, Wisconsin



Asking Price \$7,300,000



Par 4 Resort



Par 4 Resort

Par 4 Resort is a high end golf resort located in Central Wisconsin. Par 4 features a well regarded 18 hole golf course, a 70 room Comfort Suites hotel and a 17,000 square foot conference center.

The Foxfire Golf Course was originally developed in 1996, the Foxfire on the Green Conference Center opened for guests in 2002 and the 70 room Comfort Suites was built in 2003.

The Resort is one of the top full service resort in Central Wisconsin and consistently gets excellent reviews from guests and golfers.

The property is being sold by a Receiver and all offers will be reviewed by the Receiver. Preference will be given to all cash offers with minimal contingencies.



Par 4 Resort

201 Foxfire Drive, Waupaca, Wisconsin 54981
www.par4resort.com

Year Opened - 1996

Golf Course Architect - Truttman & Associates

of Holes - 18

Par - 72

Total Acres - 119

Yardage - 6528

Slope/Rating - 124/70.9

Parking - 239 vehicles

Zoning - The hotel and restaurant/banquet facility/clubhouse sites are zoned B-4, Strip Commercial District. The main part of the golf course is zoned A-1, Agricultural District. One small 0.45-acre roadway parcel is zoned R-1, Single-Family Residential District.

Turf Grass - Bent Grass Greens. Tees and fairways are bluegrass

Irrigation System - Double Row Hunters Legacy System

Water Source - Wells which are fed into retaining ponds. The pumps are Flowtronics VFD with two 60 HP motors and a one horsepower jockey

Bunkers - 52

Golf Range

6 acres

15 grass stalls



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Facilities

Banquet Facility/Conference Center

Foxfire On The Green is a 17,000 square foot multiple purpose facility containing a ballroom, lounge, restaurant, private dining room, pro shop, administrative offices, men's and women's restrooms, brides room, full kitchen area and storage rooms. The lounge has a seating capacity of approximately 72 patrons, the ballroom has a seating capacity of 450 (divisible in thirds), the restaurant has seating for 88 patrons and the private dining seats 30. There is an outdoor patio that seats 50.

Comfort Suites Hotel

The 48,227 square foot 70 unit Comfort Suites at Foxfire was opened in April 2004. It features a large reception area, expanded family recreation center & pool, meeting room, game room, exercise room and exquisite views of Foxfire Golf Club.

Maintenance Building

The maintenance building contains approximately 4,000 square feet and is a one-story metal building. The interior consists of concrete floors in the finished shop area; gravel floors and open ceiling exposing the wooden trusses.



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FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



Par 4 Resort

INVESTMENT OPPORTUNITY

- Golf Resort with 70 room hotel, high end golf course and 17,000 square foot Conference Center
- Turnkey Operation
- Positive Cash Flow
- Opportunity to grow rooms, rounds and revenue
- Excellent Local Demographics
- Proximity to Top Tourism areas in Wisconsin
- Greens are considered the best in the area



