



**BID DEADLINE MAY 7**

## **GARLAND LODGE & GOLF RESORT ON 1,400± PRISTINE ACRES**

 4700 NORTH RED OAK ROAD, LEWISTON, MI

### **HIGHLIGHTS**

- 1,400± pristine acres in Northern Michigan
- 350 acres slated for development with no zoning restrictions
- Additional 700± adjacent acres also available with private air strip
- 173 total rooms, including cozy lodge rooms, spacious villas & golf cottages
- Features largest log cabin east of Mississippi River
- Four separate restaurants & large meeting space for 200+ guests

<b>MAIN LODGE</b>	36,000± SF; 52 Rooms
<b>OTHER LODGING</b>	121 Units (Part of Condo Rental Pool)
<b>LAND</b>	1,400± AC
<b>GOLF COURSES</b>	Four 18-Hole Courses; 72 Holes (Total)
<b>GROSS REV. (2023)</b>	\$8.8M
<b>TAXES (2023)</b>	\$127,764.53

### **DETAILS**

Hilco Real Estate is pleased to present the exclusive opportunity to acquire this special 1,400± acre piece of Northern Michigan. Garland Lodge & Golf Resort boasts comfortable and elegant accommodations in its 173 total rooms, a renovated 36,000± SF main lodge, spacious villas and golf cottages. The resort also features 72 holes of scenic golf, all located just one hour east of Traverse City.

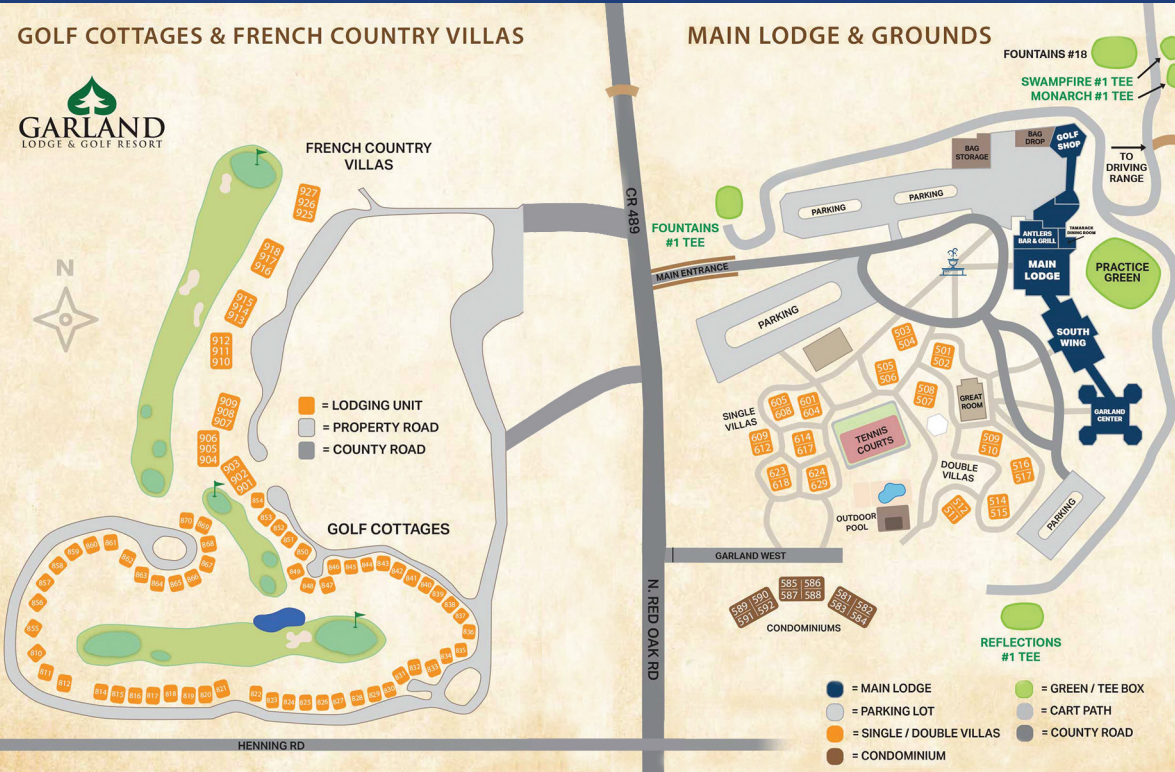
Owned and operated by only two separate families for the past 36 years, the property offers a unique retreat for both avid golfers as well as seekers of natural beauty.

This sale offers an astute investor the chance to advance this destination to the next level of performance. Currently, the resort generates \$8.8M of gross revenue and has a consistent revenue stream from its golf and lodging operations. A new owner could run it as-is or look to improve upon the amenities and bring the property to the top of the list amongst the highly coveted Northern Michigan golf resorts.





## GOLF COTTAGES & FRENCH COUNTRY VILLAS



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## ADDITIONAL INFORMATION

Garland Lodge & Golf Resort offers four diverse golf courses ranging from 6,400 to 7,200 yards, and the location offers golfers a closer option for destination golf than courses further north in the Traverse City area.

From the scenic fairways of Fountains to the strategic layout of Swampfire, the courses cater to every golfer, from novices to seasoned pros. Additional amenities include: indoor and outdoor pools, fitness center as well as tennis and volleyball courts. For the non-golf guest there is an plethora of outdoor activities to take part of including kayaking the Aux Sable River, hiking, hunting, fishing and more.

Not only does Northern Michigan boast some of the most exquisite and captivating golf experiences, drawing enthusiasts and professionals alike, it's a haven for outdoor enthusiasts. Visitors can explore hiking trails, indulge in water sports on the lakes, or simply take in the natural beauty of the area.

**Additionally, the adjacent, privately owned 700± acres can be acquired as part of this transaction. This adjacent land features a wildlife preserve as well as a private air strip.**

## CONTACT

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## SALE INFORMATION

### TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only

### BID DEADLINE

May 7 by 5:00 p.m. (CT)

### BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Ryan Rafter at [rrafter@hilcoglobal.com](mailto:rrafter@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.