

Par 5 Resort Michicot, Wisconsin



Asking Price \$3,900,000



Par 5 Resort



Par 5 Resort

Par 5 Resort is a high end golf resort located in Eastern Wisconsin just 35 minutes from Green Bay. Par 5 Resort features: 2 golf courses, Fox Creek - 27 holes and The National - 18 holes, a 102 room independent hotel with indoor pool/jacuzzi and fitness center, a 19,714 square foot conference center and a separate 11,400 square foot restaurant.

This full service resort offers a complete range of amenities for guests along with some of the best golf in the area. The two golf courses are well regarded and are in excellent condition.

Since 2020 ownership has spent almost \$1.2 million renovating the resort.

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 5 Resort

250 W Church St, Mishicot, WI 54228

www.par5resort.com

Years Built - 1964-1998

Ownership - Fee Simple

Ownership Entity - In Receivership

Total Acres - 362.9

Zoning - The Village of Mishicot land is zoned a combination of C- 1, Conservancy District; A-1, Agricultural and Residential District; B-1, General Business; and R-3, Multiple Family Residential District. The 0.5-acre Manitowoc County parcel is zoned RR, Rural Residential.

Hotel

102 rooms on two stories in a 59,396 square foot building. The hotel features an indoor pool/jacuzzi and a fitness room. The hotel was built in stages from 1964-1978. Current ownership spent \$522,000 renovating the hotel since purchasing the resort in 2020.

Hotel Room Mix

74 Double Queen - 12 Standard King - 3 King Suites - 2 King Handicap Accessible - 11 Double Double



Par 5 Resort

<u>Par 5 Buildings</u>	<u>Year Built</u>	<u>Stories</u>	<u>Sq Ft</u>
Hotel With Pool and Fitness	1964-1978	2	59,396
Conference Center	1972-1978	1	19,714
Restaurant	1972-1978	1	11,400
Fox Creek Clubhouse	1964	1	2,788
The National Clubhouse	1988	1	1,743
Maintenance Barn	1900	1	3,960
Maintenance Pole Shed	1960	1	3,360



Par 5 Resort

Amenities

Conference Center

19,714 square feet with capacity of up to 460 guests.

Can be divided into 10 separate smaller rooms

Ownership spent \$349,000 renovating the Conference Center and adjoining amenities since purchasing the resort in 2020.

Restaurant

11,400 square foot full service restaurant

Golf Courses

Fox Creek Golf Course - 27 Holes

National Golf Course - 18 Holes

Additional Development Land

14.4 acres

Potential for 29 4-plexes and 1 8-plex

PIN# 035-005-015-002.00



Par 5 Resort

Fox Creek Golf Course

27 holes - 9 (Blue) built in 1963 (Red and White) built in 1972

Blue 9 holes - 2929 yards

Red 9 holes - 3283 yards

White 9 holes - 3115 yards

Greens and Tees are Pentcross Bent, Fairways are Rye/BlueGrass mix

Manual coupler Irrigation system Rainbird and Buckley (Original)

Water is from wells and retention ponds on site

Driving Range is 200 yards long with 8 hitting stalls

Parking for up to 300 spots (including Conference Center Parking)

