

Pekin Country Club Pekin, Illinois



Asking Price \$1,950,000



Pekin Country Club



Pekin Country Club

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



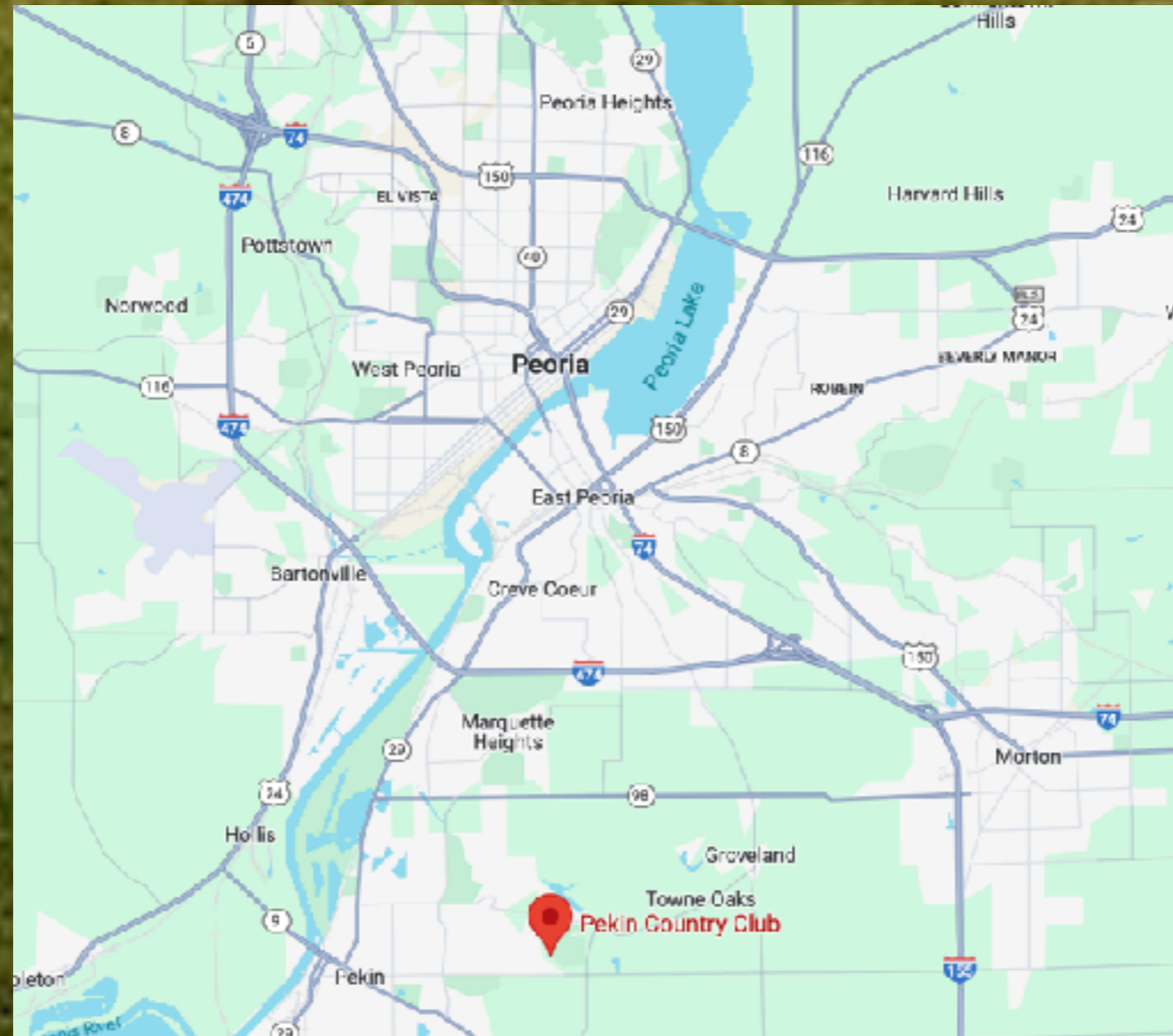
Pekin Country Club

INVESTMENT OPPORTUNITY

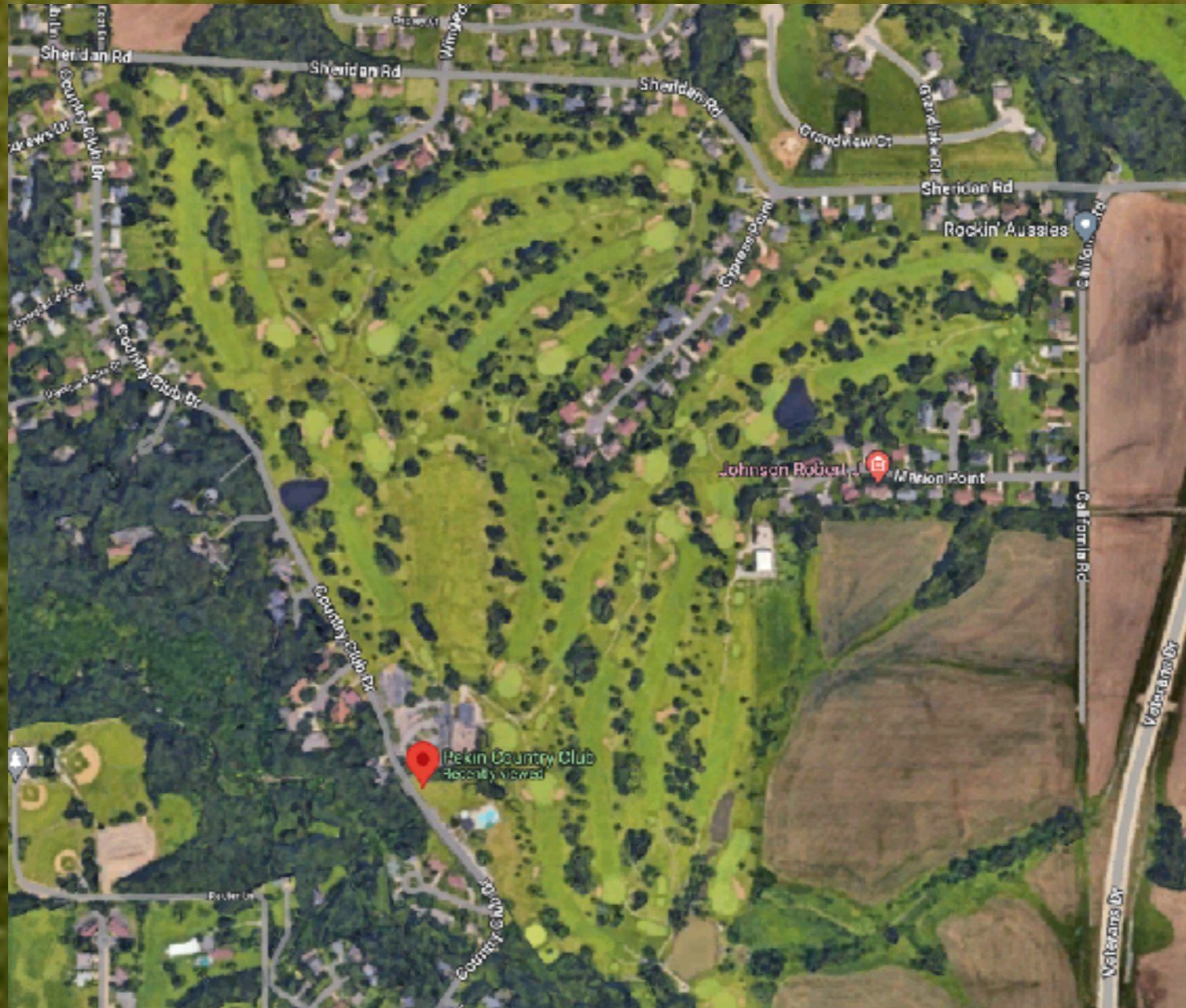
- 18 hole private club
- Historic Club in great area
- Turnkey Operation
- Proximity to Peoria market
- Minimal deferred capital needs
- Opportunity to re-engage membership
- Excellent Course Conditions



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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.
9501 Devon Ave
Suite 600

Rosemont, Illinois 60018

312-543-7192

chris@linkscapitaladvisors.com

www.linkscapitaladvisors.com

