

SALE BROCHURE

Newberry Country Club

5073 M-123

Newberry, MI 49868

PRESENTED BY:

FRANK JERMUSEK, JD

O: 952.820.1615

frank.jermusek@svn.com

EMILIA MOLLE

O: 952.820.1618

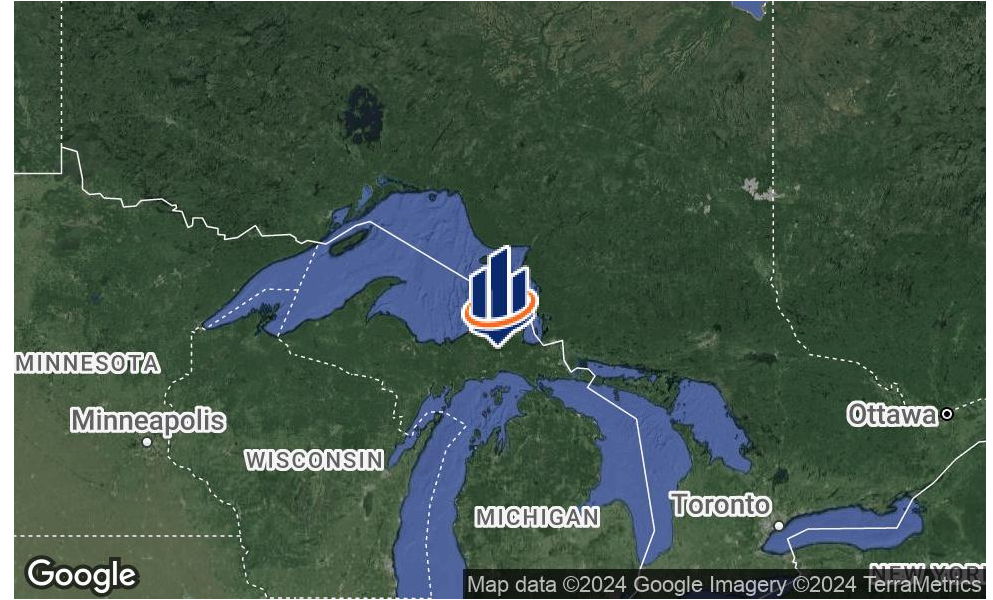
emilia.molle@svn.com

CHRIS KUBESH

O: 952.820.1668

chris.kubesh@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
PRO FORMA CAP RATE:	11.5%
GOLF COURSE PROPERTY:	140 Acres
ADDITIONAL LAND:	60 Acres
CLUBHOUSE SIZE:	8,000 SF
LISTING WEBSITE:	northco.com
BROKER OF RECORD:	Julie Derusha JD 1st Real Estate

