

**SALE BROCHURE**

# Coachman's Golf Resort

**984 COUNTY ROAD A**

Edgerton, WI 53534

**PRESENTED BY:**

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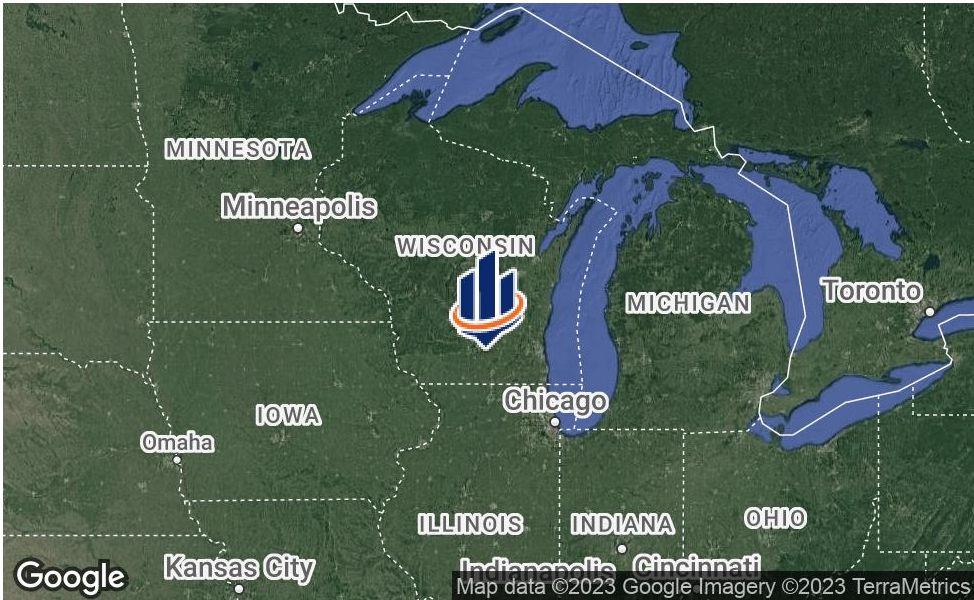
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,999,000
CAP RATE:	11.74%
TOTAL ACREAGE:	266 acres
UNITS/KEYS:	62
GOLF COURSE:	27 holes
LISTING WEBSITE:	<a href="https://www.northco.com/">https://www.northco.com/</a>
PROPERTY WEBSITE:	<a href="https://www.coachmans.com/">https://www.coachmans.com/</a>

PROPERTY OVERVIEW

SVN | Northco is pleased to present Coachman's Golf Resort ("Property"), located in Southern Wisconsin near Madison, nestled within the beautiful green countryside. A gently rolling landscape lined with oaks and willows encircles a 27-hole regulation course that is fun and challenging in equal parts. The property is a turnkey operation with an onsite clubhouse, maintenance building, full restaurant and bar, and a beautiful banquet facility equipped to host weddings, family reunions, and more. Lodging is available onsite with a total of 61 hotel rooms and an additional apartment unit. Besides golf, amenities consist of an outdoor swimming pool, driving range, restaurant with pool room, and more.

PROPERTY HIGHLIGHTS

- 11.74% cap rate - Well-known resort and golf course, with restaurant & bar located near Madison, WI on 266 acres of land
- Turnkey operation with lodging (62 units), full restaurant & bar, maintenance buildings, equipment, golf shop, banquet facility, and more
- 27-hole golf course featuring a gently rolling landscape lined with oaks and multiple water hazards
- Amenities include an outdoor swimming pool, driving range, a restaurant & bar with game room, etc.



