

# Cloverbank Country Club Hamburg, New York



Asking Price - \$3,750,000





# Cloverbank Country Club





# Cloverbank Country Club

In 1956, Bethlehem Steel Company acquired 400 acres of land in Hamburg, New York to construct the Bethlehem Management Club. The club was established in 1958 and opened in 1959. Initially, the club was exclusively reserved for Bethlehem Steel employees and their families.

The 18 hole, 7,067 yard golf course was designed by course architects William and David Gordon. E.F. Burke Development purchased the club in 1987, renaming it Brierwood Country Club. In 1997, the club was sold to Arnold Palmer Golf Management, who subsequently sold the property to C-Bons International Golf Group.

Facing reduced membership during the COVID-19 Pandemic, Brierwood Country Club was sold in 2021 to an investor group comprised of former members. The club was renamed Cloverbank Country Club.

Current ownership is looking to sell to a new entity that can take Cloverbank to the next level of service.

Cloverbank is considered one of the top private clubs in there Buffalo MSA and is poised to moved forward with increased members and revenue under new ownership. With an asking price of \$3,750,000 Cloverbank is priced to sell and succeed





# Cloverbank Country Club





# Cloverbank Country Club

**5324 Rogers Road Hamburg New York 14760**

**[www.cloverbankccc.com](http://www.cloverbankccc.com)**

- Year Opened - 1959
- Total Acres - 163.50 acres
- 49,011 square foot clubhouse
  - Mens and Womens Locker Room
  - Dining Room
  - Banquet Area
  - Full Kitchen
  - Office Space
  - 12 Lane Bowling Facility
  - Fitness Area
- 25 meter Swimming Pool - 6,440 Square Foot Pool House building
- 248 yard long range
- Practice hitting area features real grass
- Golf Carts - 60 EZ GO Electric Leased
- Property Taxes - 2025 \$45,000
- Zoning - PUD
- Tax Parcels 181.08-1-1





# Cloverbank Country Club

## Golf Course information

Par - 72

Course Yardage - 7,121

Course Rating 74

Course Slope 132

## Grasses

Greens - Bent Grass and Pea Annua

Fairways/Tees - Bent Grass and Poa Annua

Roughs - Bent Grass and Poa Annua

## Additional Buildings

Maintenance Building - 9,750 square feet

Pavilion - 1,800 square feet

On Course Facilities - 360 square feet

Pump House - 400 square feet

Parking - 500 cars





# Cloverbank Country Club





# Cloverbank Country Club

## Irrigation System

Type: Fully automatic Toro LTC+ Sitepro (10 Satellites)

