

Bristol Oaks Golf Club

Bristol, Wisconsin



\$2,500,000

16801 75th Street, Bristol, Wisconsin 53104
<https://bristoloaks.com/>



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Bristol Oaks Golf Club and Banquet Center is a premier public 18 hole golf course located just 2 ½ miles west of I-94 in Bristol, Wisconsin. The course features an attractive 18,000 square foot clubhouse with 2 large banquet rooms, 2 bars, a grille room, outdoor grill, and a scenic patio area that are ideal for golf outings, weddings, graduations, reunions, business functions, and many other events.

Located with 1200' of frontage on HWY 50 - Bristol Oaks is in close proximity to Chicago, Milwaukee and Lake Geneva, and draws golfers and events from throughout Southeastern Wisconsin and Northeastern Illinois.

For 60 years Bristol Oaks has provided fun, entertainment, and cherished experiences for thousands and thousands of guests!

The current owners have owned the property for 22 years and are looking forward to retirement and new ownership that will continue the joy Bristol Oaks provides and even take it to the next level.



Bristol Oaks Golf Club

Bristol Oaks is known as a challenging yet enjoyable golf course for all skill levels. It features 4 sets of tees, water coming into play on 3 holes, and the AREA'S ONLY ISLAND GREEN!

of Holes - 18; Par 72; Yards 6,431; Rating 70.4; Slope 124

Course Records – 64 set by GARY PLAYER in 1964 and 63 by Nick Hardy in 2020!

Total Acres - 144.753

Parking - approximately 190 spaces

Zoning - PR-1 (Park-Residential District) and A-1 (Agricultural Preservation District)

Turf Grass - Bent Grass Greens. Tees, Fairways and Rough are a mixture of Bluegrass and Rye

Irrigation System - Rainbird Manual Single Row

Water Source - 145' Well with two 50 HP Pumps with 1,200 gallons/minute capacity

Bunkers - 29

Cart Paths - Semi-Continuous around tees and greens



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Facilities

Clubhouse - Two Story Wood Framed 18,132 square feet on two levels - remodeled in 2006 and 2021. Includes Pro Shop, Small Men's and Women's Locker Rooms, 50 seat capacity Grill Room, 300 seat Banquet Facility with 2 beautiful Bars, Outdoor Grill, Large Scenic Patio Area, Driving Range, Putting Green, Chipping Area, and the Area's Only Island Green!

Maintenance Building / Barn - 2,880 square feet

Single Family Residence – 2 story, 4 bedroom, 2 bathroom home, recently completely remodeled down to the studs! Includes a detached 2 car garage and fenced in large yard. Rents for \$2,500 to \$3,000 per month.

