

SALE BROCHURE

Noble Hawk Golf Links

3005 NOBLE HAWK DR

Kendallville, IN 46755

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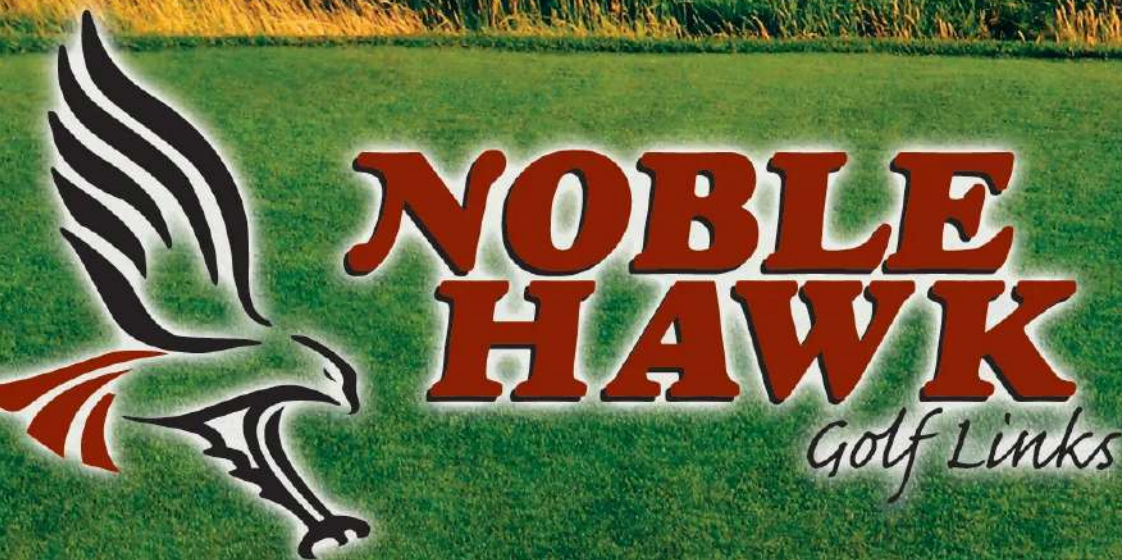
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 **SVN | NORTHCO**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,724,000
CAP RATE:	13.15%
CLUBHOUSE SIZE:	±7505 SF
PROPERTY SIZE:	±183 Acres
RATING / SLOPE:	73.2 / 134
PAR / YARDS:	71 / 6,817
LISTING WEBSITE:	northco.com
COURSE WEBSITE:	www.noblehawk.com
BROKER OF RECORD:	Jess Lawhead - SVN Northern Commercial

PROPERTY OVERVIEW

SVN | Northco is pleased to present the listing of Noble Hawk Golf Links (“Property”), an 18-hole public golf course located in the historic micropolitan city of Kendallville, Indiana, known for its nationally recognized downtown district, the Mid-America Windmill Museum, and its welcoming small-town atmosphere. Widely regarded as one of Indiana’s most unique public golf courses, Noble Hawk features a thoughtfully designed Par 71 layout stretching 6,817 yards, offering an engaging experience for golfers of all skill levels.

The Property includes a full-service practice facility with driving range and practice areas, a welcoming clubhouse with a pro shop and casual grille and bar, and food and beverage operations designed to support tournaments, leagues, and group outings, complemented by an adjacent screened event pavilion for banquets and special events. Additional amenities include a membership program with range privileges, advanced tee times, and member events. Approximately 27 acres of additional land provide potential for future growth or development. This 27 acres is offered at a separate, negotiable price.

Located within convenient driving distance of the Fort Wayne metropolitan area, Noble Hawk benefits from a strong local patron base and regional golfer traffic, presenting an opportunity to acquire a well-established golf facility with diverse amenities and long-term growth potential.



