

Knollwood Country Club Granger, Indiana



Asking Price \$6,500,000



Knollwood Country Club



Knollwood Country Club

Knollwood Country Club is a 36 hole, high end, full service, family centric Country Club located just north of South Bend Indiana. Knollwood features two well regarded golf courses, a large clubhouse with a banquet capacity of up to 250 guests, fitness center, multiple pools (indoor and outdoor), tennis and pickleball and a top rated practice facility.

The community surrounding Knollwood features high end housing with easy access to downtown South Bend, the University of Notre Dame and major interstate highways. South Bend is in the midst of an economic boom as companies are moving into the area.

Knollwood has in excess of 1,050 members and is cash flow positive. Ownership is motivated to sell and has priced Knollwood accordingly at 1x Gross Revenues.



Knollwood Country Club

16633 Baywood Lane, Granger, Indiana

<https://www.invitedclubs.com/clubs/knollwood-country-club>

Year Opened - 1975 (additions in 1989 and 1990)

Golf Course Architect - Ernie Schrock

of Holes - 36

West Course Par 72 6,640 Yards

East Course Par 72 6,945 yards

Total Acres - 324.51

Parking - 262 vehicles

Zoning - R2 Single Family Residential

Turf Grass - Bent Grass Greens, Tees and Fairways

Irrigation System - Toro Fully Automatic

Water Source - Wells which are fed into retaining ponds

Bunkers - 72

Golf Range - 8.5 acres 320 yards long



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Facilities

Clubhouse - 38,584 square feet. Includes Restaurant, Banquet Facility, Pro Shop, Locker Rooms, Offices

Fitness Center - 10,320 square feet

Pool/Tennis Building - 1,412 square feet

Golf Cart Storage Shed - 5,614 square feet

Maintenance Building - 3,456 square feet

Amenities Include: 4 tennis courts and 3 pickleball courts, bocce courts, an indoor swimming pool, 3 outdoor swimming pools and a kids splash pool.

Banquet Capacity - 250 guests

Golf Carts - 100 Leased from EZ Go. 25 Leases expire in 2026 and 75 in 2028

Full Equipment List available upon request



Knollwood Country Club

INVESTMENT OPPORTUNITY

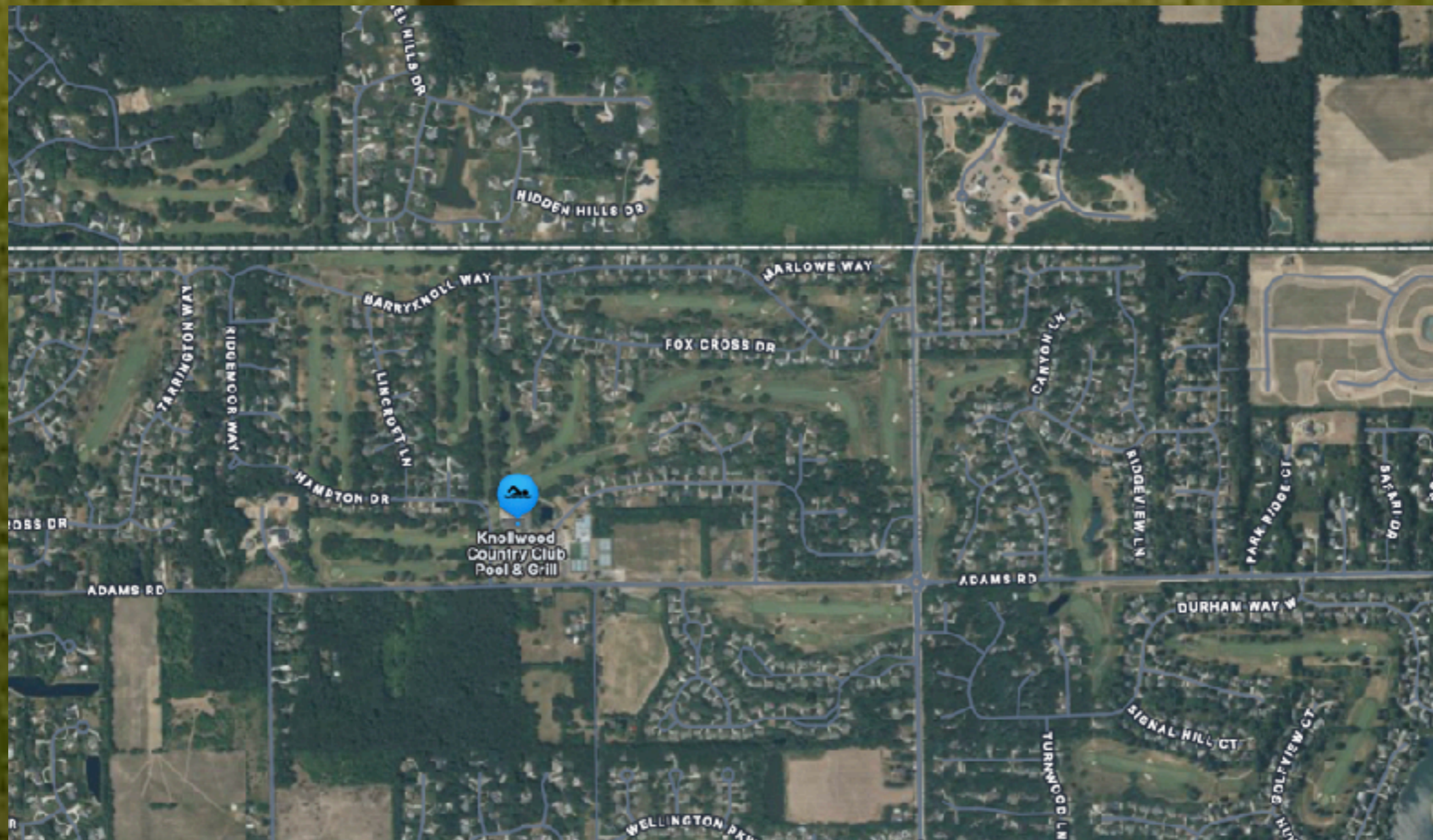
- 36 hole high end country club with full amenities
- Turnkey Operation
- Positive Cash Flow
- Just north of South Bend, Indiana
- South Bend is experiencing tremendous economic growth
- Proximity to University of Notre Dame
- Located in high end residential community
- Best in Class Facilities
- Over 1,050 current members
- Access to major highways



