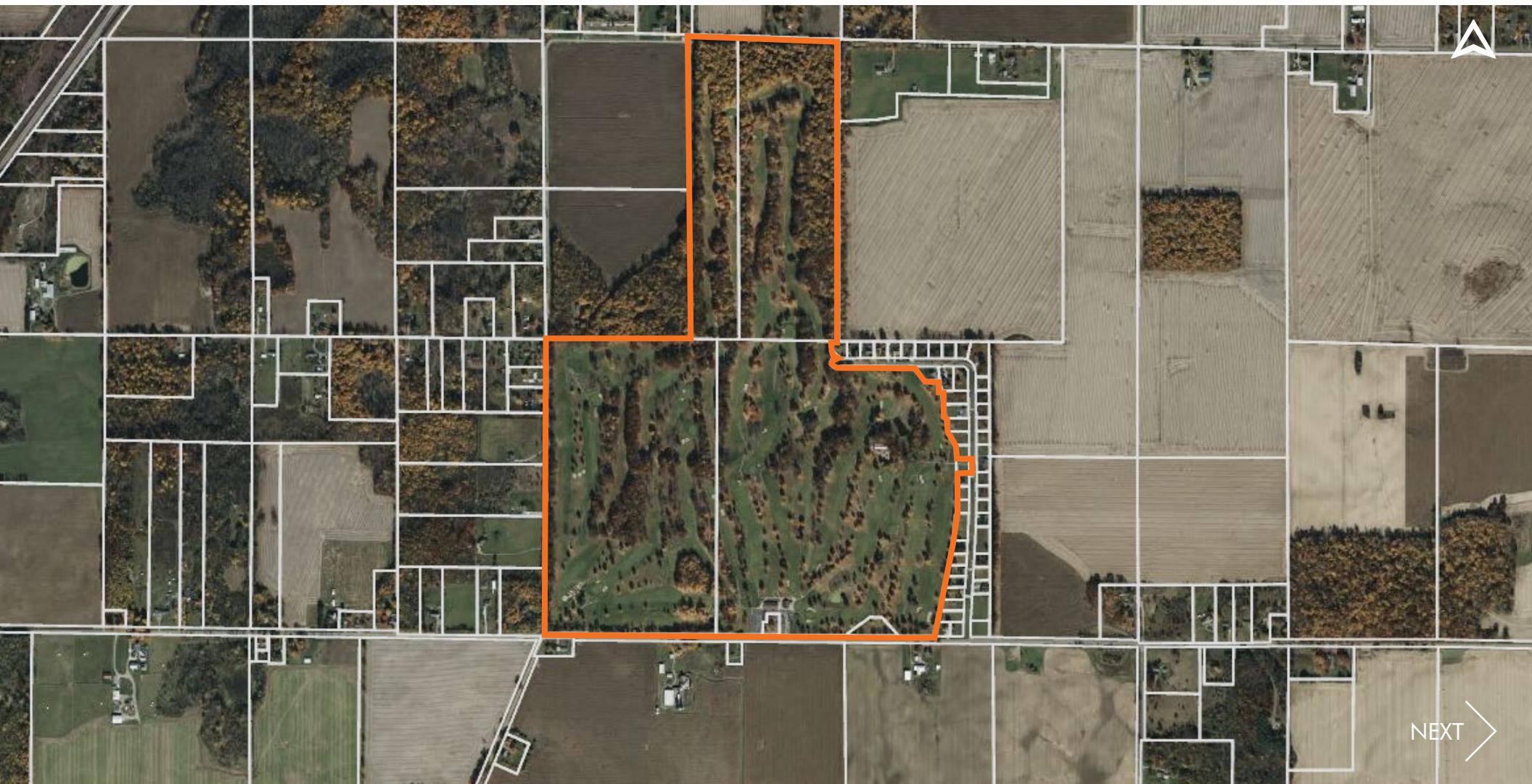


# OFFERING MEMORANDUM



Hampshire Country Club, Inc. | 29592 Pokagon Highway, Dowagiac, MI 49047



# PROPERTY HIGHLIGHTS

Hampshire Country Club is located in beautiful Southwest Michigan, approximately 24 miles from the popular Lake Michigan shoreline, 20 miles from the campus of Notre Dame, and 24 miles from the South Bend International Airport. This property includes not one but two, 18 hole daily fee courses, totaling 13,847 yards of play. A 5,700 SF clubhouse with a pro shop, dining, and banquet hall. For practice, a 60 yard chipping green with bunker, and 3 additional putting greens. The 3,520 SF maintenance building includes equipment and supply storage. The cart barn is 7,200 SF, housing 127 golf carts and includes a 800 SF workshop.