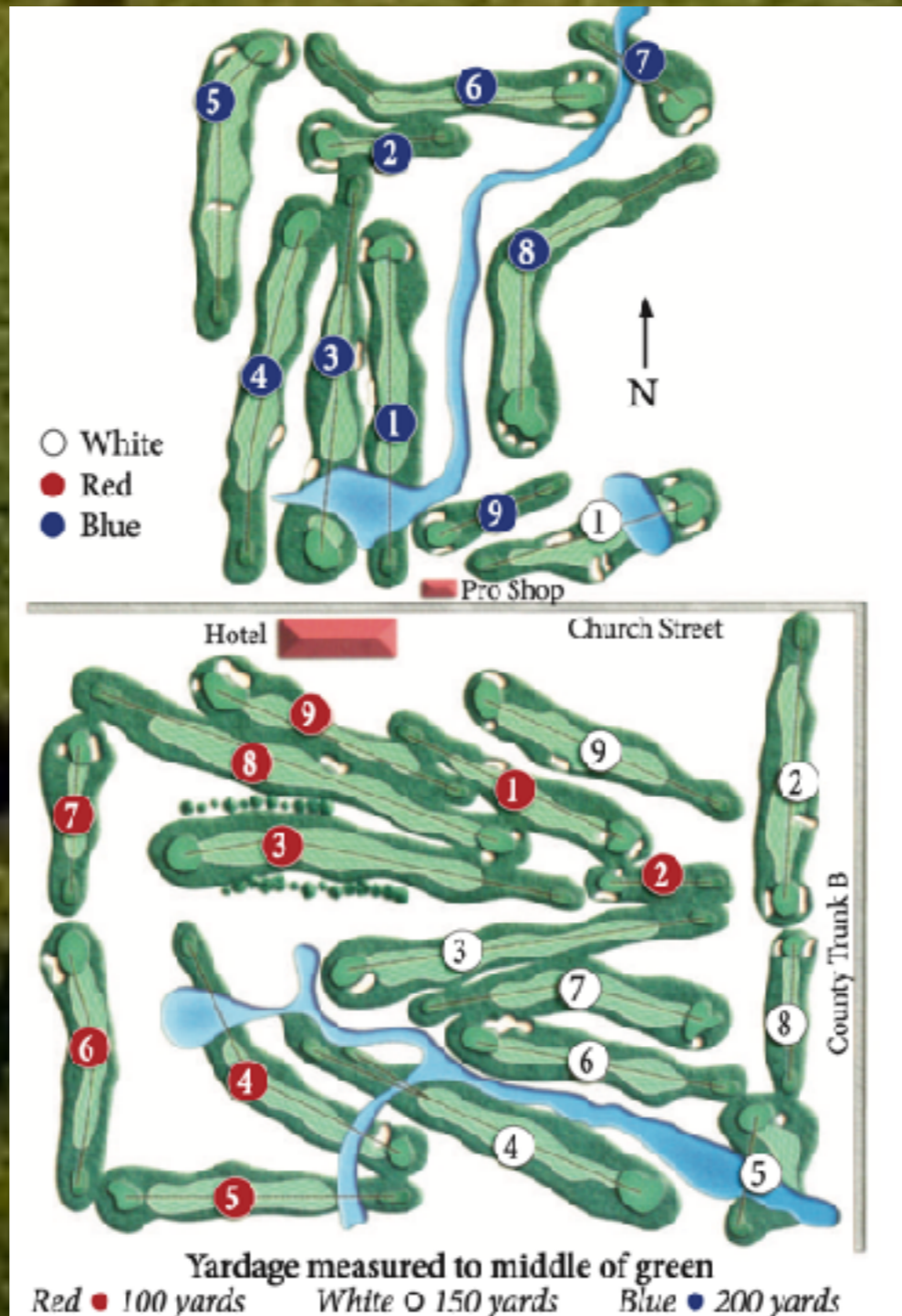
Clubhouse is 2,788 square feet and was built in 1964.

Building was remodeled in 2020.



Par 5 Resort

Fox Creek Golf Course



Par 5 Resort

Fox Creek Golf Course

Hole	1	2	3	4	5	6	7	8	9	Out	Hole	1	2	3	4	5	6	7	8	9	Out	Hole	1	2	3	4	5	6	7	8	9	Out
Blue Tees	233	392	503	558	156	366	368	180	359	3115	Blue Tees	361	161	510	370	395	339	226	573	348	3283	Blue Tees	419	158	489	415	326	360	145	467	150	2929
White Tees	226	385	496	488	144	360	361	173	350	2983	White Tees	357	155	493	360	345	333	216	561	343	3163	White Tees	404	145	481	403	318	350	135	449	140	2825
Yellow Tees	223	379	488	425	90	348	350	164	343	2810	Yellow Tees	351	147	477	330	334	324	205	455	335	2958	Yellow Tees	326	136	477	397	313	346	130	440	135	2700
Handicap	7	3	2	1	9	4	6	8	5		Handicap	4	9	2	3	7	5	8	1	6		Handicap	3	7	1	5	6	4	8	2	9	
Par	4	4	5	5	3	4	4	3	4	36	Par	4	3	5	4	4	4	³ / ₄	5	4	³⁶ / ₃₂	Par	4	3	5	⁴ / ₅	4	4	3	5	3	³⁵ / ₃₆
Red Tees	219	374	480	419	77	341	341	156	336	2743	Red	344	140	477	320	328	315	205	449	328	2906	Red	316	132	473	392	309	341	125	430	130	2648
Date:											Scorer:											Arrest:										