Age of System: 2004

Number of Sprinkler Heads: 769

Water Source: Water comes from Lake Erie

Pumping Capacity/Pressure Rates: 1000 GPM





# Cloverbank Country Club

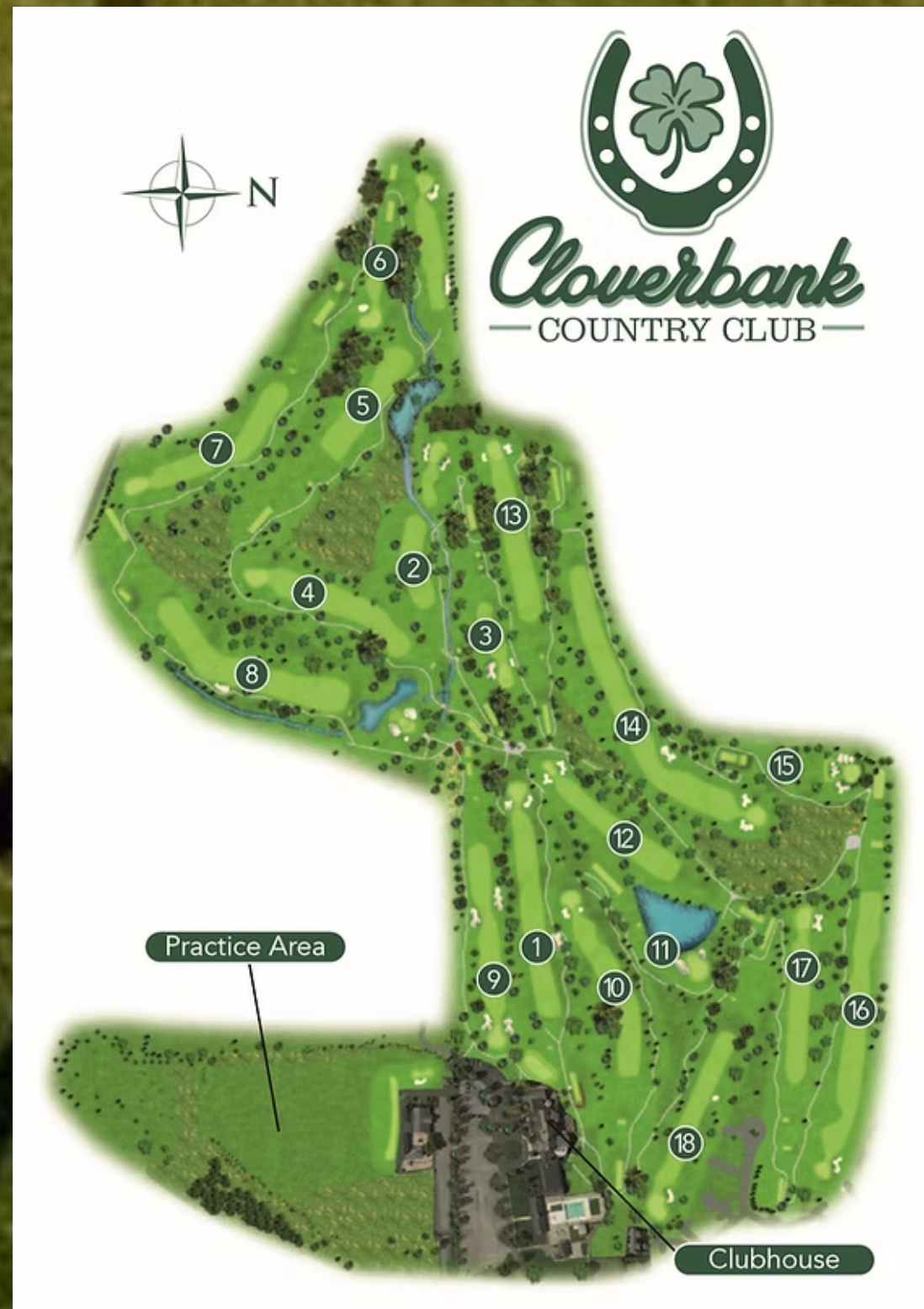
## INVESTMENT OPPORTUNITY

- Full Service Country Club with modern amenities
- Great Location just south of Buffalo
- Long rich history in the area
- 49,000 square foot clubhouse
- On-Site 12 Lane Bowling Alley
- Membership Growth Opportunities
- Opportunity to grow events and outings





# Cloverbank Country Club





# Cloverbank Country Club

## ALL PLAY IS GOVERNED BY U.S.G.A. RULES OF GOLF AND WHERE APPLICABLE BY THE FOLLOWING LOCAL RULES AND DEFINITIONS

All yardage markers are to the center of the greens.

**HOLE 5 PENALTY - GREEN SIDE** - The backside of the green is lined with three red capped stakes. One in the center, one each to the left and right. If your ball passes between the center stake and the right stake and lies in a penalty area you are entitled to a free drop within the designated box to the right side of the green. If your ball passes between the center stake and the left stake and lies out of bounds you are entitled to a free drop within the designated box to the left side of the green. Any ball that passes right of the right stake or left of the left stake and lies in the penalty area is **REQUIRED** to replay the shot under the **PENALTY AREA RULE**.



### Notes:

HOLE	1	2	3	4	5	6	7	8	9	OUT	INT	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET
Green	74.7/139	446	408	225	388	580	202	428	511	388	3576	451	206	345	393	567	185	539	380	425	3491	7067		
Gold	72.9/135	419	386	217	376	540	160	385	500	368	3351	400	185	333	378	567	173	527	367	412	3342	6693		
White	71.3/133	392	376	209	365	526	145	358	490	361	3222	382	157	321	352	543	159	515	354	393	3176	6398		
Silver	68.2/127	349	376	168	365	451	145	278	425	325	2882	322	119	321	352	491	145	450	309	383	2892	5774		
Men's Handicap	7	3	11	9	1	17	5	15	13			6	14	18	10	2	16	8	12	4				
Par	4	4	3	4	5	3	4	5	4	36		4	3	4	4	5	3	5	4	4	36	72		
Red	66.1/117	349	290	152	269	451	127	278	425	325	2666	322	100	281	288	491	145	450	274	300	2651	5317		
Women's Handicap	5	9	17	14	2	16	10	4	6			8	18	12	11	1	15	3	13	7				

Score:

Attest:

Date:





# Cloverbank Country Club



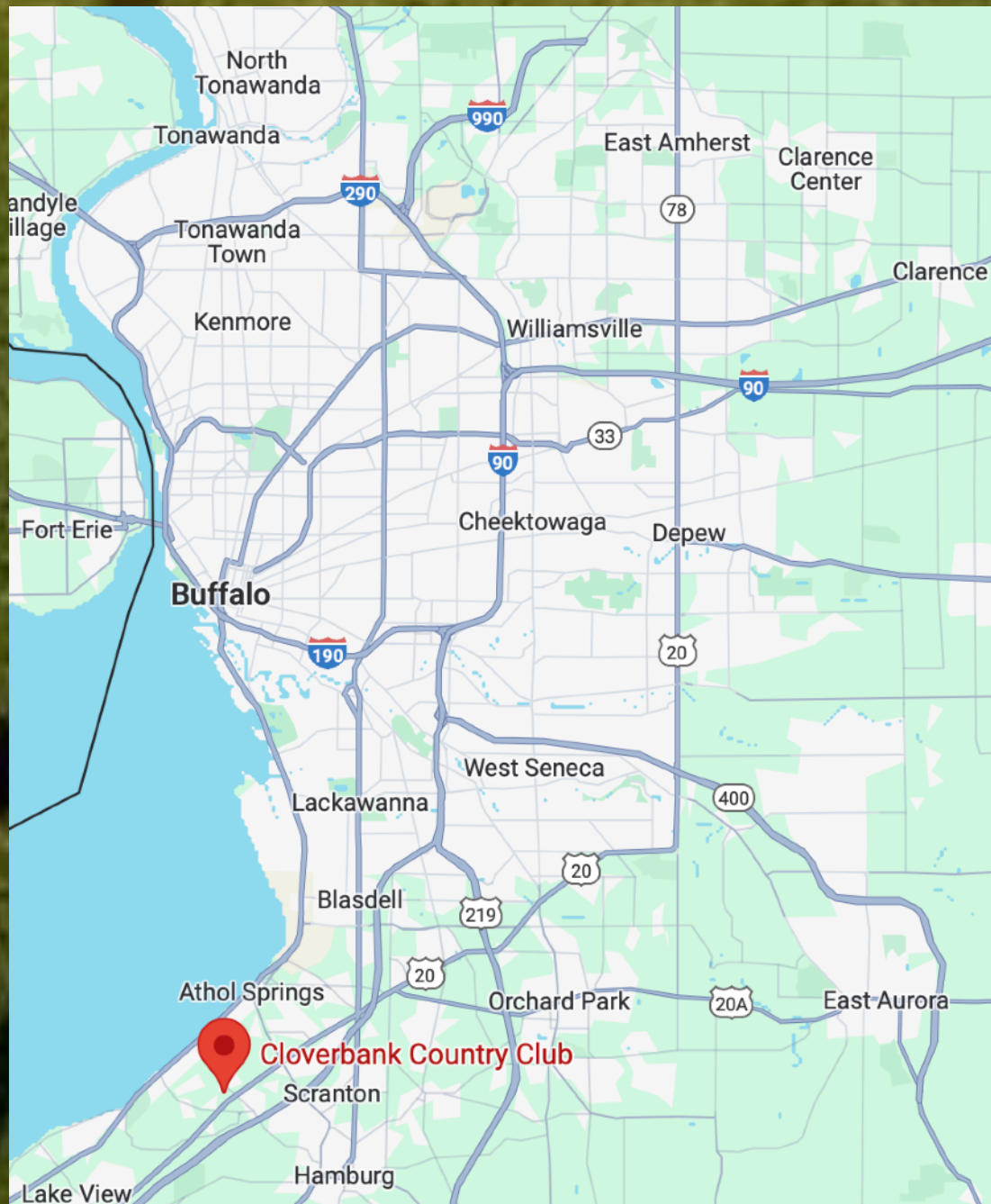


# Cloverbank Country Club





# Cloverbank Country Club





# Cloverbank Country Club

All offers will be reviewed by The Owner and consideration will be given to offers that meet the following criteria

- Offer Price
- Financial Strength
- Ability to close
- Absence of Contingencies
- Timing of Due Diligence

**ALL OFFERS MUST BE PRESENTED IN WRITING AND SHOULD INCLUDE:**

- Purchase Price
- Proof of Funds
- Amount of Earnest Money Deposit
- Due Diligence Period
- Closing Date
- A List of Contingencies Required to Close the Transaction

## **SITE INSPECTIONS**

- Prospective purchasers are encouraged to visit the property prior to submitting Letter of Intent
- All tours will be set up by Links Capital Advisors
- Please do not contact on-site management or staff without prior approval.





# Cloverbank Country Club

## **Confidentiality and Disclaimer**

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Links Capital Advisors ("Links Capital Advisors") and should not be made available to any other person or entity without the written consent of Links Capital Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Links Capital Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Links Capital Advisors has not verified, and will not verify, any of the information contained herein, nor has Links Capital Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





# Cloverbank Country Club





# Cloverbank Country Club

**Chris Charnas**  
**Links Capital Advisors, Inc.**  
**2340 S River Road**  
**Suite 111**

**Des Plaines, Illinois 60018**

**312-543-7192**

**[chris@linkscapitaladvisors.com](mailto:chris@linkscapitaladvisors.com)**

**[www.linkscapitaladvisors.com](http://www.linkscapitaladvisors.com)**

