

# BND

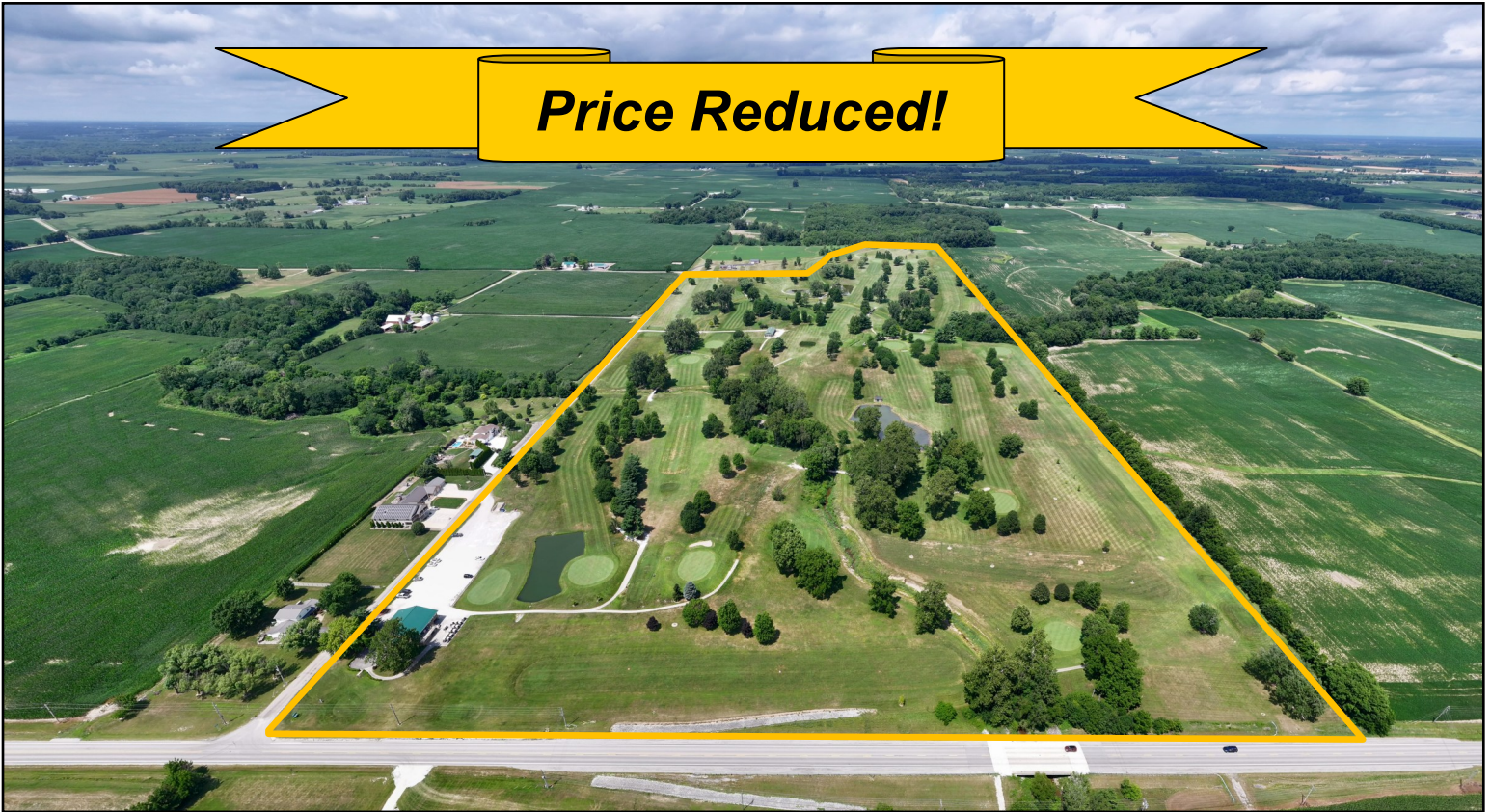
COMMERCIAL

**GOLF COURSE > FOR SALE**

**99.93 ACRES**

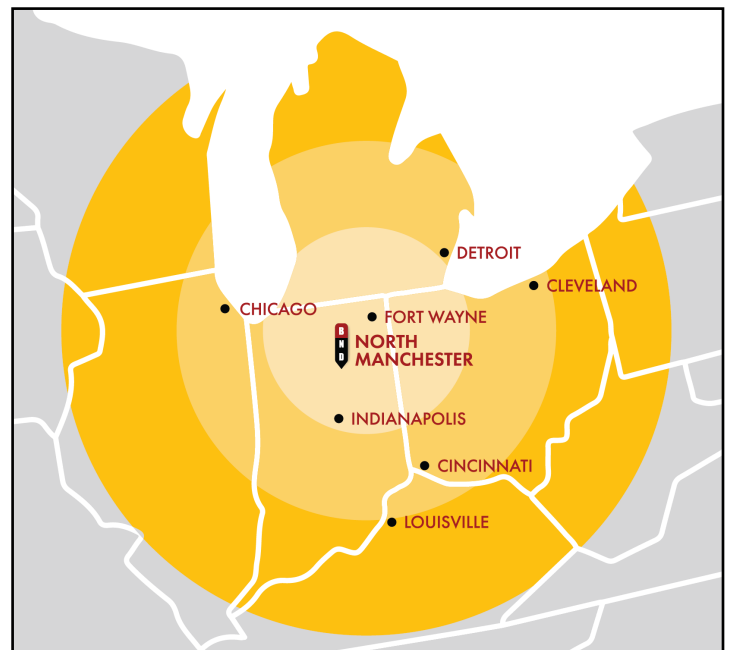
**10959 South 1000 West - 92  
NORTH MANCHESTER, INDIANA**

**Price Reduced!**



## OVERVIEW : Sycamore Golf Club

- Acreage: 99.93 Acres
- Established 18-Hole public golf course with a loyal regional customer base
- Convenient location in North Manchester, drawing players from Wabash, Fort Wayne and surrounding areas
- Well-maintained course with irrigation systems and consistent upkeep by experienced grounds staff
- Golf cart fleet and maintenance equipment included in sale - Turnkey Business & Real Estate
- **Reduced Sale Price: \$1,300,000**



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*Established in 1961, Sycamore Golf Club is a public 18-hole course on 100 acres just east of North Manchester, featuring recent upgrades and natural creeks on 15 holes. With strong community ties, professional instruction, and full event services, it's a turnkey opportunity for new ownership.*

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**BND****COMMERCIAL****GOLF COURSE > FOR SALE****99.93 ACRES****10959 South 1000 West - 92  
NORTH MANCHESTER, INDIANA****Property Highlights**

<b>Parcel Number</b>	<b>92-08-31-000-302.000-001</b>
<b>Address</b>	<b>10959 South 1000 West-92</b>
<b>City / State / Zip</b>	<b>North Manchester / Indiana / 46962</b>
