



LITTLE RIVER COUNTRY CLUB

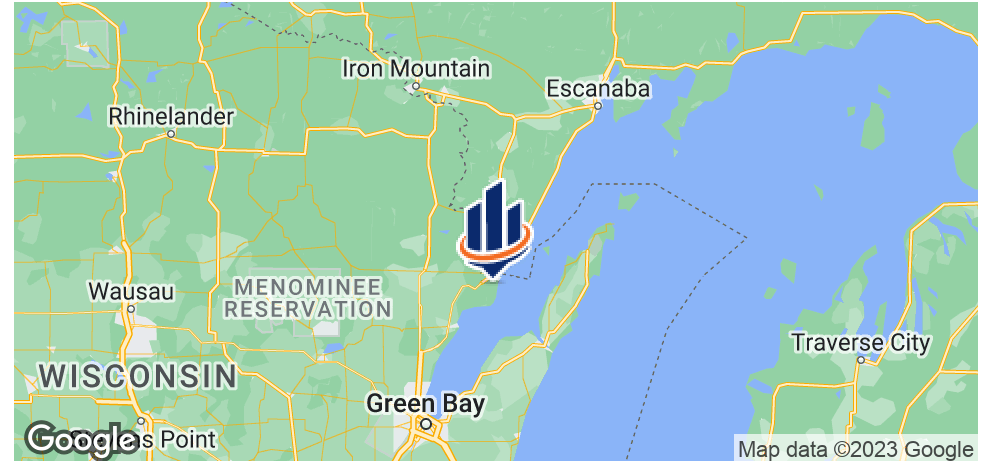
N2235 SHORE DRIVE
MARINETTE, WI 54143

Frank Jermusek, JD
President / Managing Director
O: 952.820.1615
frank.jermusek@svn.com

Cameron Peterson, CCIM
Principal
O: 952.820.1688
cameron.peterson@svn.com

Emilia Molle
Principal
O: 952.820.1618
emilia.molle@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,295,000
Cap Rate	23.54%
Lot Size:	121.29 Acres
Clubhouse Size:	10,000+ SF
Yardage/Par/Slope/Rating	6035/70/110/66.5
Property Website	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale Little River Country Club located in Marinette, WI on the shores of the Green Bay section of Lake Michigan. As Marinette County's premier golf and banquet facility, Little River is well-known throughout the area for offering all the comforts of a private golf club with the convenience of public facilities. The sale includes the 18 hole golf course and equipment, maintenance facilities, carts and storage facilities, short game practice area, driving range with heated bays, outdoor event tent, patio, gazebo garden and clubhouse with pro shop, bar & grill, dining/banquet area, locker rooms, and offices on 121.29 acres of land.

PROPERTY HIGHLIGHTS

- Beautifully-maintained 18 hole golf course on the shores of Lake Michigan
- Voted Best Golf Course, Best Wedding & Banquet Facility and Best Fish Fry in the area 8 out of the last 9 years
- Premier wedding and event center for groups of all sizes including outdoor gazebo garden and patio, spacious tent, elegant ballroom and fireplace room
- Top-rated practice facility including driving range with heated bays for the winter and expanded short game area for putting, chipping and pitching
- Also available, but not included in the sales price, are 20 acres of additional development land

Course Layout And Scorecard



HOLE	1	2	3	4	5	6	7	8	9	OUT
BLUE	504	290	195	389	449	199	408	130	450	3014
WHITE	488	263	164	344	444	188	403	115	382	2791
MEN'S HCP	3	15	13	7	11	9	1	17	5	
MEN'S PAR	5	4	3	4	5	3	4	3	4	35
+ / -										
+ / -										
RED	408	257	151	293	435	105	335	95	339	2418
LADIES' PAR	5	4	3	4	5	3	4	3	4	35
LADIES' HCP	1	9	11	13	5	17	3	15	7	