Total Acreage	<b>293.8+/- acres</b>
Total Rounds Played 2023	<b>24,885</b>
Asking Price	<b>\$3,500,000</b>
Asking Price/Acre	<b>\$11,912/Acre</b>
Year Opened	<b>1961</b>
Clubhouse Size	<b>5,700 SF</b>
Cart Barn	<b>7,200 SF</b>
Maintenance Shed	<b>3,520 SF</b>
Number of Parcels	<b>7</b>
Number of Holes	<b>36</b>
Courses	<b>Hampshire (18), Dogwood (18)</b>
Irrigation	<b>Yes</b>
Water Source	<b>4 Wells (2,450 GPM)</b>
Municipality	<b>Pokagon Township</b>
Zoning	<b>A-1, Agricultural Production &amp; Agricultural Residential</b>



# HAMPSHIRE COURSE

Total Rounds Played 2023	13,327
Lot Size	170+/- acres
Parcel Number	14-110-026-406-00, 14-110-026-414-00
Architect	Edward Lawrence Packard
Cart Paths	Yes
Fairway Type	Kentucky Blue & Poa
Tee/Green Type	Bent & Poa
Rough Type	Rye Blue and Fescue
Course Yardage	7,014 Yards
Par	72
Rating	72.6
Slope	126

Hampshire Country Club, established over 60 years ago, is located in a beautiful rural setting that is popular with local golfers as well as summer tourists visiting the lakes and waters of Southwest Michigan. The front nine is open, with three ponds; and the back nine includes mature woods with rolling hills. Hampshire was the site of the Western Amateur qualifying rounds for over 25 years.

HOLE #	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOTAL
BLUE	471	213	548	463	393	510	438	181	370	3587	374	547	433	132	478	510	224	389	340	3427	7014
WHITE	457	181	496	447	374	490	417	171	352	3385	358	512	397	124	460	471	203	369	324	3218	6603
PAR	4	3	5	4	4	5	4	3	4	36	4	5	4	3	4	5	3	4	4	36	72
GOLD	409	121	352	377	299	414	340	117	289	2718	342	434	289	88	376	389	142	250	308	2618	5336
RED	409	121	352	377	299	414	340	117	289	2718	342	434	289	88	376	389	142	250	308	2618	5336
PAR	5	3	4	4	4	5	4	3	4	36	4	5	4	3	4	5	3	4	4	36	72



# DOGWOOD TRAILS COURSE

Total Rounds Played 2023	11,558
Lot Size	120+/- acres
Parcel Number	14-110-026-407-00, 14-110-026-411-00
Architect	Duane Dammeyer
Cart Paths	Yes
Fairway Type	Kentucky Blue and Poa
Tee/Green Type	Bent and Poa
Rough Type	Rye Blue and Fescue
Course Yardage	6,833 Yards
Par	72
Rating	72.8
Slope	133

Dogwood trails, established 25 years ago, is a shot makers dream, nestled in native woodlands, with three ponds and gentle rolling fairways. Golfers often request to play on this course for its beautiful scenery.

HOLE #	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOTAL
BLUE	351	362	393	189	524	166	368	456	512	3321	549	192	385	602	430	127	447	365	415	3512	6833
WHITE	323	328	340	158	480	160	356	385	474	3004	519	144	372	554	392	114	395	308	377	3175	6179
PAR	4	4	4	3	5	3	4	4	5	36	5	3	4	5	4	3	4	4	4	36	72
GOLD	302	245	299	129	356	56	283	299	429	2398	344	83	295	400	266	106	278	248	400	2420	4818
RED	302	245	299	129	356	56	283	299	429	2398	344	83	295	400	266	106	278	248	400	2420	4818
PAR	4	4	4	3	5	3	4	4	5	36	4	3	4	5	4	3	4	4	5	36	72