## SALE HIGHLIGHTS



## PROPERTY AND BUSINESS HIGHLIGHTS

- Sculpted from the heartland of Southern Wisconsin, Coachman's Golf Resort lies just southeast of Madison, nestled within the beautiful green countryside. A gently rolling landscape lined with oaks and willows encircles a 27-hole regulation course that is fun and challenging in equal parts.
- Multiple lodging buildings totaling 61 hotel rooms: hotel and pro shop of 9,845 sf with 17 rooms and three additional hotel buildings of 10,800 sf (20 rooms), 4,500 sf (12 rooms) and 4,150 sf (12 rooms). Additional apartment unit that is also used for lodging is included in the sale.
- Three 9-hole golf courses totaling 9,305 yards offer a variety of experiences for all types of golfers. The Red Course is 2,977 yards, the White Course is 3,181 yards and the Blue Course is 3,147 yards.
- Spacious golf shop/clubhouse open to the public (3,000 SF).
- Maintenance shed (6,300 SF) built in 2003.
- Miscellaneous buildings include: Barn (3,280 SF), Storage Shed #1 (2,240 SF), Storage Shed #2 (728 SF), Schoolhouse (800 SF), and Cart Barns (8,250 and 4,000 SF).
- Restaurant/Bar (6,900 SF) renovated in 1987. The food is prepared with the finest quality and the freshest ingredients. Guests enjoy the popular Sunday Brunch, Fish Fry and Supper Club.
- Event space includes the Carriage Room for up to 75 with its own sunken bar and brick fireplace, the Coach Room for up to 80 with a large dance floor, patio area for cookouts or picnics, and a new outdoor venue that seats up to 385.
- The dining room at Coachman's Golf Resort prides itself on serving gourmet specialties in an English country inn setting.
- 10+ golf package options for guests to stay and play.
- More than 30,000 rounds played annually.
- Many guests come back year after year from cities such as Milwaukee, Chicago, Madison, and Dubuque.
- Golf course architect Homer Fieldhouse designed all three nines, built in 1968, 1970 and 1991, and knows a little about golf courses and their management, having designed over 60 courses across the Midwest.
- Additional growth and development opportunities including 10 acres zoned for condos.
- Further information including financials, etc. can be found in the document vault on the listing website: <https://www.northco.com/>