HOLE	10	11	12	13	14	15	16	17	18	IN	TOT
BLUE	401	522	400	211	276	180	313	200	518	3021	6035
WHITE	363	507	385/271	154	261	172	307	185	512	2846	5637
MEN'S HCP	6	2	8	16	18	14	10	12	4		
MEN'S PAR	4	5	4	3	4	3	4	3	5	35	70
+ / -											
+ / -											
RED	301	401	253	140	208	164	300	180	440	2387	4805
LADIES' PAR	4	5	4	3	4	3	4	3	5	35	70
LADIES' HCP	6	2	18	16	12	14	8	10	4		

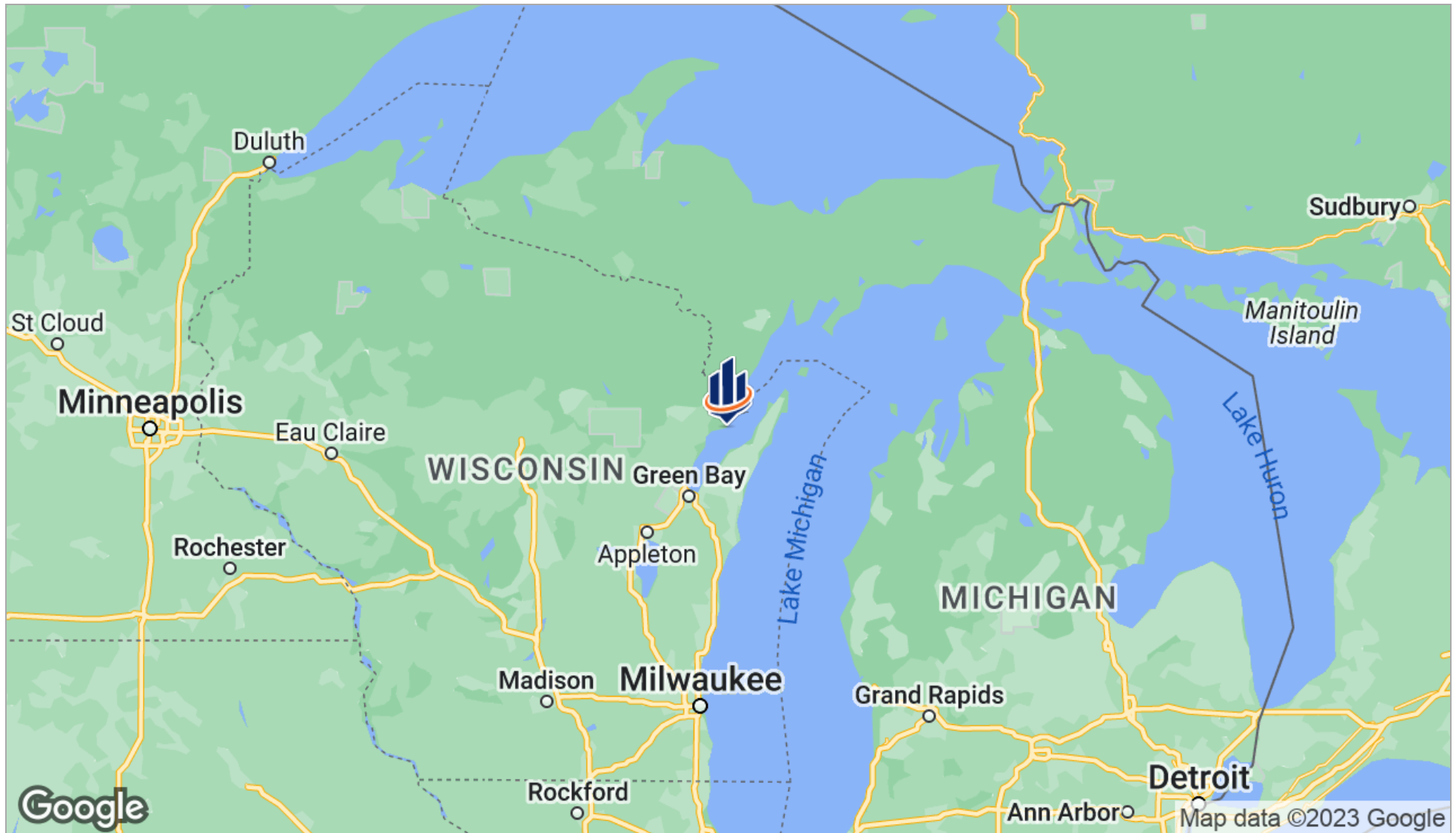
Additional Photos



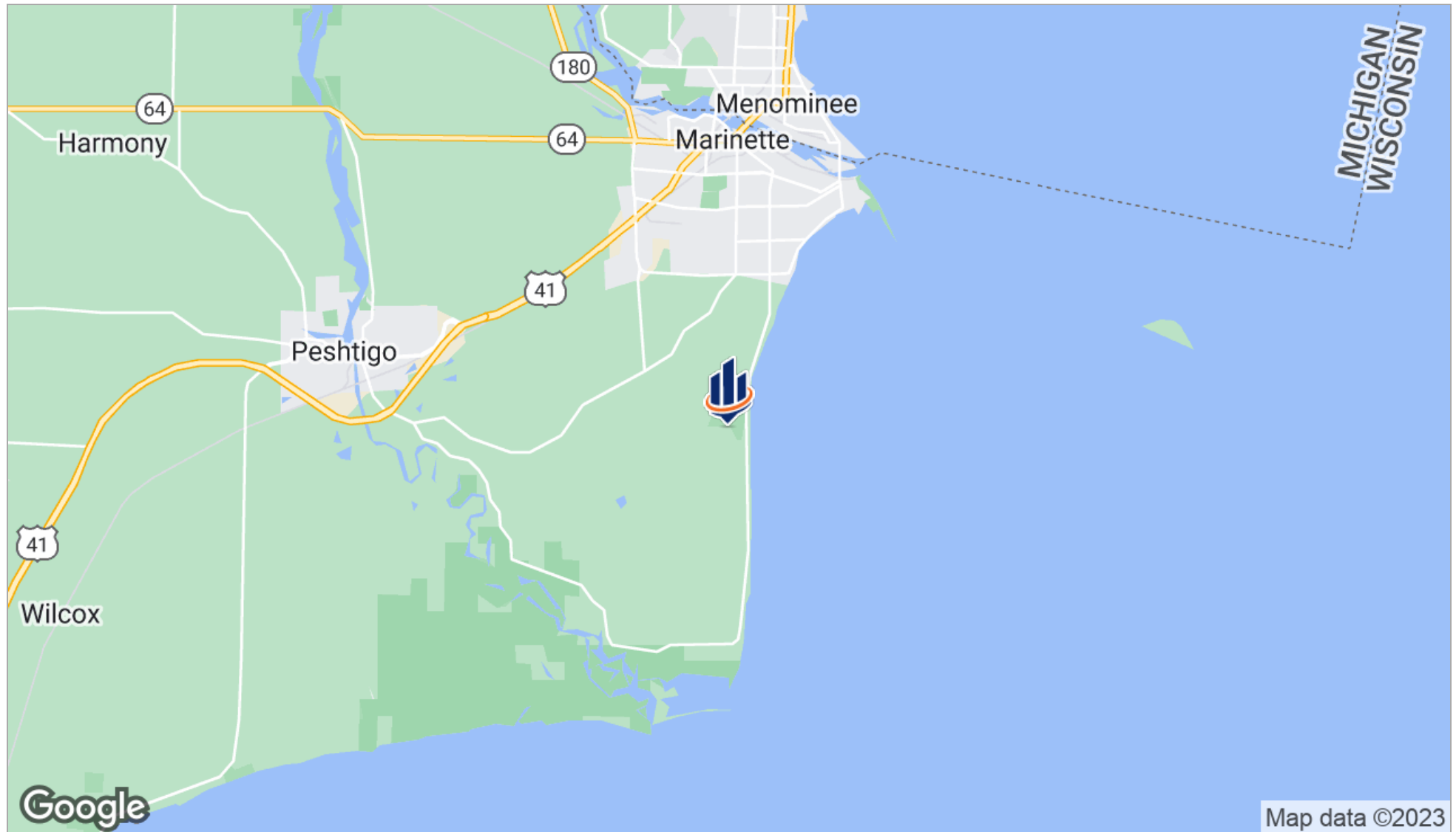
Additional Photos



Regional Map



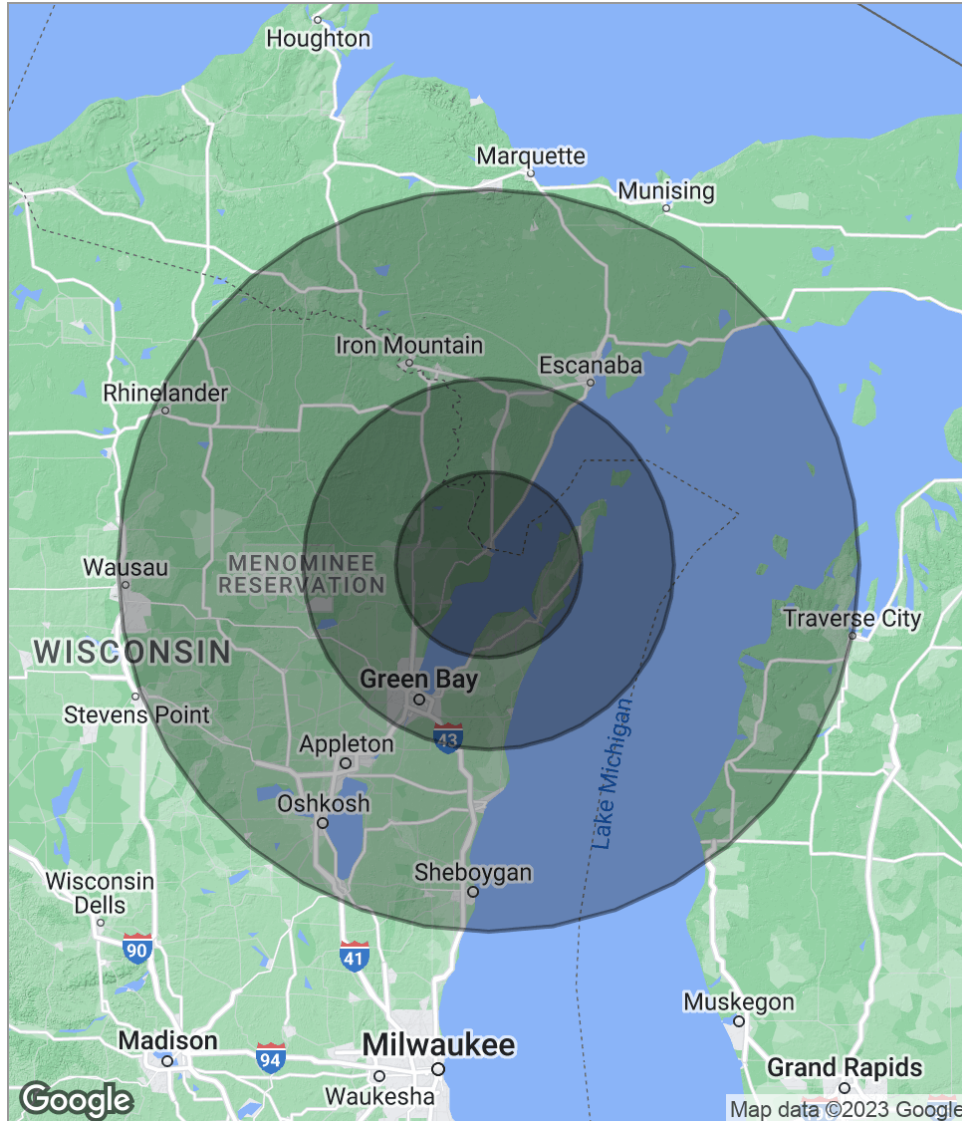
Location Maps



Aerial Map



Demographics Map



POPULATION	25 MILES	50 MILES	100 MILES
Total population	63,024	420,389	1,454,600
Median age	43.3	39.5	39.7
Median age [Male]	42.6	38.5	38.7
Median age [Female]	44.5	40.7	40.9
HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total households	29,226	177,570	593,503
# of persons per HH	2.2	2.4	2.5
Average HH income	\$54,440	\$60,370	\$62,317
Average house value	\$155,101	\$170,264	\$181,038

** Demographic data derived from 2020 ACS - US Census*