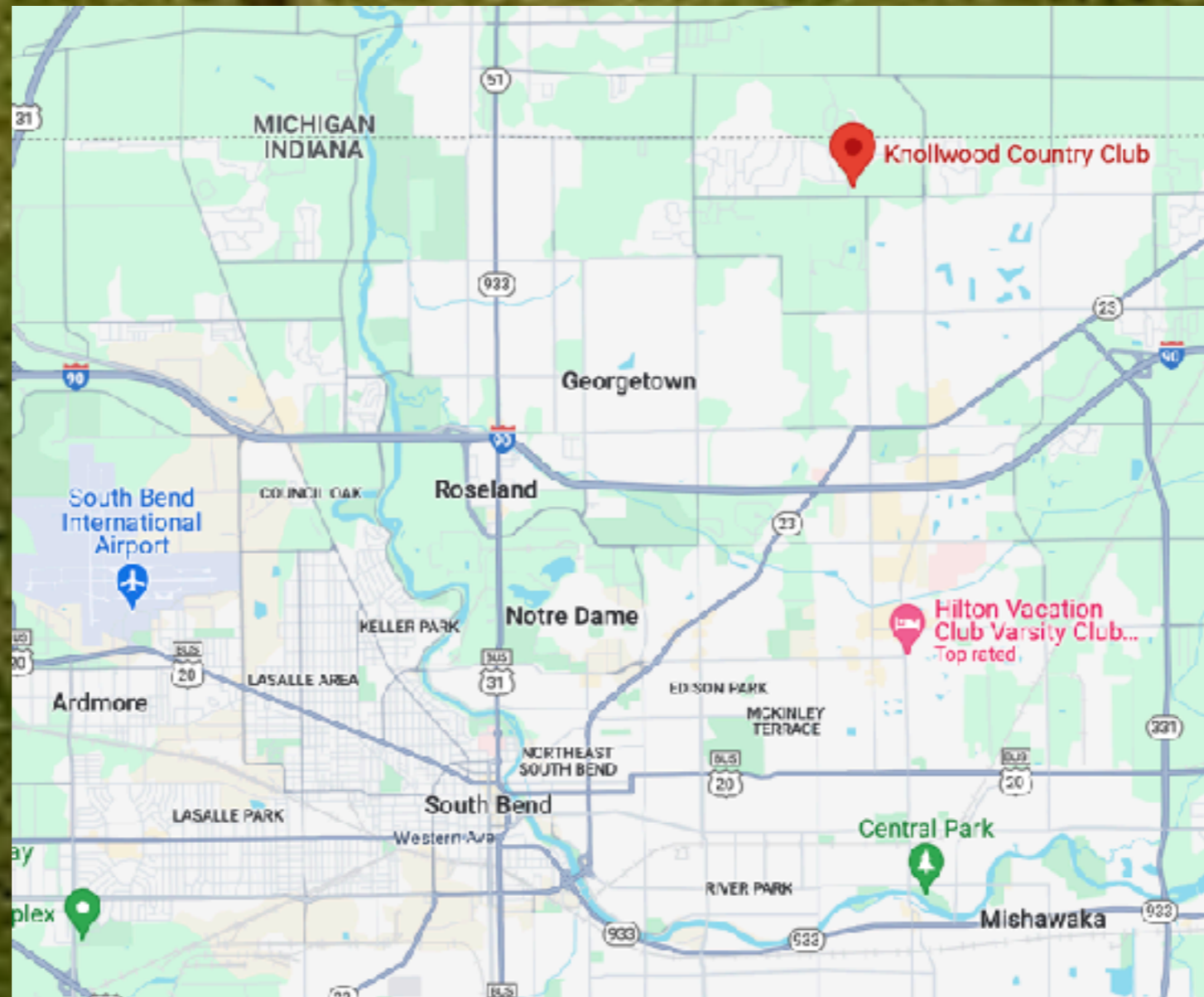
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KNOLLWOOD COUNTRY CLUB