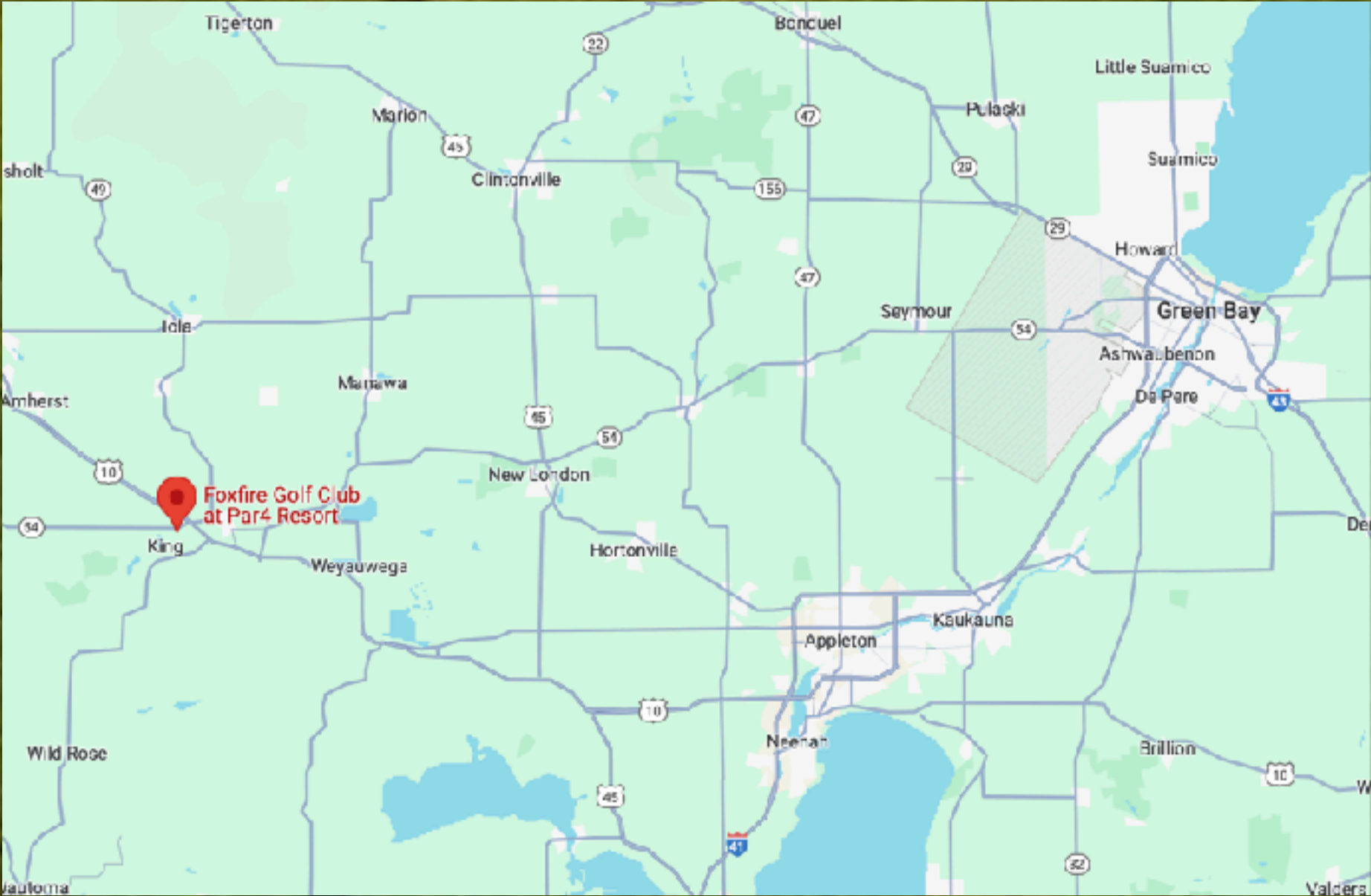
Par 4 Resort



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USGA Rules Govern All Play
EXCEPT WHERE MODIFIED BY LOCAL RULES

- Repair all ball marks, spike marks, and divots with sand provided.
- Keep carts on cart paths around greens and tees, as applicable.
- All yardage markers are measured to the center of the green.
- Maintain proper pace-of-play. Allow faster players to play through.
- No personal coolers or alcoholic beverages may be brought onto premises.
- Soft spikes golf shoes only. Proper attire required.



Foxfire Golf Club
at Par4 Resort

201 Foxfire Dr, Waupaca, WI 54981 • 715.256.1700

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Blue Tees	655	560	465	370	275	180	85	390	305	220	135	45	360	275	190	105	20	115	30		
White Tees	638	543	448	353	258	163	68	373	288	203	118	28	358	273	188	103	18	88	23		
Senior Course Tees	591	496	401	306	211	116	21	326	241	156	61	11	316	231	146	56	16	66	18		
Forward Tees	540	445	350	255	160	65	16	310	225	140	55	5	300	215	130	45	15	55	13		
Par	4	3	3	3	4	4	3	4	3	4	4	3	4	3	4	3	4	3	4		
Handicap	8	5	18	9	2	11	17	18	5	10	14	7	17	14	6	4	10	4			
Score	Ahead										Dish										See Sign



Par 4 Resort



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All offers will be reviewed by The Receiver 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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Confidentiality and Disclaimer

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