SALE HIGHLIGHTS

- Well-established 18-hole public golf course located in Kendallville, Indiana, a historic micropolitan community known for its nationally recognized downtown district and strong small-town character
- Located approximately 20 miles north of the Fort Wayne metropolitan area, providing access to a strong regional population base and consistent golfer traffic from northeast Indiana
- Distinctive Par 71 layout measuring up to 6,817 yards, blending links-style and traditional parkland holes, and widely regarded as one of Indiana's most unique public golf courses due to its diverse hole variations appealing to golfers of all skill levels
- Practice facilities featuring a driving range, putting and chipping greens, and practice areas supporting instruction programs, league play, and golfer development
- Welcoming clubhouse with full-service pro shop and casual grille and bar, serving as the central hub for daily operations, golfer services, and food & beverage offerings
- Screened event pavilion and food & beverage operations designed to support golf outings, leagues, tournaments, corporate events, and private functions
- Established membership program with range privileges, advanced tee time access, member-only events, and pro shop discounts, supporting recurring revenue and strong player engagement
- Opportunity to acquire a well-established golf facility built in 1996 with diversified revenue streams from daily-fee play, memberships, tournaments, events, and food & beverage operations
- Approximately 27 acres of additional land is also available at a separate negotiable price, providing potential for a variety of future development opportunities
- Additional information including financials, etc. can be found in the document vault on the listing website at northco.com
- Broker of Record: Jess Lawhead with Kaiser Real Estate Corporation

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



COURSE MAP



St. James Restaurant

260-897-2114 - www.stjamesavilla.com

Breakfast - Lunch - Dinner

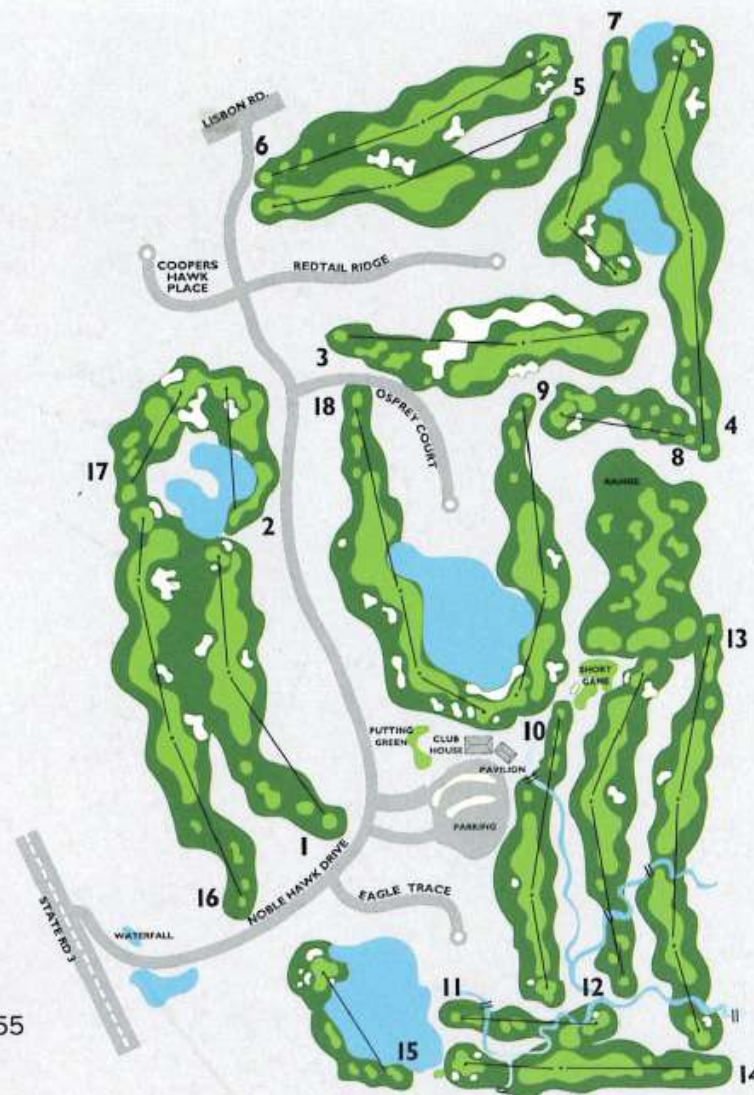
Welcome to Noble Hawk Golf Links.

Thank you for your visit and for the opportunity to serve you. If there is anything we can do to make your day more pleasant, please don't hesitate to ask.

ENJOY A WONDERFUL DAY!



3005 Noble Hawk Dr.
Kendallville, Indiana 46755
260-349-0900
www.noblehawk.com



LOCATION OVERVIEW



KENDALLVILLE, INDIANA

The Property is located in Kendallville, Indiana, a historic micropolitan city situated in Noble County in the northeastern portion of the state. Known for its welcoming small-town atmosphere and strong sense of community, Kendallville features a nationally recognized downtown district highlighted by locally owned shops, restaurants, and historic architecture.