The West Course

HOLE	1	2	3	4	5	6	7	8	9	OUT	IN	TOT	COURSE RATING/SLOPE
Championship	396	156	447	370	448	372	179	507	389	3265	360	6640	72.9/134
Regular	379	146	438	360	438	359	167	495	380	3162	345	6360	71.5/132
Gold	286	121	360	325	410	310	133	420	359	2727	261	5415	67.2/121
Men's Handicap	9	13	5	3	15	7	17	11	1				
Par	4	3	4	4	5	4	3	5	4	36	4	36	72
Ladies' Yardage	280	115	352	320	401	301	132	411	352	2667	255	5253	71.1/126
Ladies' Handicap	15	17	3	9	5	7	13	11	1		16	16	
Scorer:											Arrest:	Date:	

USGA RULES GOVERN ALL PLAY

Local Rules:

- All players must register in the pro shop before play.
- Out of Bounds is designated by white stakes, lines, and roadways.
- Refrain from taking items from flower beds.
- Environmental Areas are played as lateral hazards. Please do not drive your cart in these areas.
- Play ready golf. It is the responsibility of each group to keep pace with the group ahead.
- Care and maintenance of paths around tees and greens.
- Distances on sprinkler heads are measured to the center of the green.
- Repair ball marks on greens, rake all bunkers and place sand mixture in divots.




KNOLLWOOD COUNTRY CLUB
 15633 Baywood Lane, Granger, Indiana 46530
 Pro Shop: 574/277-2620 • Club House: 574/277-1541

BlueGolf



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 **KNOLLWOOD COUNTRY CLUB**

The East Course

HOLE	1	2	3	4	5	6	7	8	9	OUT	I	10	11	12	13	14	15	16	17	18	IN	TOT	COURSE RATING/SLOPE
Championship	554	179	433	395	538	447	419	368	182	3515	N	367	195	418	552	196	393	523	395	394	3430	6945	73.3/131
Regular	544	168	405	384	527	406	404	347	169	3354	I	347	185	352	538	181	378	510	384	385	3260	6614	71.6/128
Gold	492	134	351	346	488	382	344	320	121	2978	A	279	164	330	440	174	328	449	235	349	2799	5777	67.8/121
Men's Handicap	11	17	5	1	13	3	7	9	15		L	8	4	6	14	10	12	18	16	2			
Par	5	3	4	4	5	4	4	4	3	36		4	3	4	5	3	4	5	4	4	36	72	
Ladies' Yardage	484	128	344	310	482	378	341	296	115	2878		270	132	328	438	169	325	444	284	324	2714	5592	71.8/126
Ladies' Handicap	5	15	11	3	7	1	13	9	17			10	18	2	14	12	8	4	16	6			

Scorer: _____ © Golf Course Cards, Inc. 73669 1-800-705-7007 Attest: _____ Date: _____



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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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Confidentiality and Disclaimer

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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