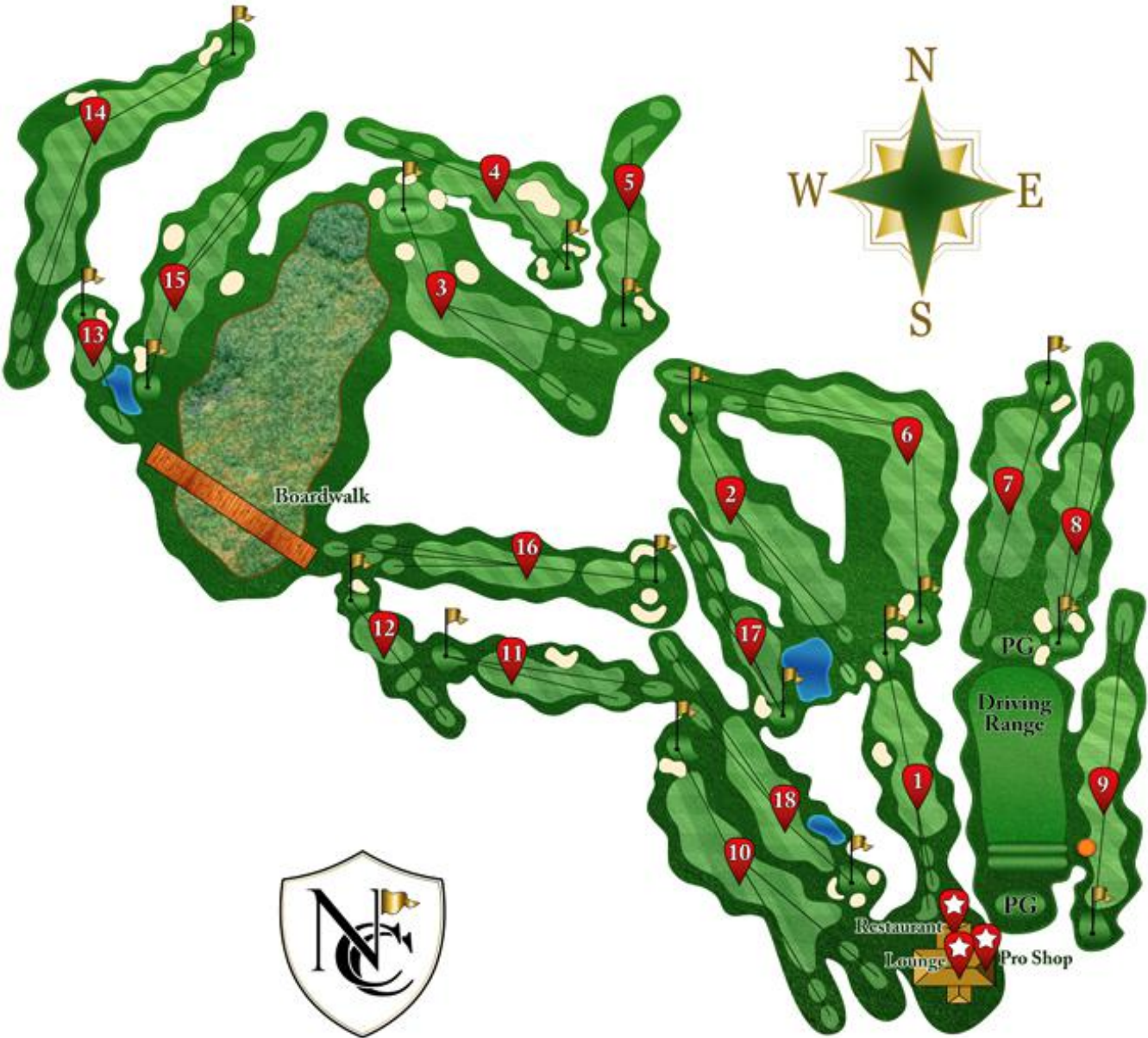
PROPERTY OVERVIEW

SVN | Northco is pleased to present Newberry Country Club ("Property"), an Upper Peninsula golf course located in beautiful Newberry, Michigan. The incredible 18-hole public golf course is situated on 140 pristine acres and features numerous improvements over the past 10 years including a new clubhouse with restaurant, redesigned bunkers, lengthened holes and new tee boxes. The property is noted as one of the premiere courses in the area with scenery unlike any other and consists of a breath-taking 18-hole course, clubhouse, restaurant, sports bar, and pro shop. Newberry Country Club is filled with unique variety suitable for all levels of golfers. Newberry is located just 45 minutes north of the Mackinac Bridge that connects the lower and upper peninsulas of Michigan. Additionally available, not included in the sale price, are 60 acres of development land and a 3-bedroom home.


PROPERTY HIGHLIGHTS

- Premier 18-hole golf course on 140 acres of land in the stunning natural beauty of the Upper Peninsula of Michigan
- Included in the sale: 18-hole golf course, maintenance buildings and equipment, cart garages, and newly constructed clubhouse (pro shop, offices, restaurant, bar, full kitchen, men's and women's locker rooms)
- Numerous improvements made over the past 10 years with many growth and development opportunities in place for the next owner
- Additionally available, not included in the sale price, are 60 acres of development land and a 3-bedroom home that can be used as an owner's residence or income-producing rental

COURSE MAP



SCORECARD

 NEWBERRY <i>Country Club</i>											BLUE 68.4/124 WHITE 66.5/120 GOLD 65.4/120			LADIES' GOLD 70.2/126 RED 67.9/121											
HOLE	1	2	3	4	5	6	7	8	9	OUT	P	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET	
BLUE	330	389	375	340	185	480	339	370	358	3166	L	390	385	192	162	466	335	476	215	390	3011	6177			
WHITE	302	378	360	322	166	460	322	340	351	3001	A	370	370	151	148	451	325	417	181	365	2778	5779			
GOLD	290	317	319	290	149	406	316	330	349	2766	Y	330	290	137	137	426	301	397	153	306	2477	5243			
HANDICAP	17	3	7	9	15	5	13	11	1		R	8	2	16	6	10	18	12	14	4					
PAR	4	4	4	4	3	5	4	4	4	36		4	4	3	3	5	4	5	3	4	35	71			
HANDICAP	17	11	3	5	15	1	13	9	7			4	2	18	8	12	10	16	14	6					
RED	272	312	278	252	144	401	311	325	344	2639		301	285	132	132	421	270	387	115	301	2344	4983			
PAR	4	5	4	4	3	5	4	4	5	38		4	4	3	3	5	4	5	3	4	35	73			
SCORER											ATTEST											DATE			

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LOCATION DESCRIPTION



NEWBERRY, MI

The property is located in Newberry, a charming town located in the Upper Peninsula of Michigan and known as the Moose Capital of Michigan. Nestled amidst the pristine natural beauty of the region, Newberry offers a serene and picturesque setting. Newberry is surrounded by lush forests, tranquil lakes, and rolling hills, making it a haven for nature lovers. The town is situated near the Hiawatha National Forest, providing residents and visitors with ample opportunities for outdoor recreation, including hiking, camping, fishing, snowmobiling, atv/orv-riding, and wildlife watching. Newberry exudes a small-town charm with its friendly community, local shops, and cozy cafes. The pace of life here is relaxed, creating a welcoming atmosphere for both residents and tourists. The town's streets are lined with quaint houses and local businesses, contributing to its welcoming and warm ambiance. Well-known area attractions include Oswald's Bear Ranch and Tahquamenon Falls, arguably the best waterfall in the state.

