

# 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](http://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.

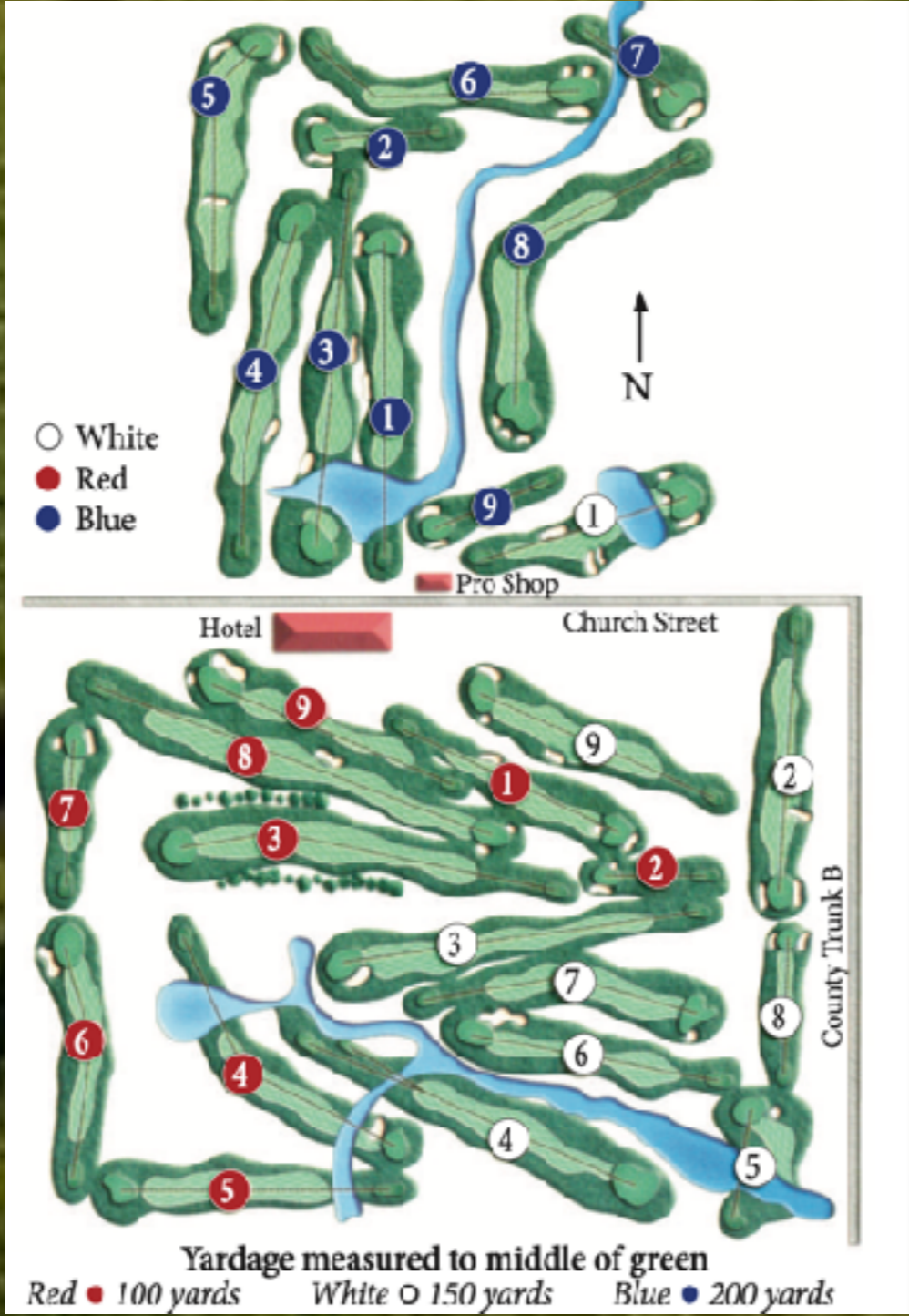
Building was remodeled in 2020.





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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	<sup>3</sup> / <sub>4</sub>	5	4	<sup>36</sup> / <sub>32</sub>	Par	4	3	5	<sup>4</sup> / <sub>5</sub>	4	4	3	5	3	<sup>35</sup> / <sub>36</sub>	
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

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

#### LADIES

Course	Yellow Tees	Red Tees
Red & White	74.8/127	72.3/121
White & Blue	73.0/125	70.9/120
Blue & Red	74.2/125	72.0/120

Josh Redo - Head Golf Professional  
Brett Wenzel - Course Superintendent



FOX CREEK

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# 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