BACK



# CLUBHOUSE & MAINTENANCE BUILDING

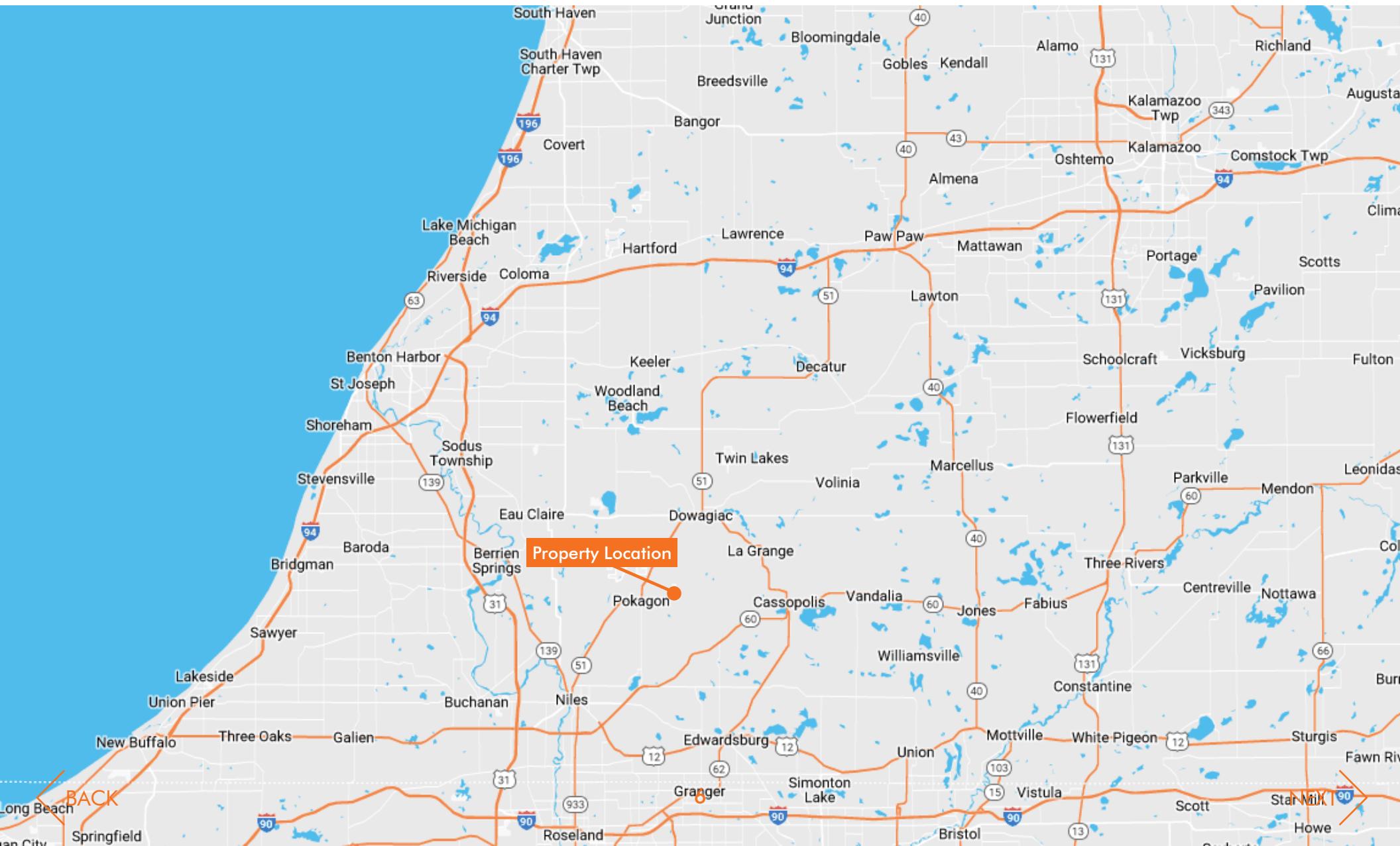
Cart Barn	7,200 SF
Clubhouse Area	5,700 SF
Maintenance Building Area	3,520 SF
Parcel Number	14-110-026-414-00
Number of Carts	127
Kitchen	Yes
Parking	Ample

## CLUBHOUSE AMENITIES

- Walk-in cooler
- Recently added air conditioning
- Pro shop
- Snack bar
- Event space
- Deck
- Class C resort liquor license



