

# Blackstone Golf Club Marengo, Illinois



Asking Price \$6,800,000



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# Blackstone Golf Club





# Blackstone Golf Club

Blackstone Golf Club is both a classic masterpiece and a thrilling challenge that every golfer will admire and appreciate, featuring over 26 acres of environmentally protected wetlands. The bentgrass greens and fairways of Blackstone Golf Club meander through some of the most distinctive natural landscape of any course in the Chicagoland area. Unique wetlands come into play on 13 holes and nine holes stretching through dense forests of Hickory and Oak

The current owner originally developed the property and has focused efforts on maximizing golf revenue. Opportunities exist to increase F&B, outings and events.

Blackstone is a turnkey operation with positive cash flow. A great opportunity for an existing golf course operator or a first time owner.





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9700 Saint Andrews Dr., Marengo, IL 60152.  
[www.blackstonegc.com](http://www.blackstonegc.com)

Year Opened - 2006

Golf Course Architect - Bob Lohmann/Todd Quitno

# of Holes - 18

Par 72 6,734 Yards

Total Acres - 171.07 acres

Parking - 150 spaces

Zoning - PD-E Planned Development Estate

## Turf Grass

Greens - Bentgrass

Tees - Bentgrass

Fairways - Bentgrass





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## Facilities

Clubhouse - 15,000 Square Feet (6,500 square foot main level, 7,500 square foot lower level, 1,000 square foot loft). Includes Pro Shop, Dining Area, Bar and Offices.

Golf Cart Storage - Under clubhouse

Maintenance Building - 7,000 square feet

Bunkers - 53

Golf Range - 300 yards long with 2 grass tees and over 30 teeing positions

Golf Carts - 70 Yamaha gas carts owned. Bought in 2017

Irrigation System - Triple Row System

Water Source - 2 Fresh Water Pumps and 2 Effluent Water Pumps

Full Equipment List available upon request





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## INVESTMENT OPPORTUNITY

- 18 hole golf course
- Turnkey Operation
- Positive Cash Flow
- No Deferred Cap Ex
- Easy access to I-90
- Opportunity to grow events and outings
- Excellent Course Conditions
- Great Design