White

Red

Blue

Ratings: Course / Slope			
MEN		LADIES	
Course	Blue Tees	White Tees	Yellow Tees
Red & White	70.5/123	69.4/121	67.3/116
White & Blue	69.1/123	67.9/120	66.2/116
Blue & Red	70.0/122	69.1/120	67.1/116

Josh Redo - Head Golf Professional
Brett Wenzel - Course Superintendent



FOX CREEK

www.foxhillsresort.com • 920-755-3647 • 800-950-7615



Par 5 Resort

The National Golf Course

18 holes - Built in 1988
Blue 9 holes - 2929 yards
Red 9 holes - 3283 yards
White 9 holes - 3115 yards

Greens and Tees are Pentcross Bent and Fairways
Automated Rainbird System installed in 1988
Water is from wells and retention ponds on site
Driving Range is 350 yards long with 20 hitting stalls
Parking for up to 95 spots
Clubhouse is 1,743 square feet and was built in 1988.

Golf Carts - Both Courses

145 Gas Carts
50 Club Car EFI - Purchased in 2022
41 Yamaha - Purchased in 2014
54 EZ Go
All Carts have Tag GPS



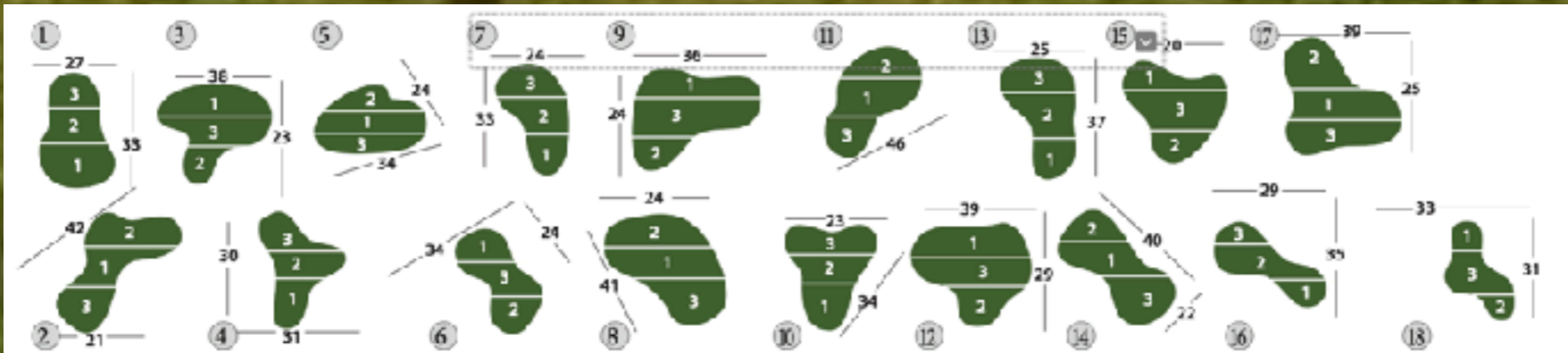
Par 5 Resort

The National



Par 5 Resort

The National



Hole	1	2	3	4	5	6	7	8	9	Out	I N T I A L	10	11	12	13	14	15	16	17	18	In	Tot	Hcp	Net
Black	534	442	414	157	360	438	383	188	541	3457		460	173	405	415	424	545	392	169	570	3553	7010		
Blue	505	426	394	138	345	415	355	171	527	3276		433	158	374	386	389	515	367	137	539	3298	6574		
White	490	410	377	126	328	400	338	156	512	3137		411	148	359	363	374	498	345	122	525	3145	6282		
Yellow	484	366	349	120	269	332	290	144	506	2860		365	141	325	340	298	459	310	116	521	2875	5735		
Handicap	5	7	9	15	13	1	11	17	3			6	16	10	8	14	2	12	18	4				
Par	5	4	4	3	4	4	4	3	5	36		4	3	4	4	4	5	4	3	5	36	72		
Red	424	356	339	101	259	327	280	134	479	2699		355	114	318	330	268	449	300	61	472	2667	5366		