# AREA MAP



# PARCEL AREA



# SITE PROXIMITY

Edwardsburg  
**11 MILES**

Granger  
**17 MILES**

South Bend  
**21 MILES**

Grand Rapids  
**76 MILES**

Gerald R Ford International Airport  
**76 MILES**

Chicago  
**77 MILES**

Lansing  
**99 MILES**

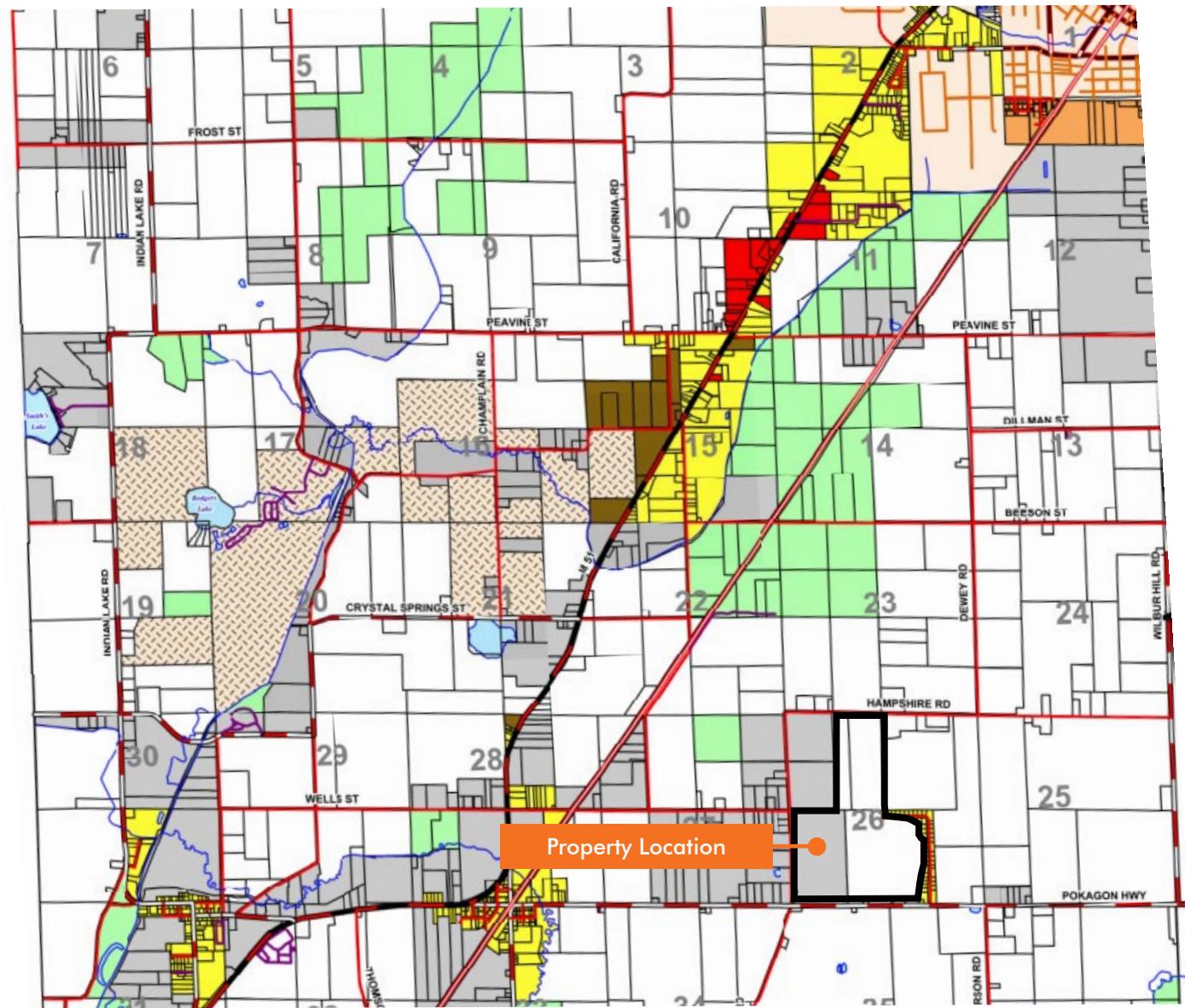


# ZONING MAP

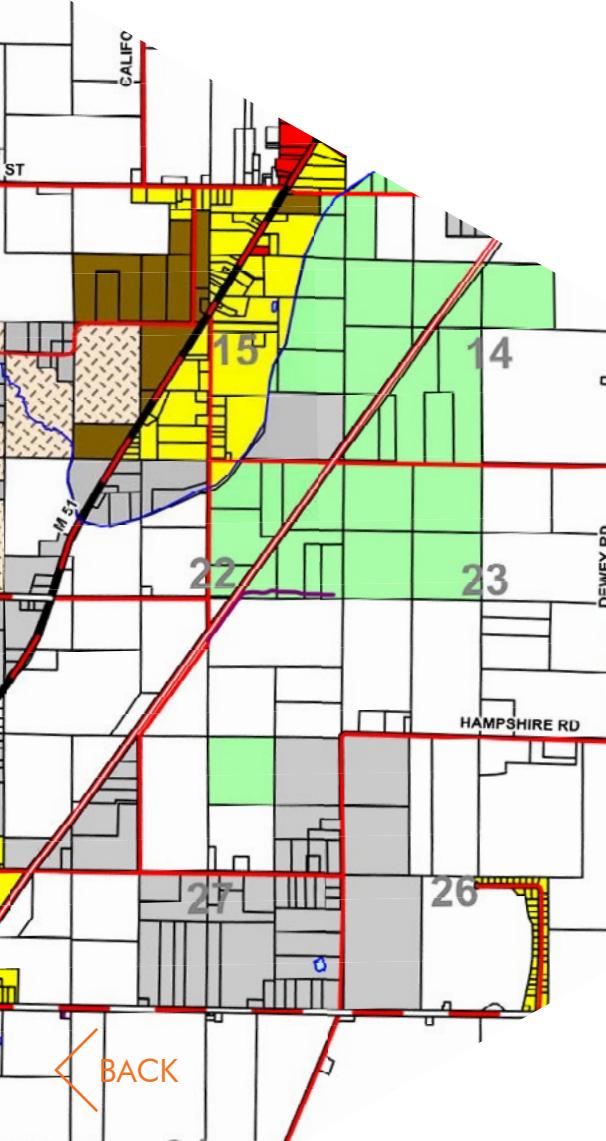
## POKAGON TOWNSHIP

### DISTRICT LEGEND

<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	OSP: Open Space Preservation
<span style="background-color: #C0C0C0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	A-1: Agricultural Production
<span style="background-color: #C0C0C0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	A-2: Agricultural Residential
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	R-1: Low Density Residential
<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	R-2: Medium Density Residential
<span style="background-color: #0070C0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	R-3: High Density Residential
<span style="background-color: #00008B; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	R-MF: Multiple Family Residential
<span style="background-color: #800080; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	R-MHC: Manufactured Housing Community
<span style="background-color: #F0E6E6; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	C-1: Local Commercial
<span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	C-2: General Commercial
<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	I-1: Light Industrial
<span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	PUD: Planned Unit Development
<span style="background-color: #F0F0E6; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	City of Dowagiac
<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Bureau of Indian Affairs Trust Properties