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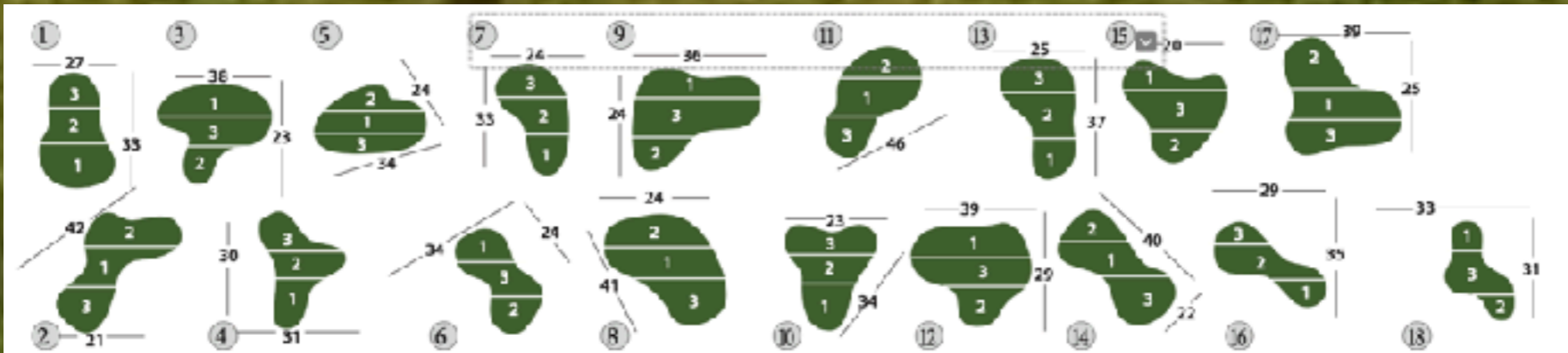
The National





# Par 5 Resort

The National



Hole	1	2	3	4	5	6	7	8	9	Out	<b>I N T I A L</b>	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