ADDITIONAL PHOTOS





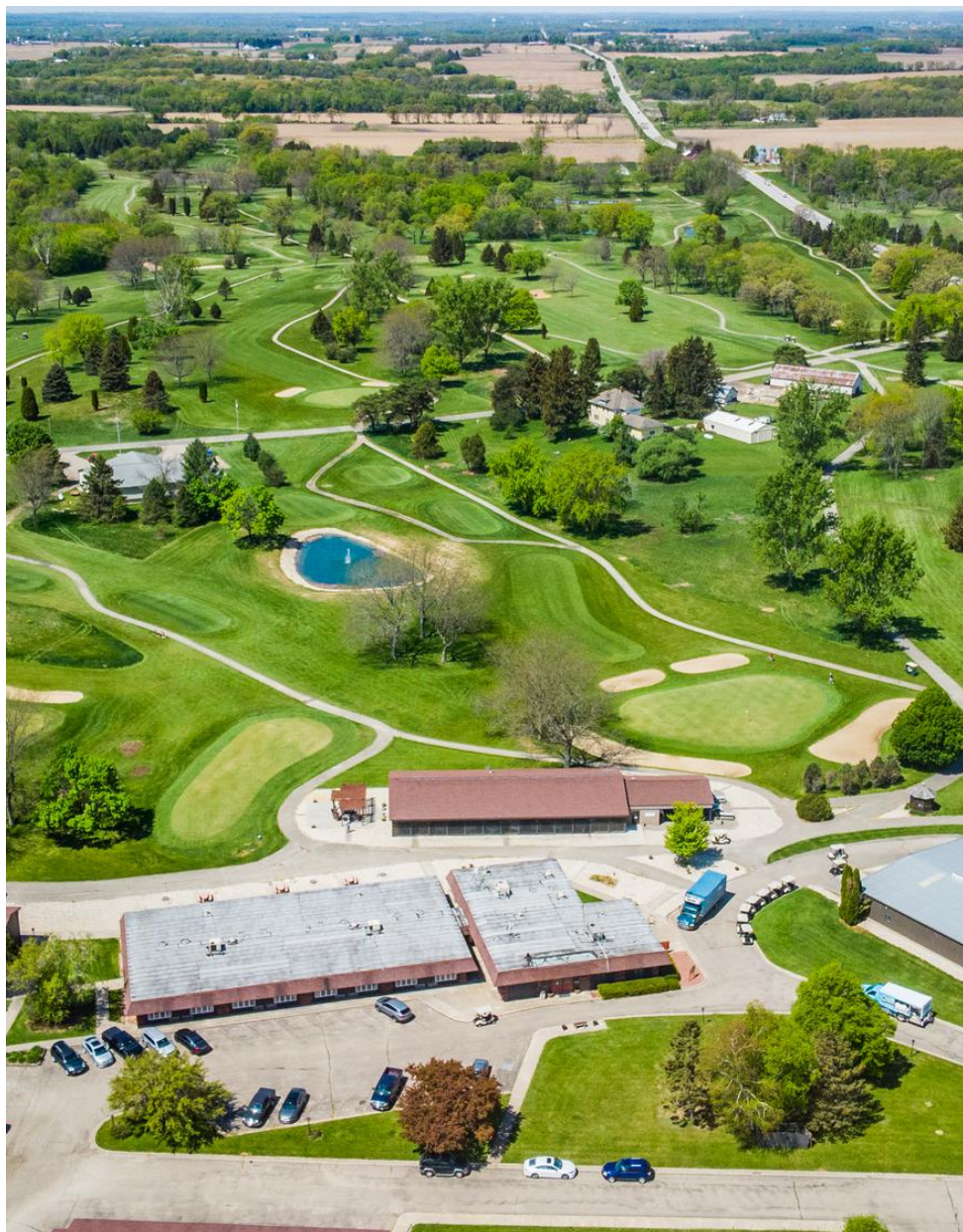
ADDITIONAL PHOTOS CONTINUED





COACHMAN'S RESORT MAP





## EDGERTON, WI

The property is located in southeastern Wisconsin, near Madison, in the city of Edgerton, WI. This is an ideal location being 20 miles southeast of the capital city of Madison, and 70 miles southwest of Milwaukee. Edgerton, Wisconsin, is known for its recreational activities, attractions, and natural beauty. With the seemingly endless schedule of events, festivals, and sports tournaments, Edgerton gives the feeling of big-town excitement wrapped in a small-town package. Each business owner takes great pride in offering only the highest customer service and quality products always with a smile. Individuals enjoy the small-town, and warm-heart experience that Edgerton has to offer.

The property is located approximately 20 miles southeast of Madison, the capital city of Wisconsin, which lies west of Milwaukee. It's known for the domed Wisconsin State Capitol, The University of Madison-Wisconsin a top-ranked research institution, and is home to a number of great museums, arts & music venues and festivals, unique local shopping, award-winning restaurants, sporting events, and so much more.

Distances from larger cities include:

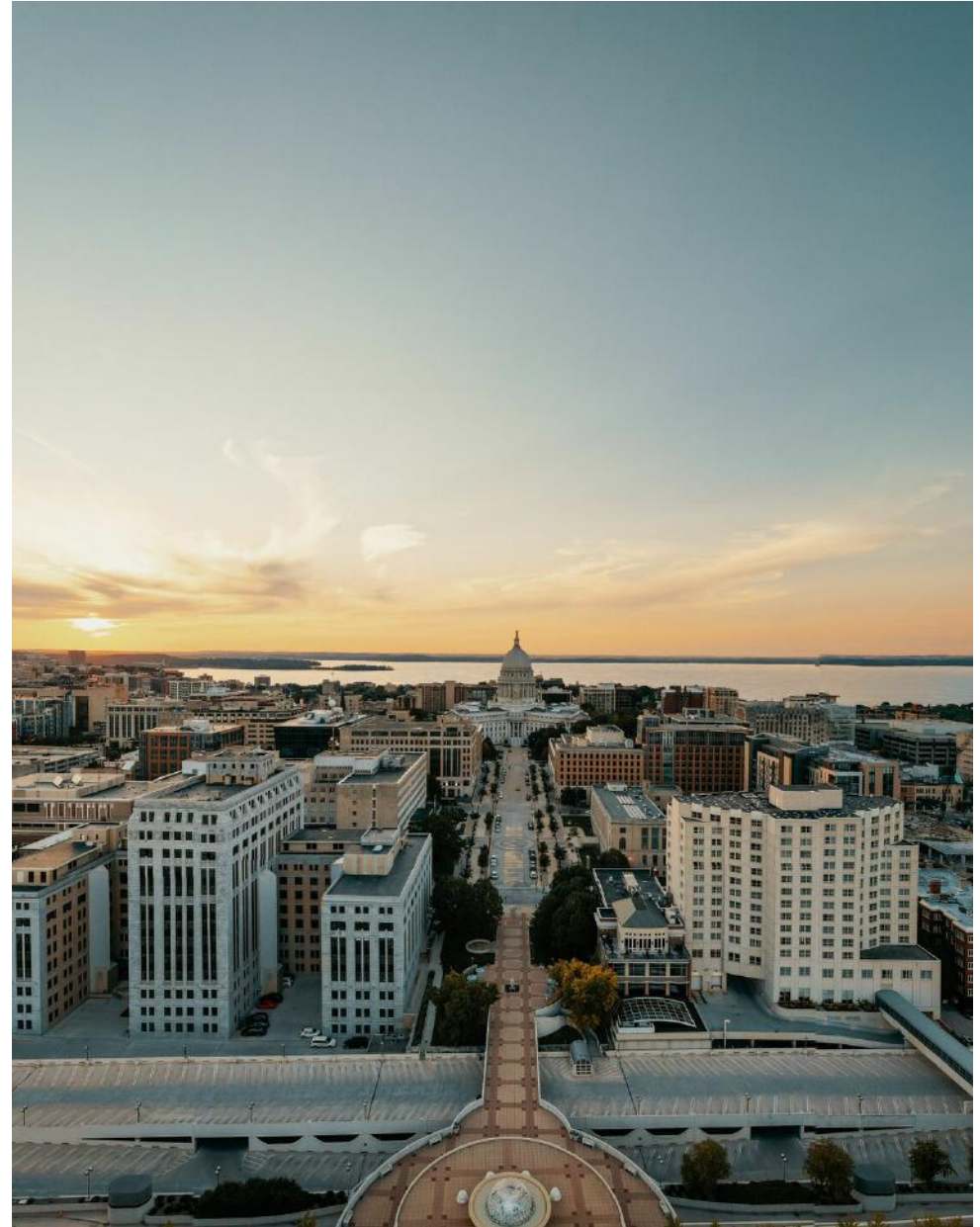
Madison, WI - 20 miles southeast of Madison  
Wisconsin Dells, WI - 70 miles southeast of the Wisconsin Dells  
Milwaukee, WI - 70 miles southwest of Milwaukee  
Chicago, IL - 130 miles northwest of Chicago  
Green Bay, WI - 150 miles southwest of Green Bay  
Minneapolis, MN - 283 miles southeast of Minneapolis

Local airports include Madison, WI (20 miles) and Rockford, IL (60 miles). Nearby International airports include General Mitchell International Airport, Milwaukee (70 miles), Chicago O'Hare International Airport, Chicago (107 miles), and Austin Straubel International Airport, Green Bay (150 miles).