Par 5 Resort

INVESTMENT OPPORTUNITY

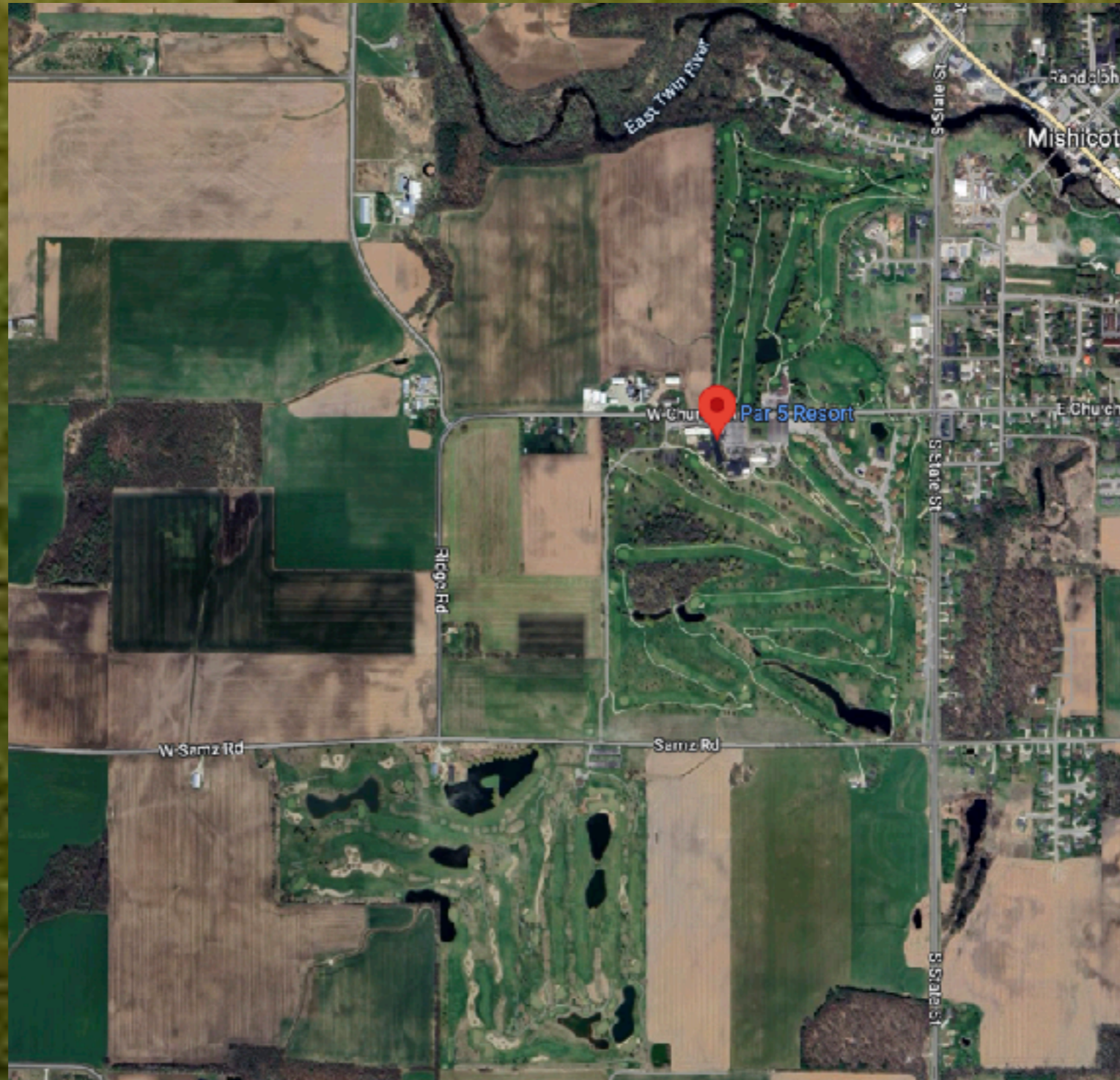
- Chapter 128 Receivership
- 102 room, recently renovated, hotel with indoor pool/ jacuzzi
- 2 golf courses - 27 hole Fox Creek and 18 hole The National
- Large Conference Center with 460 guest capacity
- Full Service Restaurant
- Opportunity to grow rooms, rounds and revenue
- Proximity to Top Tourism areas in Wisconsin (Sheboygan - Green Bay - Door County)
- \$1.2 million in Capital Improvements since 2020
- Motivated Owner - Must Sell