Kendallville offers a blend of small-town charm and outdoor recreation opportunities that contribute to the area's appeal for residents and visitors alike. The community features scenic parks, lakes, and trail systems, including nearby Bixler Lake Park, which provides opportunities for boating, fishing, walking, and community events throughout the year. Local festivals, farmers' markets, and seasonal gatherings further enhance the area's active community atmosphere and steady regional visitation.

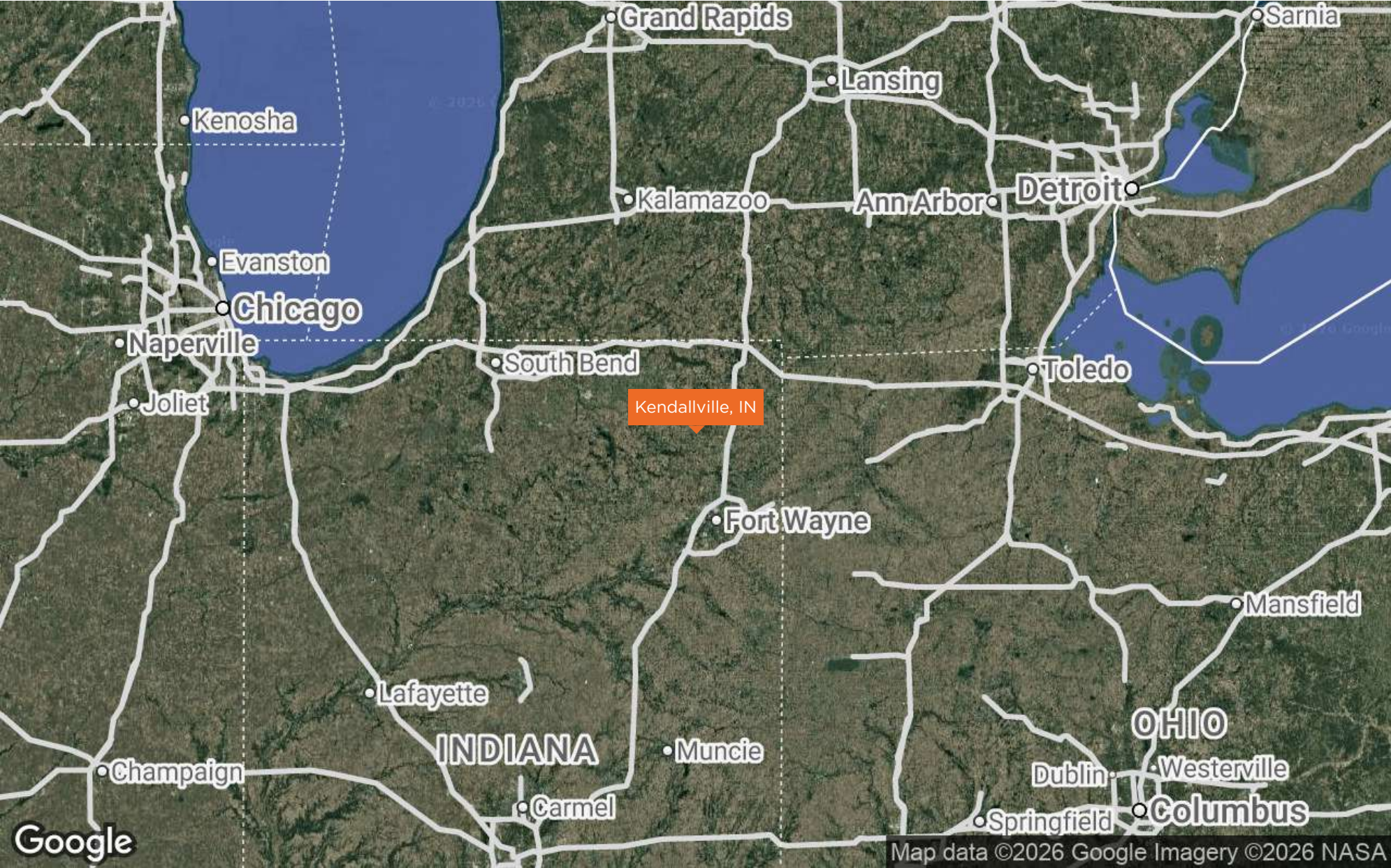
Located approximately 20 miles north of Fort Wayne, Kendallville benefits from convenient access to the amenities and population base of northeast Indiana's largest metropolitan area while maintaining the relaxed pace and character of a smaller community. Noble Hawk Golf Links is well-positioned within this regional market to attract local residents, traveling golfers, and visitors exploring the surrounding lakes region of northern Indiana.