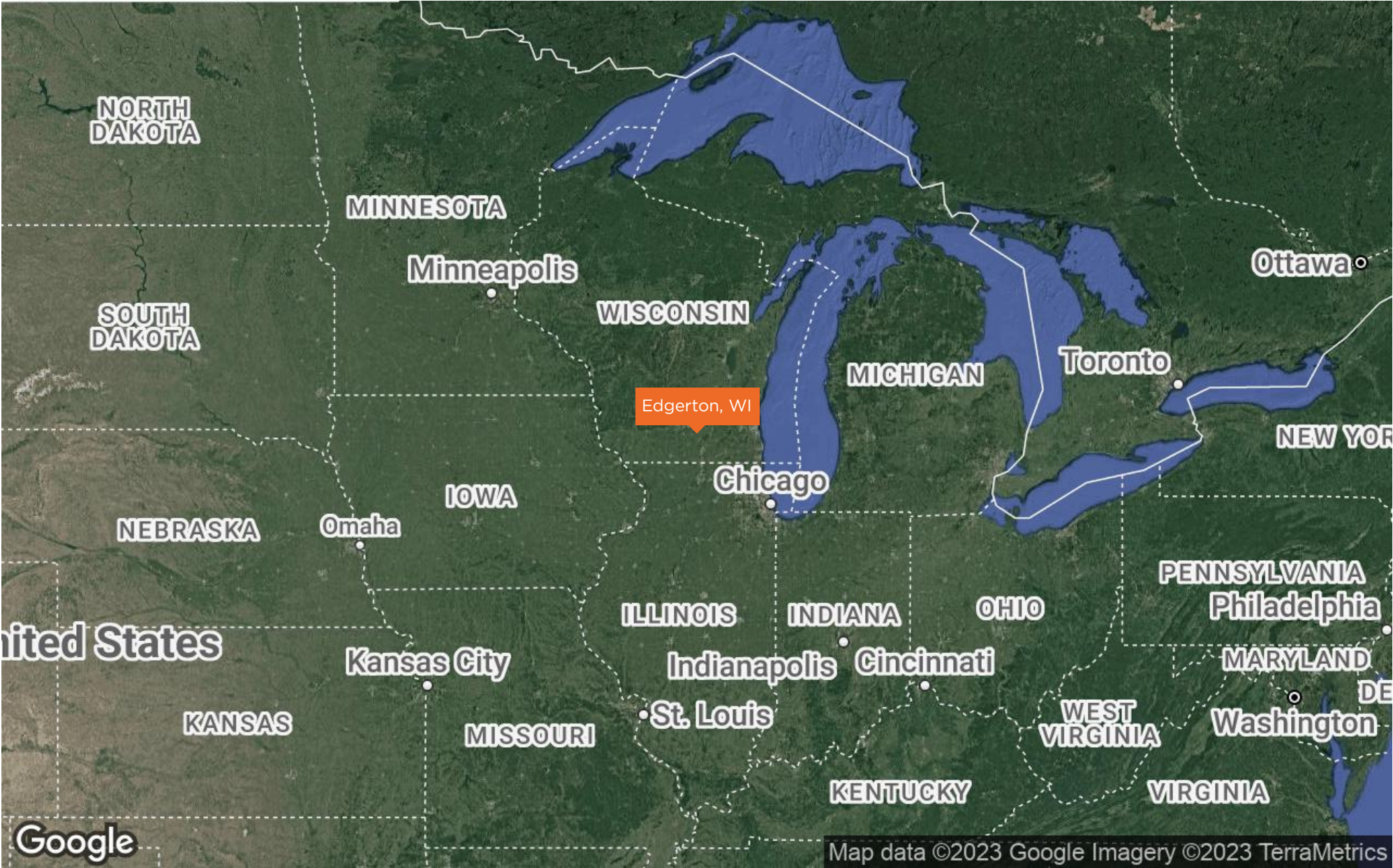
## MADISON, WI

- Madison is located 20 miles from the property and is the capital city of the state of Wisconsin. Located in the southern part of the state, Madison is the second-largest city in Wisconsin, after Milwaukee with an estimated population of around 260,000 residents.
- Madison is a dynamic and lively city with a mix of academic, cultural, and outdoor attractions, making it an attractive place to live or visit.
- **State Capitol:** The Wisconsin State Capitol, located in downtown Madison, is an impressive building and a prominent landmark.
- **Education:** Madison is known for being a college town and is home to the University of Wisconsin-Madison, one of the oldest and largest public research universities in the country.
- **Geography:** Madison is situated between two picturesque lakes: Lake Mendota to the north and Lake Monona to the south, which adds to the city's beauty and recreational opportunities.
- **Outdoor activities:** The city offers numerous outdoor recreational activities, including biking and hiking trails, parks, and water sports on the lakes.
- **Cultural Scene:** Madison has a vibrant arts and cultural scene, with various theaters, music venues, and art galleries.
- **Food and Beverage:** Madison is well-known for its diverse food scene, including a wide range of restaurants, cafes, and bars.
- **Healthcare and Research:** The city is a hub for healthcare and research, with various medical facilities and research institutions.