<b>Reduced Sale Price</b>	<b>\$1,300,000 - (Includes carts, equipment, and pre-paid pro shop inventory)</b>
<b>Land Size</b>	<b>99.93 Acres</b>
<b>Zoning</b>	<b>AG - Agricultural</b>
<b>Number of Parcels</b>	<b>1</b>
<b>Dimensions</b>	<b>See Aerial</b>
<b>Parking</b>	<b>Gravel</b>
<b>Nearest Highway</b>	<b>11 Miles to US Route 24</b>
<b>Distance to Interstate</b>	<b>40 Miles to I-69</b>
<b>Distance to Airport</b>	<b>34 Miles to Fort Wayne International Airport (FWA)</b>
<b>Current Use</b>	<b>Sycamore Golf Club</b>

**Utilities**

<b>Gas</b>	<b>Propane</b>
<b>Electric</b>	<b>Heartland REMC</b>
<b>Sewer/Water</b>	<b>Septic / Well(s)</b>

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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NORTH MANCHESTER, INDIANA****Clubhouse / Pro-Shop Building Information**

<b>Size</b>	<b>6,656 SF</b>
<b>Construction Type</b>	<b>Wood Frame</b>
<b>Construction Year</b>	<b>±1958 (add on in 1970s)</b>
<b>Number of Floors</b>	<b>Two Main Level - Pro Shop / Bar / Kitchen / Dining Area Lower Level - Cart Storage</b>

**Maintenance Building Information**

<b>Size</b>	<b>2,160 SF</b>
<b>Construction Type</b>	<b>Wood Frame</b>
<b>Construction year</b>	<b>2004</b>
<b>Number of Floors</b>	<b>One</b>

**Sale Information**

<b>Reduced Sale Price</b>	<b>\$1,300,000</b>
<b>Annual Real Estate Taxes</b>	<b>\$1,830.27</b>
<b>Tax Year / Pay Year</b>	<b>2024 / 2025</b>
<b>Finances</b>	<b>Contact Listing Agent</b>

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