Proximity to Larger Cities:

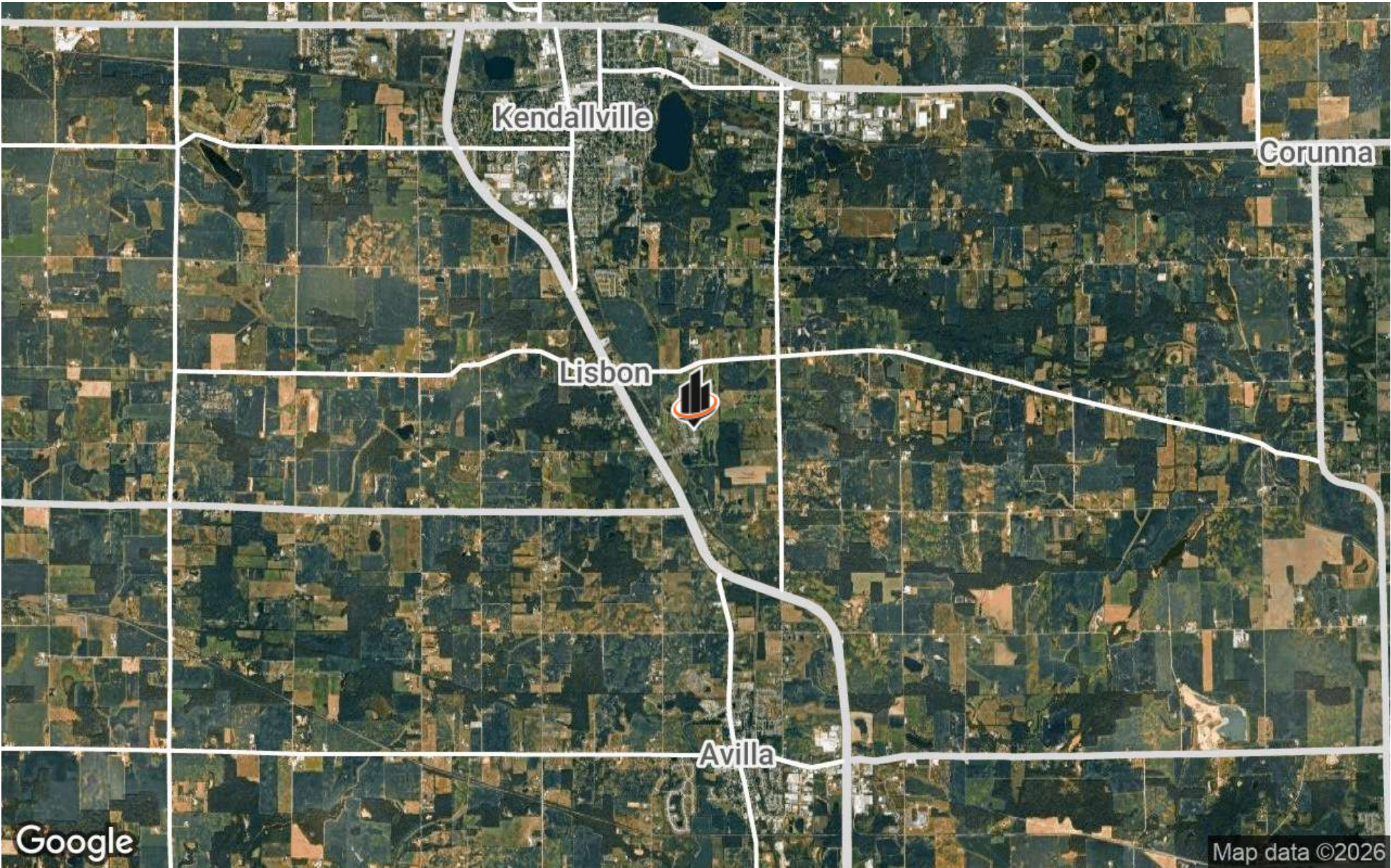
Fort Wayne, IN - 20 miles north of Fort Wayne
South Bend, IN - 70 miles southeast of South Bend
Indianapolis, IN - 145 miles northeast of Indianapolis
Chicago, IL - 165 miles southeast of Chicago
Detroit, MI - 170 miles southwest of Detroit

Local airports include Kendallville Municipal Airport in Kendallville (7 miles). Local regional airports include the Smith Field Airport in Fort Wayne (20 miles). Nearby international airports include Fort Wayne International Airport (35 miles), and South Bend International Airport (80 miles).