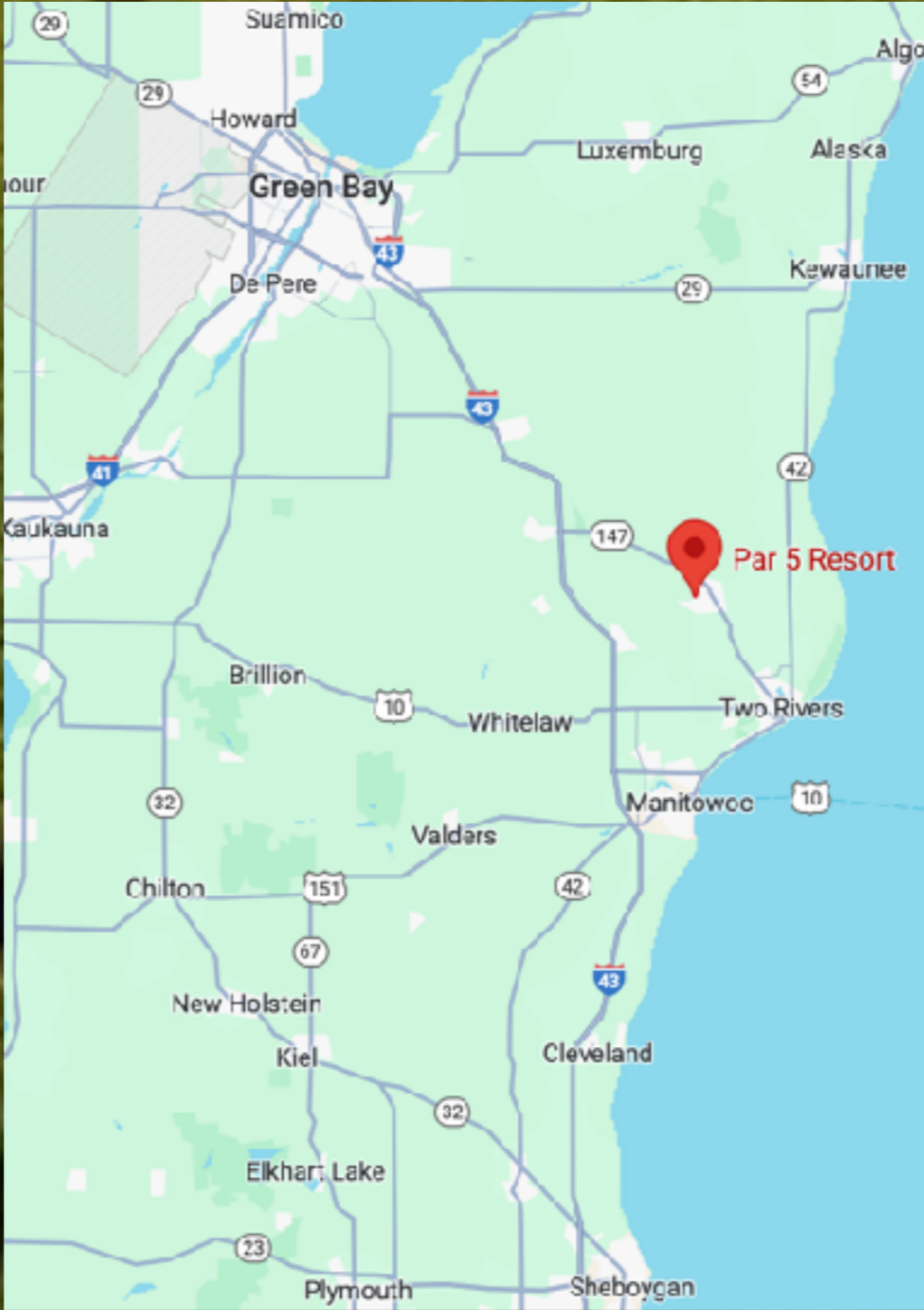
Par 5 Resort



Par 5 Resort



Par 5 Resort



Par 5 Resort



Par 5 Resort

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.



Par 5 Resort

Confidentiality and Disclaimer

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Links Capital Advisors ("Links Capital Advisors") and should not be made available to any other person or entity without the written consent of Links Capital Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Links Capital Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Links Capital Advisors has not verified, and will not verify, any of the information contained herein, nor has Links Capital Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



Par 5 Resort



Par 5 Resort

Chris Charnas
Links Capital Advisors, Inc.
3223 Lake Ave
Suite 15C
Wilmette, Illinois 60091
312-543-7192
chris@linkscapitaladvisors.com
www.linkscapitaladvisors.com