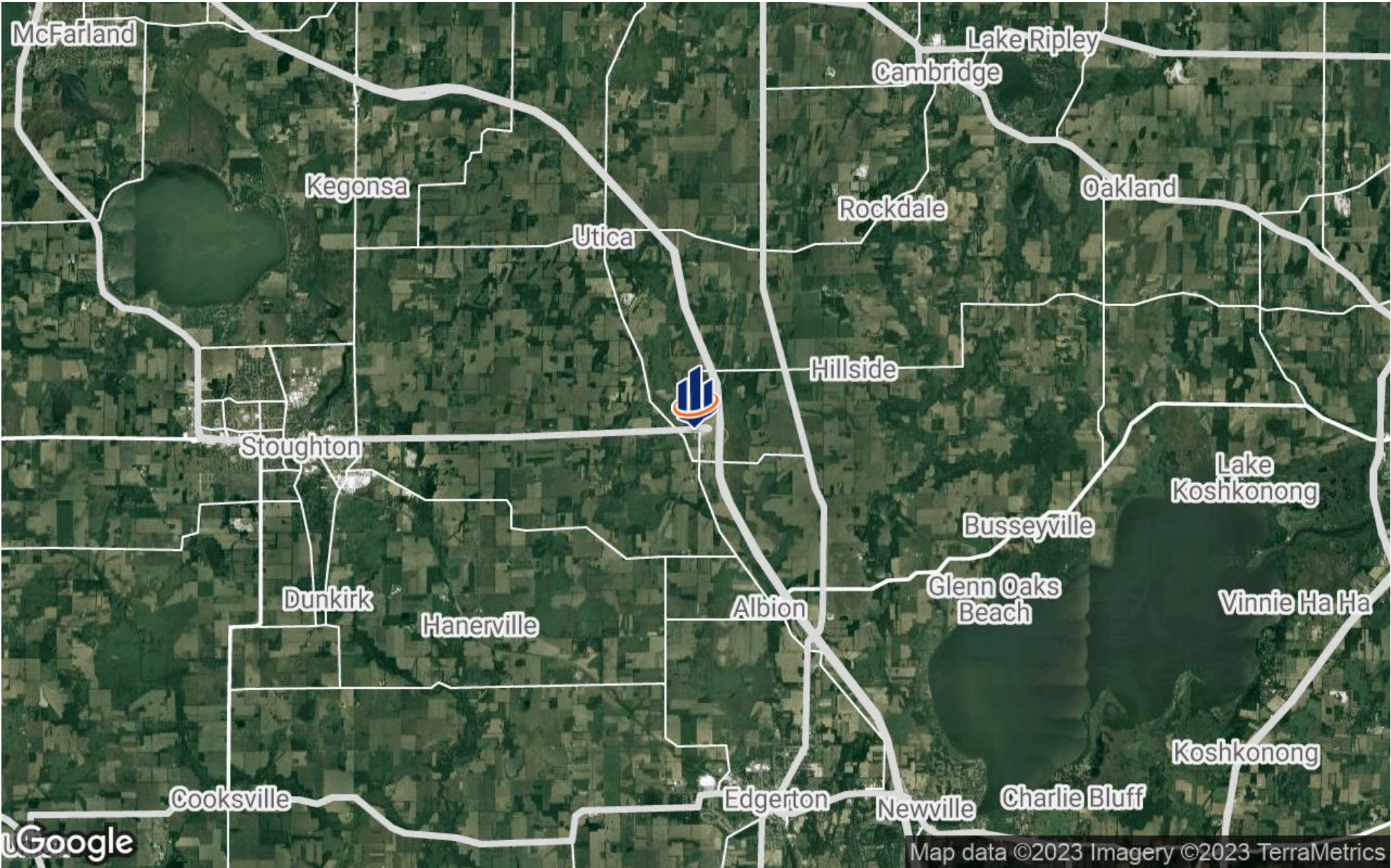


REGIONAL MAP



