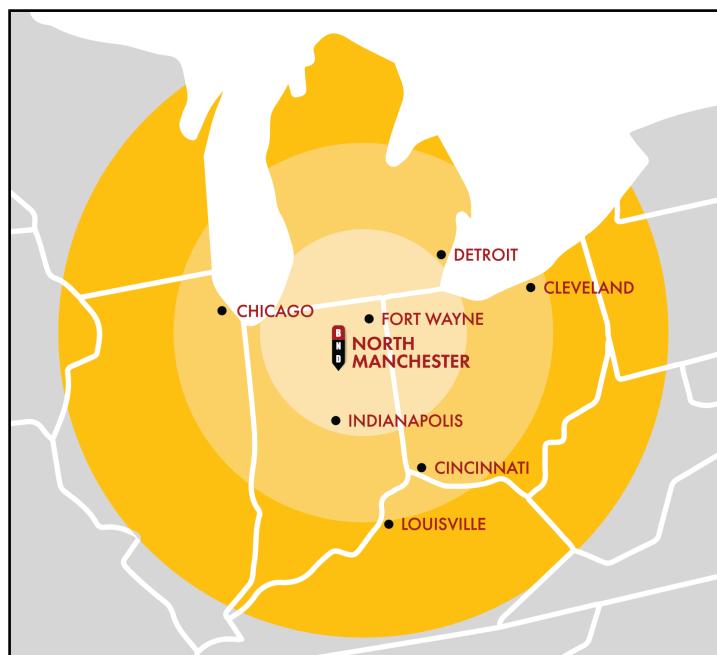


**Price Reduced!**



## 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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**Rett Dumas**  
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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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## GOLF COURSE > FOR SALE

99.93 ACRES

10959 South 1000 West - 92  
NORTH MANCHESTER, INDIANA

### Property Highlights

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

### Utilities

Gas	Propane
Electric	Heartland REMC
Sewer/Water	Town of North Manchester

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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### Clubhouse / Pro-Shop Building Information

<b>Size</b>	6,656 SF
<b>Construction Type</b>	Wood Frame
<b>Construction Year</b>	1965
<b>Number of Floors</b>	Two Main Level - Pro Shop / Bar / Kitchen / Dining Area Lower Level - Cart Storage

### Maintenance Building Information

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

### Sale Information

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

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