# PERMITTED USES POKAGON TOWNSHIP

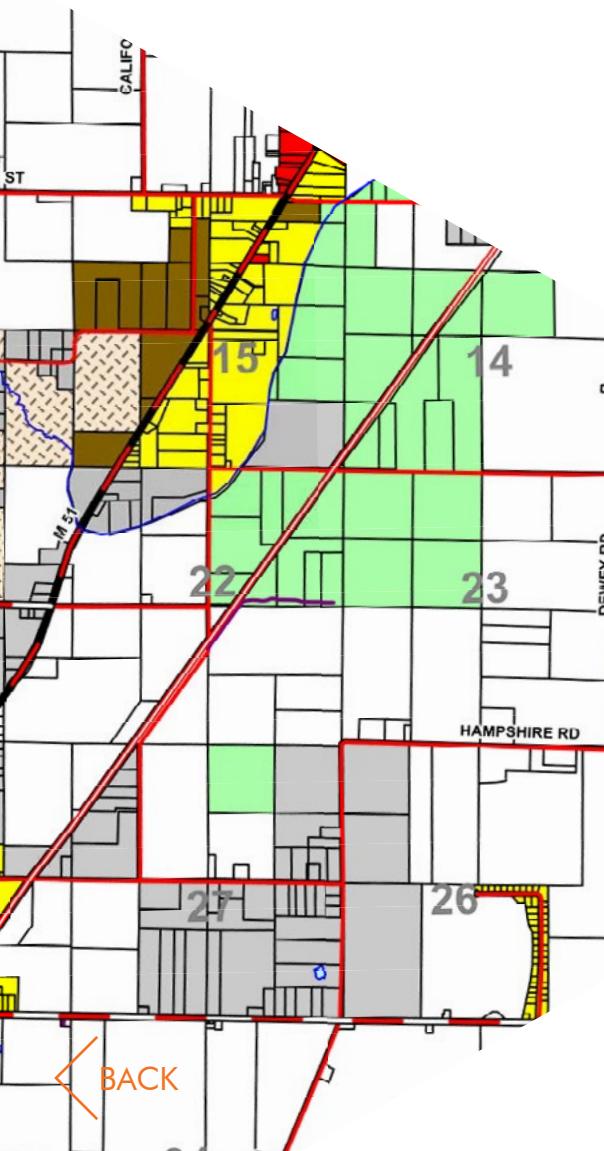


## Permitted Principal Uses in the A-1, A-2, R-1, R-2, R-3 and OSP Zoning Districts<sup>1</sup>

BR = Use Permitted By Right   S= Special Land Use<sup>1</sup>   – = Prohibited Use

	PRINCIPAL USES <sup>1</sup>	ZONING DISTRICTS					
		A-1	A-2	R-1	R-2	R-3	OSP
<b>Uses of a Primarily Agricultural, Outdoor Recreation, or Natural Resource Based Character</b>							
1	Agriculture.	BR	BR	–	–	–	BR
2	Areas set aside for the protection of wildlife and natural resources, wildlife management areas, nature preserves, and game refuges.	BR	BR	BR	BR	–	BR
3	Extraction operations.	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>
4	Public and private facilities dedicated principally to outdoor non-motorized recreation including parks, boat liveries, campgrounds, golf courses and country clubs, but excluding shooting ranges.	S <sup>1,2</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	–	–
5	Marinas	–	–	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>
6	Shooting ranges and hunt clubs.	S <sup>1</sup>	–	–	–	–	–
<b>Uses of a Primarily Residential Character</b>							
1	Assisted living facilities, nursing homes and convalescent homes.	–	S <sup>1</sup>	–	S <sup>1</sup>	S <sup>1</sup>	–
2	Manufactured housing communities.	–	–	–	–	–	–
3	Multiple family dwellings.	–	–	–	–	BR	–
4	Single family dwellings.	BR	BR	BR	BR	BR	BR
5	State licensed family home day care and foster care family home facilities.	BR	BR	BR	BR	BR	–
6	State licensed group home day care and foster care group home facilities.	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	–
7	Two family dwellings.	–	–	–	BR	BR	–
<b>Uses of a Primarily Commercial, Business or Industrial Character</b>							
1	Agricultural service establishments.	S <sup>1</sup>	S <sup>1</sup>	–	–	–	–
2	Airports, including commercial and private facilities.	S	–	–	–	–	–
3	Bed and breakfast.	–	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	–	–
4	Boarding houses.	–	–	–	–	–	–
5	Day care centers.	–	–	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	–
6	Kennels.	S <sup>1</sup>	S <sup>1</sup>	–	–	–	–
7	Landscape services.	S <sup>1</sup>	S <sup>1</sup>	–	–	–	–
8	Mobile home sales, including as an accessory use to a manufactured housing community.	–	–	–	–	–	S <sup>1</sup>
9	Radio and television communication towers.	S <sup>1</sup>	S <sup>1</sup>	–	–	–	–
10	Resorts and conference centers.	–	S <sup>1</sup>	–	–	–	–
11	Retail and wholesale sales of trees, shrubs, flowers and other plant material.	S <sup>1</sup>	S <sup>1</sup>	–	–	–	–
12	Retail sales of fishing bait and other fishing supplies and equipment provided the gross floor area of all sales, display and storage areas shall not exceed 1,000 sq. ft.	–	–	–	–	–	–

# PERMITTED USES POKAGON TOWNSHIP



## Permitted Principal Uses in the A-1, A-2, R-1, R-2, R-3 and OSP Zoning Districts<sup>1</sup>

BR = Use Permitted By Right   S= Special Land Use<sup>1</sup>   - = Prohibited Use