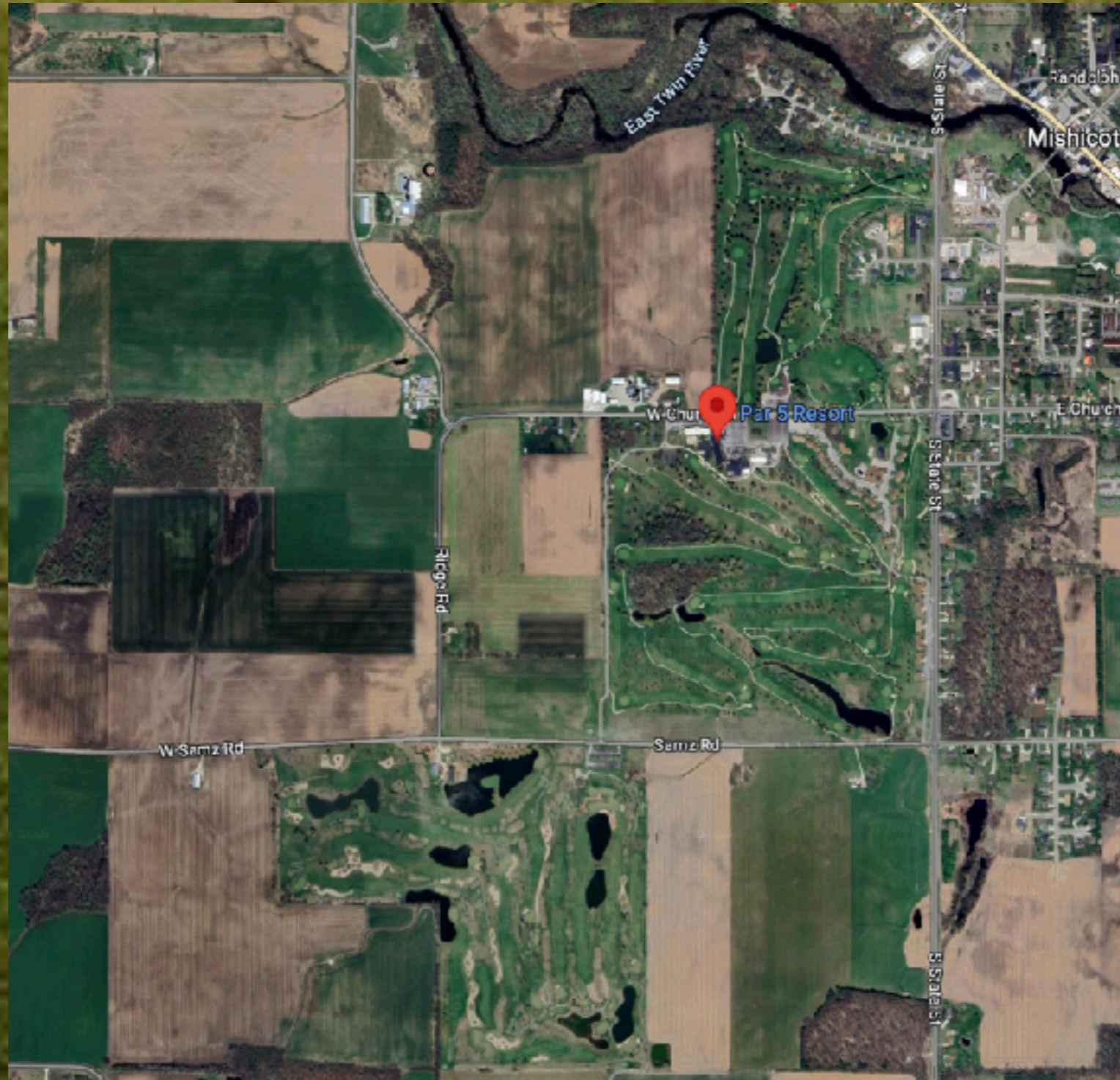


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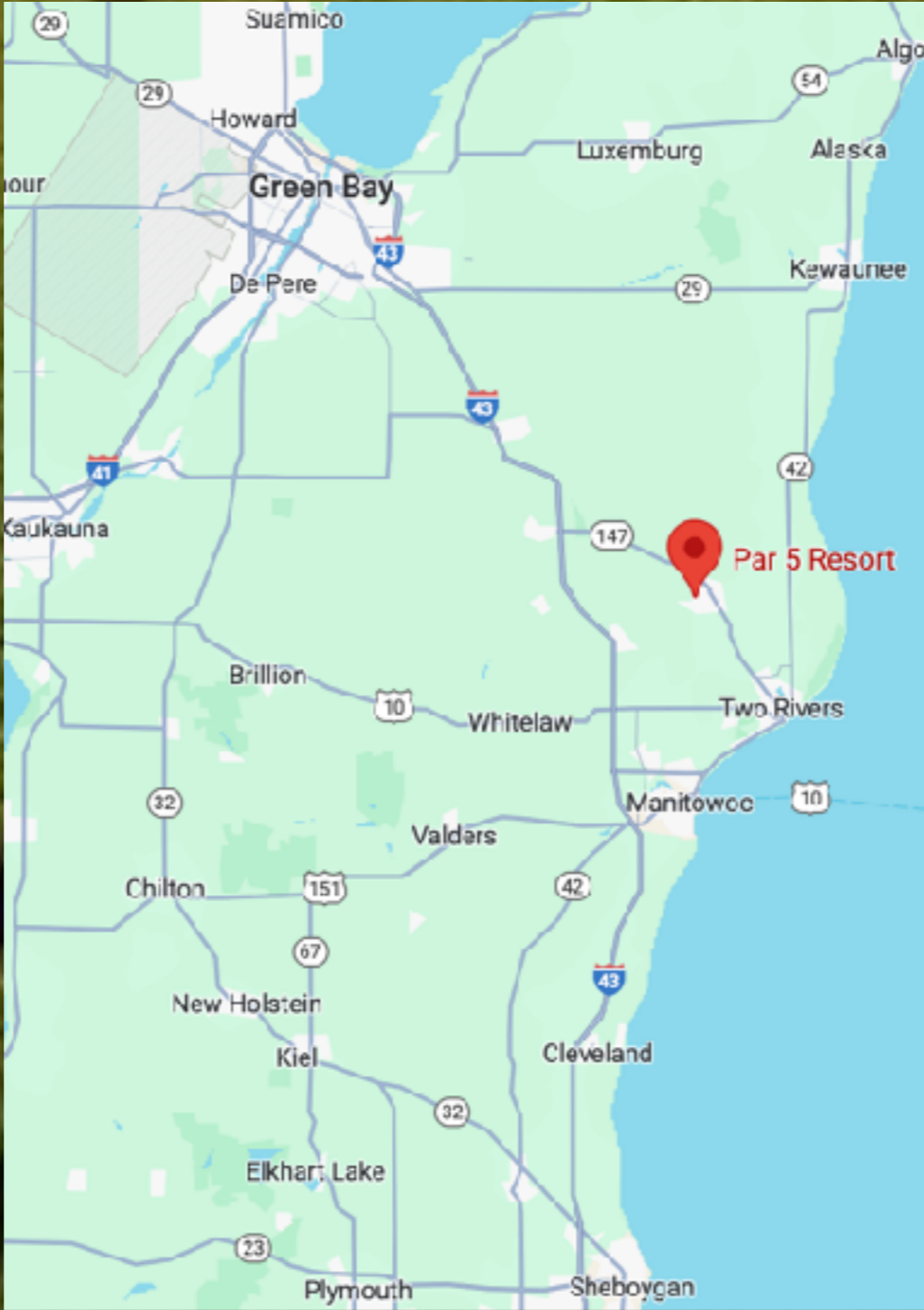


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All offers will be reviewed by The Receiver and consideration will be given to offers that meet the following criteria

- 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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