

# Pekin Country Club Pekin, Illinois



Asking Price \$1,950,000





# Pekin Country Club





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Pekin Country Club is a 18 hole, private country club located in Pekin, Illinois. The course features a championship eighteen hole golf course and a state of the art golf practice facility.

The 18-hole Pekin Country Club opened in 1963. Designed by Larry Packard, Pekin Country Club measures 6832 yards from the longest tees and has a slope rating of 124 and a 72.2 USGA rating. The course features 4 sets of tees for different skill levels for both men and women.

Pekin CC has maintained a steady, active membership in the past but ran into some financial issues due to the lack of a strong management team to effectively manage the operations. While the golf course operations were profitable, the club sustained significant losses in their food and beverage operations.

Membership has declined as a result of the recent financial struggles. A new owner should be able to re-engage former members which should result in membership returning to prior levels. Overall Pekin CC is priced competitively in the market, the golf course and facilities are in excellent condition.





# Pekin Country Club

**310 Country Club Drive, Pekin Illinois, 61554**  
**<https://www.pekincc.com>**

Year Opened - 1916 - in current location since 1963

Golf Course Architect - Larry Packard

# of Holes - 18

Par 72

Yards 6,832

Rating 72.1

Slope 130

Total Acres - 150.39

Parking - 159 spaces

Zoning - R-1 Low Density Residential

Tax ID 05-05-32-100-015 and 05-05-32-300-002

Turf Grass - Bent Grass Greens, Bluegrass Mix on Tees and Fairways

Irrigation System - Toro Fully Automatic with Toro Osmac Controllers

Water Source - On site retention ponds fed by surface water run off

Bunkers - 57

Cart Paths - Semi-Continuous





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## Facilities

Clubhouse - 24,921 square feet - built in 1964

Including Pro Shop, Men's and Women's Locker Rooms, dining room, 250 seat Banquet Facility

Golf Cart Storage - Carts are stored under late clubhouse

Maintenance Building - 5,400 square feet

Golf Carts - 42 Club Car Tempo Golf Cars - 60 month Lease Commenced December 2020

Golf Range

Double Loaded with capacity of 15-20 golfers

250 yards long

Full Equipment List available upon request





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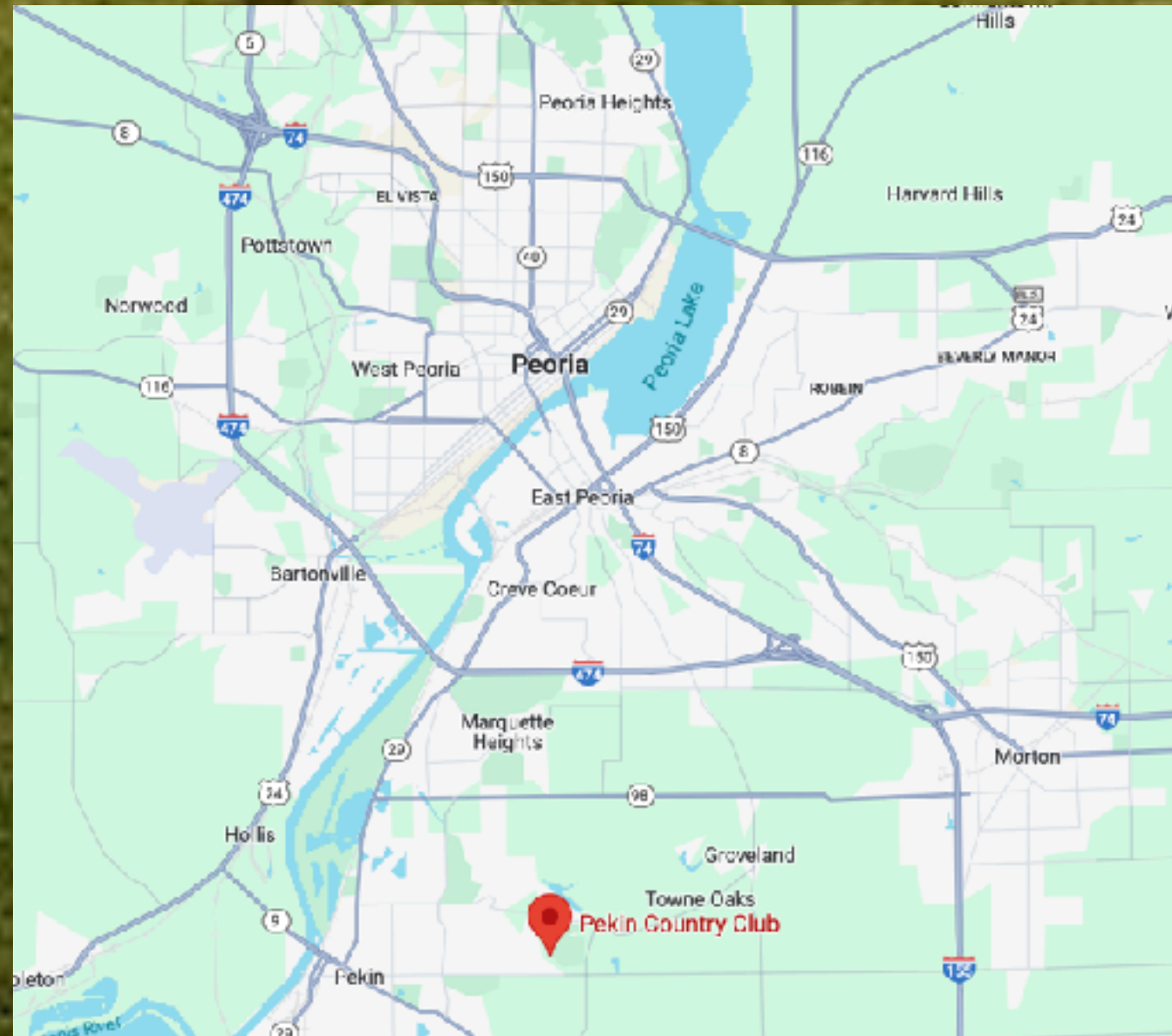
## INVESTMENT OPPORTUNITY