	Uses of a Primarily Commercial, Business or Industrial Character						
13	Restaurants meeting the definition of "Restaurant, Class 1" provided the gross floor area of the restaurant shall not exceed 1,000 sq. ft.	-	-	-	-	-	-
14	Stable, Public.	BR	BR	-	-	-	-
15	Veterinarian clinics.	S <sup>1</sup>	S <sup>1</sup>	-	-	-	-
16	Wireless communication facilities <sup>3</sup>	S <sup>1,3</sup>	S <sup>1,3</sup>	-	-	-	-
Other Uses Not Listed Above							
1	Clubs.	-	S <sup>1</sup>	-	-	-	-
2	Public facilities owned by Pokagon Township including, but not limited to, township offices, fire stations, police offices and jails, cemeteries, and parks.	BR	BR	BR	BR	BR	BR
3	Public facilities owned by other than Pokagon Township not otherwise addressed in this Table above.	-	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>
4	Schools, churches, libraries, museums and other institutions and semi-public facilities not otherwise addressed in this Table above.	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>
5	Solar energy systems (SES), large.	- <sup>4</sup>	S <sup>1</sup>	- <sup>4</sup>	- <sup>4</sup>	- <sup>4</sup>	- <sup>4</sup>
6	Solar energy systems (SES), medium.	BR <sup>4</sup>	BR <sup>4</sup>	BR <sup>4</sup>	BR <sup>4</sup>	BR <sup>4</sup>	BR <sup>4</sup>
7	Wind energy turbines (WET), large.	S <sup>1,5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>
8	Wind energy turbines (WET), medium.	S <sup>1,5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>
9	Utility substations, utility service yards, and similar uses.	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>	S <sup>1</sup>

### Footnotes for Table 3-2:

1. Irrespective of the particular labeling of a cell in this table, the following are classified as a Special Land Use:
  - a. Any permitted use that exceeds a single building of 10,000 sq. ft. in gross floor area or 20,000 sq. ft. in gross floor area among all buildings on the lot, excluding farm and residential buildings.
  - b. Any permitted use that serves alcohol for consumption on the lot of sale.
2. Camping, golf courses and country clubs prohibited in the A-1 District.
3. See Article 7 regarding exceptions to the classification of wireless communication towers as "special land uses" or "prohibited" uses.
4. Small solar energy systems are permitted as an accessory use. See Section 7.21.
5. Small wind energy turbines are permitted as an accessory use in all Districts. See Section 7.25.

# Dowagiac, MI

## OVERVIEW

The southwest side of Michigan has beautiful natural landscapes and quiet small towns like St. Joseph, South Haven, and Saugatuck, and a rich cultural history. The region is known for its sandy beaches along Lake Michigan and offers outdoor activities such as hiking, biking, kayaking, and sailing. In the fall, the area is full of color.

Dowagiac is situated near Sister Lakes, providing opportunities for outdoor activities such as fishing, boating, and hiking. The surrounding countryside showcases scenic farmlands and rural charm.

Amenities in Dowagiac include local museums that highlight the area's history and contributions to Michigan's heritage. The city's friendly atmosphere and close-knit community make it a pleasant place to explore and connect with locals.

### 5 MILE DEMOGRAPHICS

POPULATION	<b>8,290</b>
MEDIAN AGE	<b>41.8</b>
MEDIAN HH INCOME	<b>\$52,061</b>
HOUSEHOLDS	<b>3,262</b>





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 616 327 2800  
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#### CONFIDENTIALITY & DISCLAIMER STATEMENT

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This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner/Advisor and their sources. Financial projections are provided as a reference and are based on assumptions made by Owner/Advisor and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete or accurate descriptions.

This Offering Memorandum was prepared on the basis of information available to the Owner/Advisor in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property. The projected cash flow and other financial information contained herein are for general reference only.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Owner nor its Advisor guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as is" basis, prospective buyers should make their own independent assessments, investigations, and projections

Regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Advisor.

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The Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to the Owner's obligations thereunder have been fully satisfied or waived.

The Owner is responsible for any commission due its Advisor in connection with the sale of the property. The Owner shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the property. No other party, including the Owner's Advisor, is authorized to make any representation or agreement on behalf of the Owner. This Offering Memorandum remains the property of the Owner and its Advisor and may be used only by parties approved by the Owner and its Advisor. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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