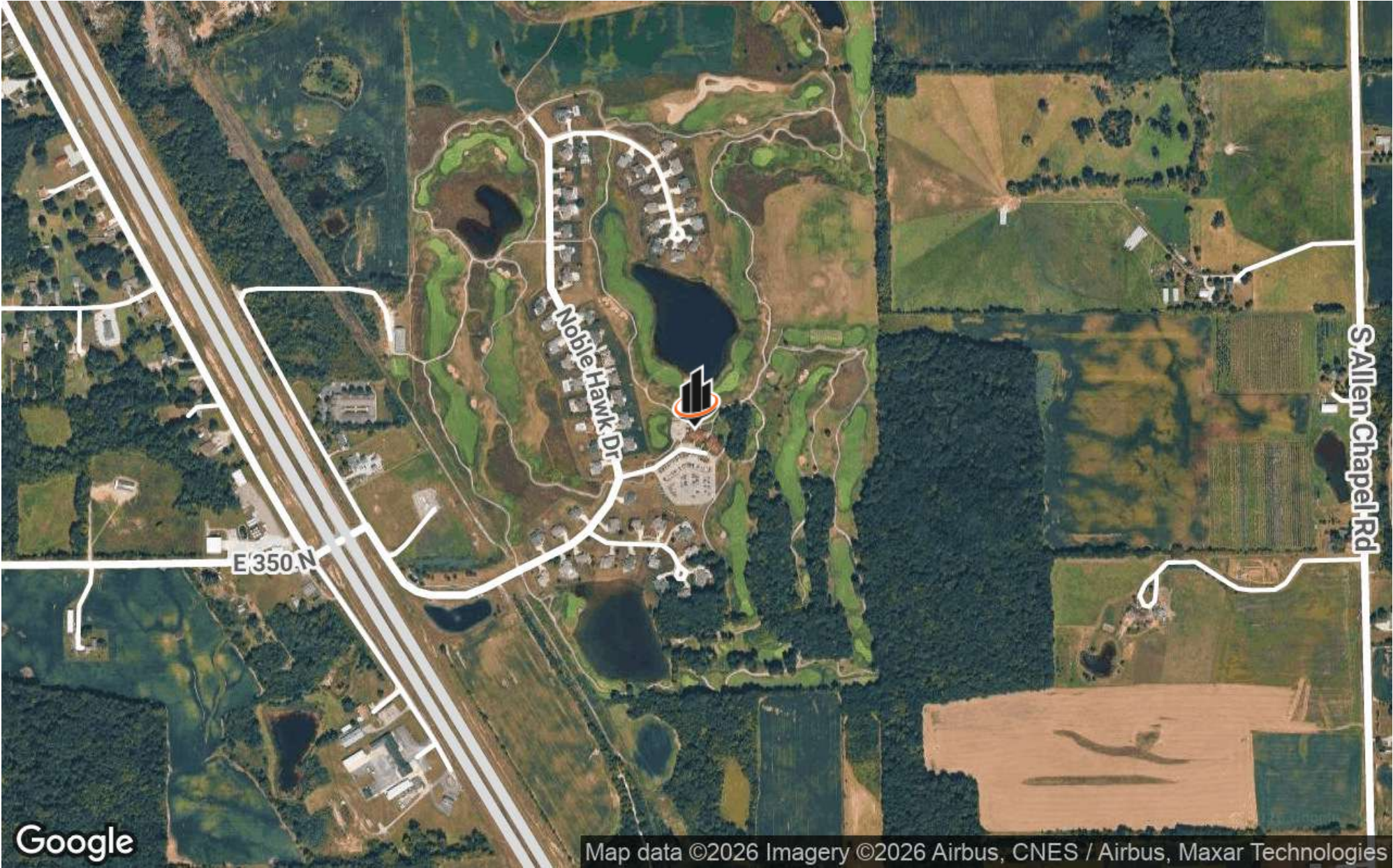
REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

30 MILES 60 MILES 90 MILES

TOTAL POPULATION	642,425	1,811,522	4,207,467
AVERAGE AGE	37.5	39.0	39.9
AVERAGE AGE (MALE)	36.7	38.0	38.7
AVERAGE AGE (FEMALE)	38.4	40.0	41.0

HOUSEHOLDS & INCOME

30 MILES 60 MILES 90 MILES

TOTAL HOUSEHOLDS	249,332	701,047	1,668,114
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$90,522	\$88,357	\$87,810
AVERAGE HOUSE VALUE	\$223,809	\$208,605	\$207,290

2023 American Community Survey (ACS)