- 18 hole private club
- Historic Club in great area
- Turnkey Operation
- Proximity to Peoria market
- Minimal deferred capital needs
- Opportunity to re-engage membership
- Excellent Course Conditions



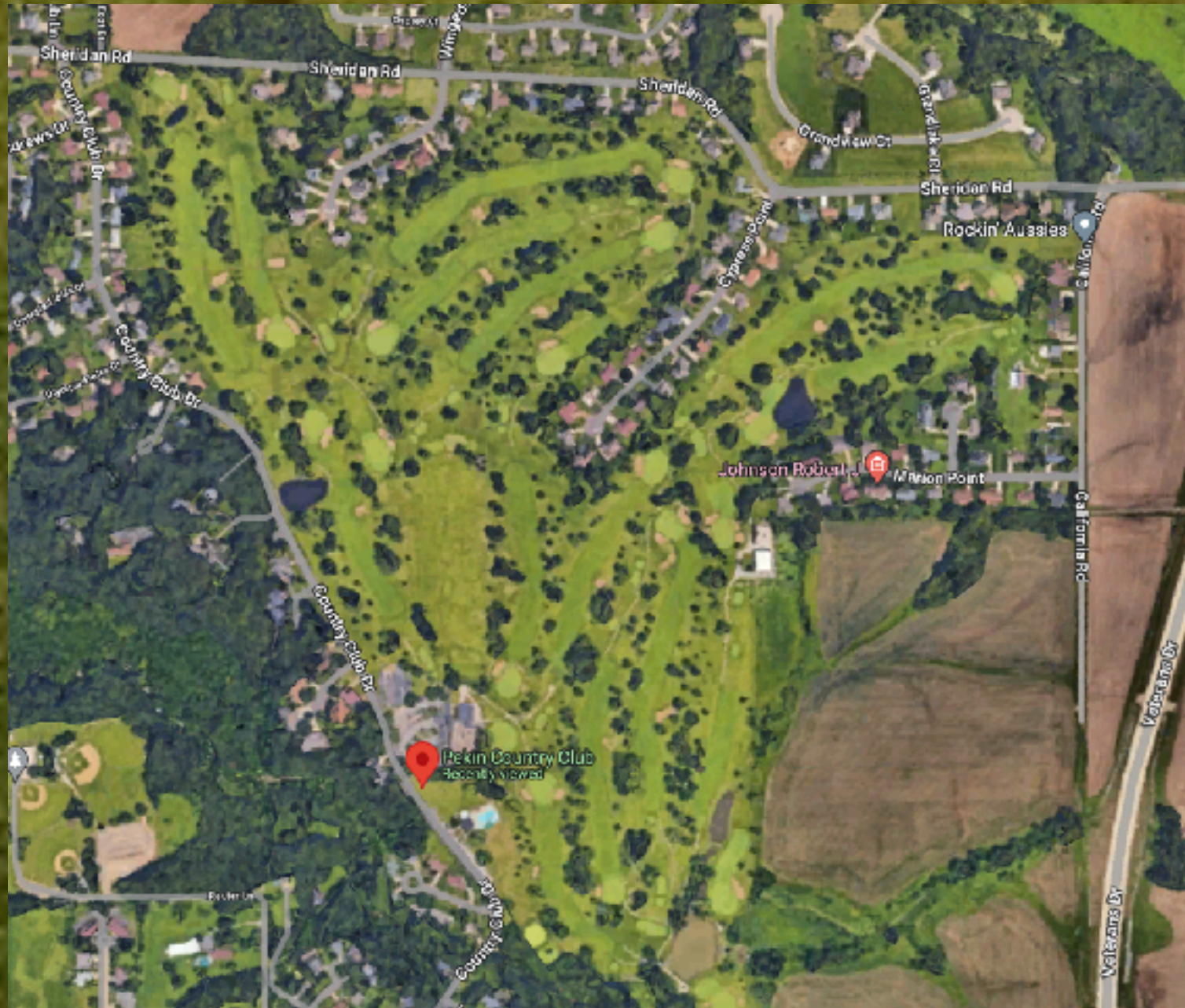


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All offers will be reviewed by The Owner and consideration will be given to offers that meet the following criteria

- 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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**Chris Charnas**  
**Links Capital Advisors, Inc.**  
**3223 Lake Ave**  
**Suite 15C**  
**Wilmette, Illinois 60091**

312-543-7192

[chris@linkscapitaladvisors.com](mailto:chris@linkscapitaladvisors.com)

[www.linkscapitaladvisors.com](http://www.linkscapitaladvisors.com)