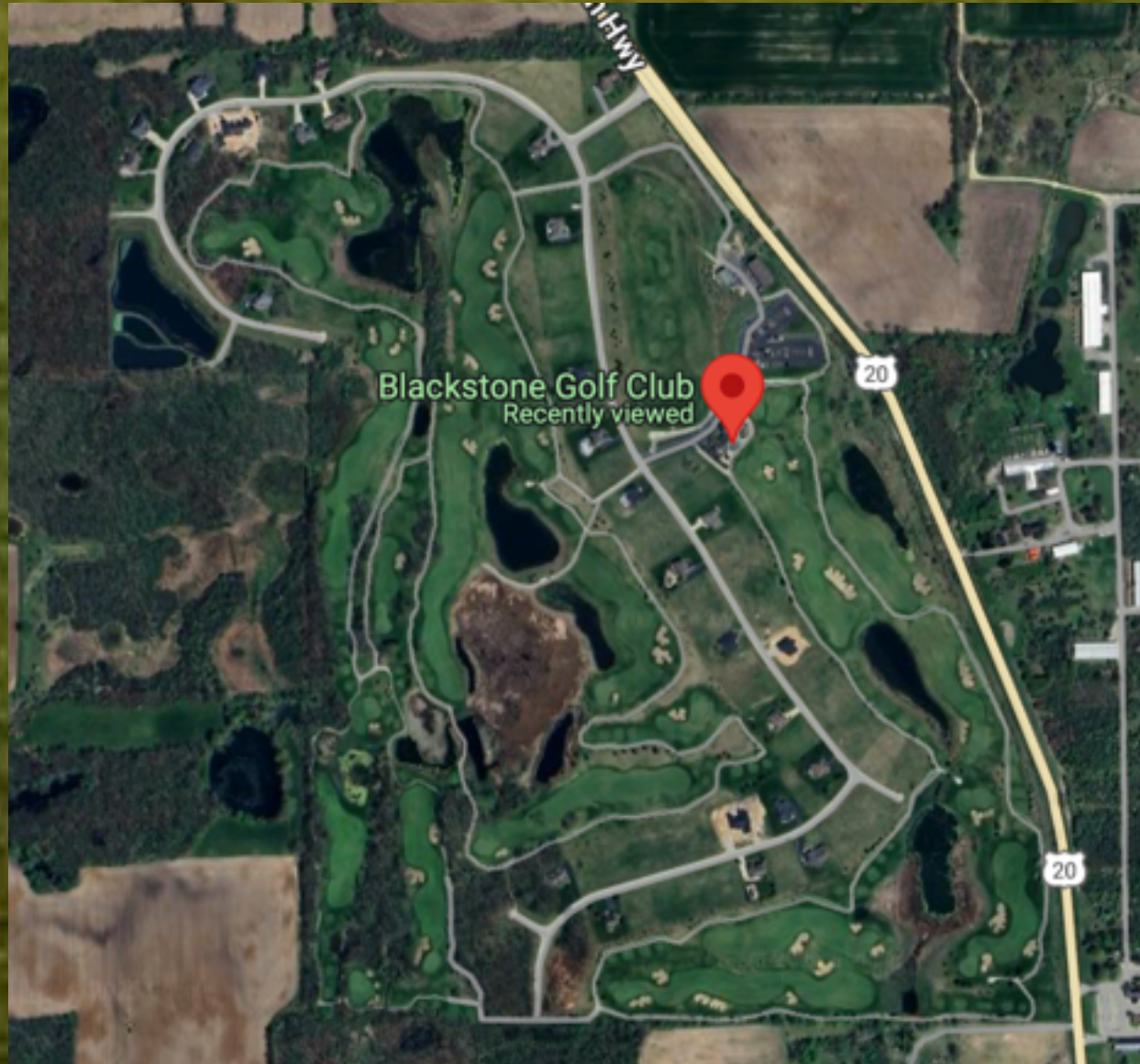


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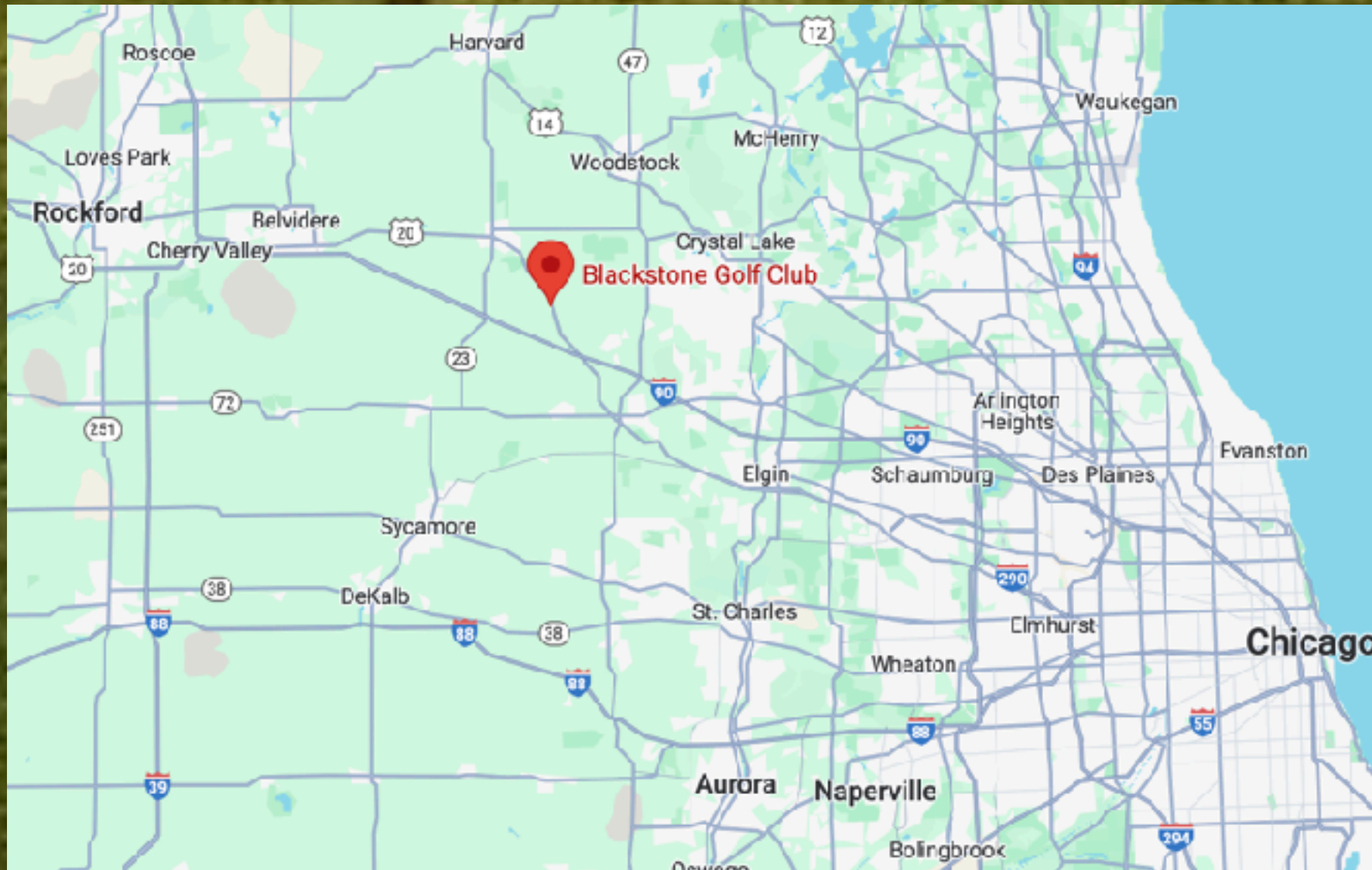


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All offers will be reviewed by The Owner and consideration will be given to offers that meet the following criteria

- 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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