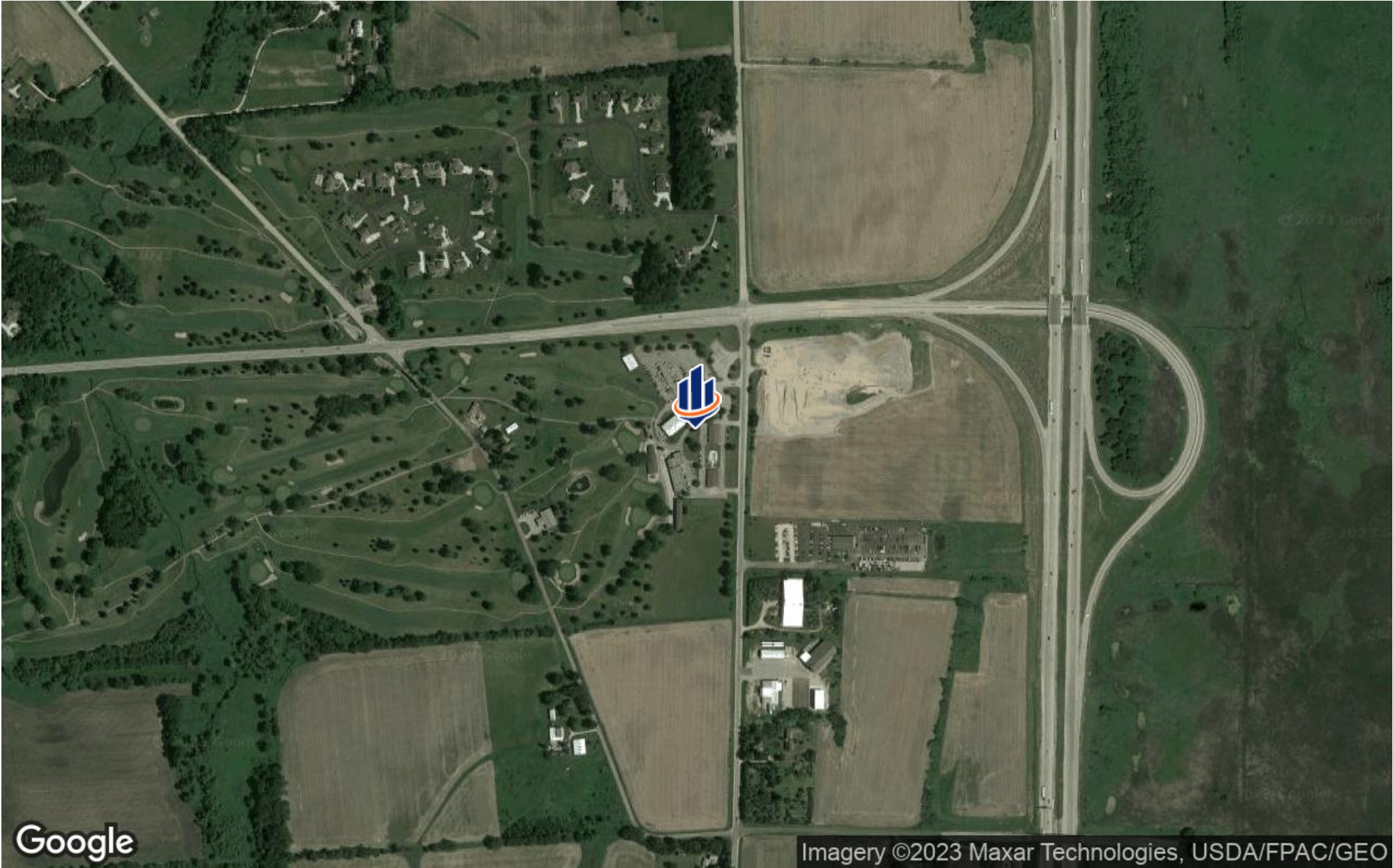


LOCATION MAP





AERIAL MAP





PARCEL MAP