Golf Carts - 72 ClubCar Gas Leased new in 2024

Full Equipment List available upon request



Bristol Oaks Golf Club



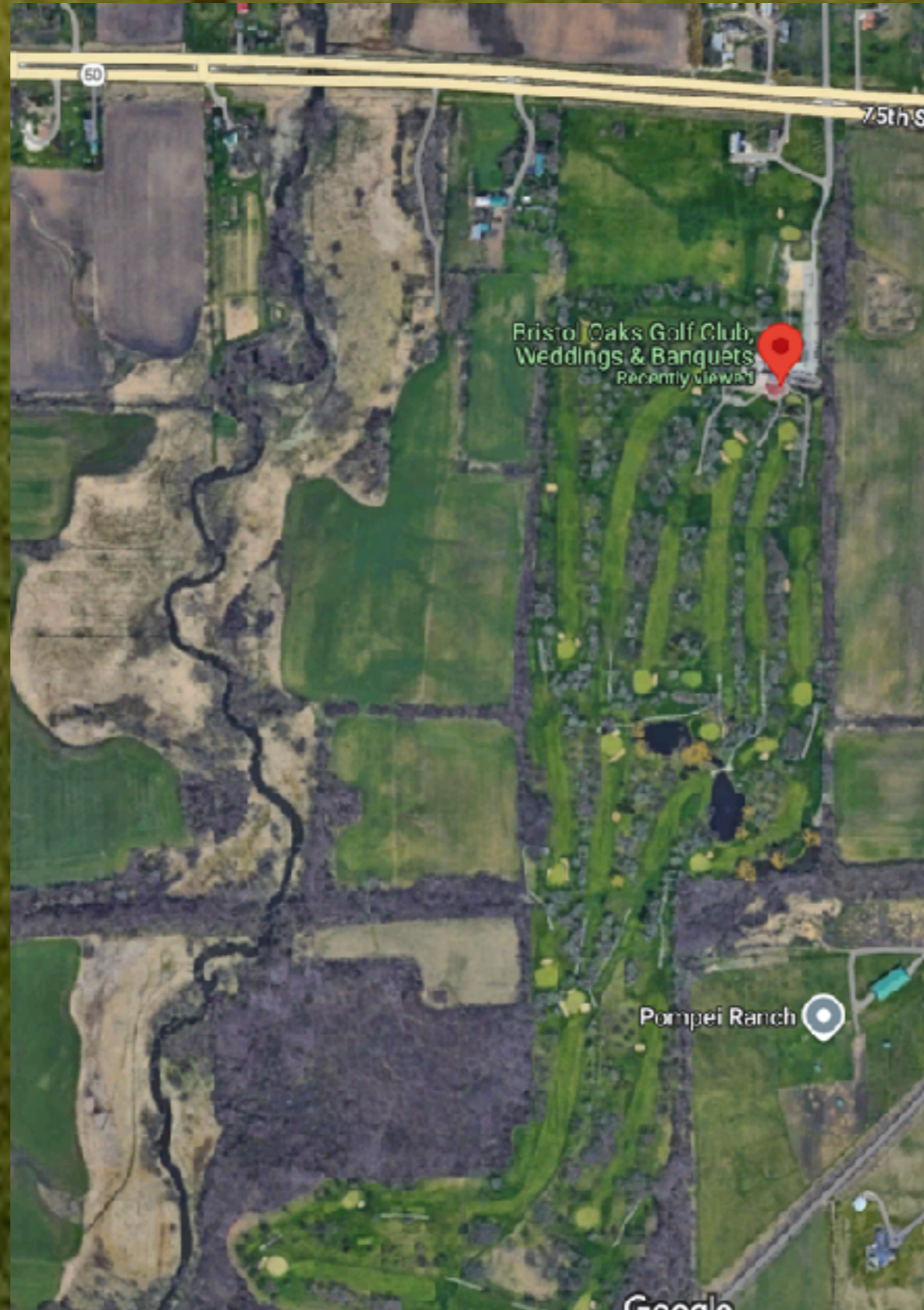
Bristol Oaks Golf Club

INVESTMENT OPPORTUNITY

- 18 hole public golf course – daily pay and various annual memberships
- Driving Range - automated credit card dispenser or range membership!
- Large banquet and event spaces – Indoor and Outdoor
- 4 bedroom Rental House with Garage Included!
- Turnkey Operation – Significant CASHFLOW!
- 1200' Frontage on Wisconsin HWY 50
- Close Proximity to Chicago, Milwaukee and Lake Geneva
- Excellent Local Reputation
- Premier Destination for Golf and Events for 60 Years!



Bristol Oaks Golf Club



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HOLE #	1	2	3	4	5	6	7	8	9	OUT
Blue Tees	419	305	496	188	409	166	546	382	414	3325
White Tees	407	289	480	189	399	152	595	364	396	3151
Gold Tees	394	289	463	150	368	138	459	342	382	3005
Handicap	8	14	4	16	10	18	2	12	6	
Par	4	4	5	3	4	3	5	4	4	36

	10	11	12	13	14	15	16	17	18	IN	TOT	Ratio/Score
Blue Tees	296	514	350	180	330	159	375	395	507	3106	6431	70.4/124
White Tees	283	477	336	165	323	151	365	375	482	2957	6108	68.9/121
Gold Tees	263	444	322	150	315	133	356	365	453	2831	5836	65.7/118
Handicap	13	3	7	15	11	17	5	9	1			
Par	4	5	4	3	4	3	4	4	5	36	72	HCP ADJ

SCORER

ATTEST

DATE TEE TIME

TEES PLAYED

Golf Club & Banquet Center
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Map

DRIVING RANGE

CLUBHOUSE

Course Rating and Slope

Blue	70.4/124
White	68.9/121
Yellow	67.7/118
Yellow	72.8/126
Red	68.8/117

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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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