As a gateway to Michigan's Upper Peninsula, Newberry serves as a starting point for exploring the vast and diverse landscapes of the region. From dense forests to scenic coastlines, the Upper Peninsula offers a wide range of experiences for those seeking adventure and natural beauty.

Proximity to larger cities:

63 miles west of Sault Ste. Marie

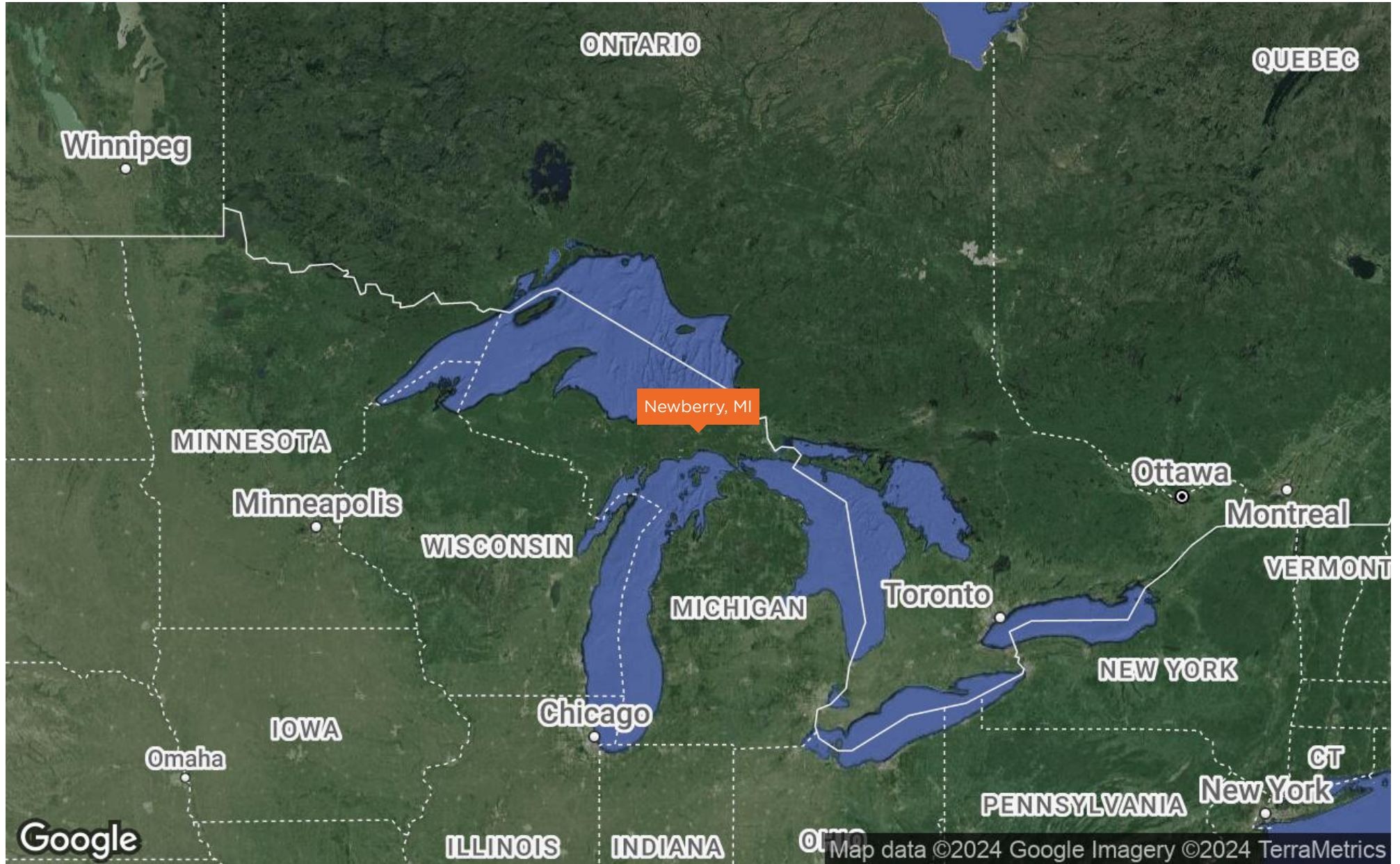
100 miles east of Marquette, MI

110 miles northeast of Escanaba

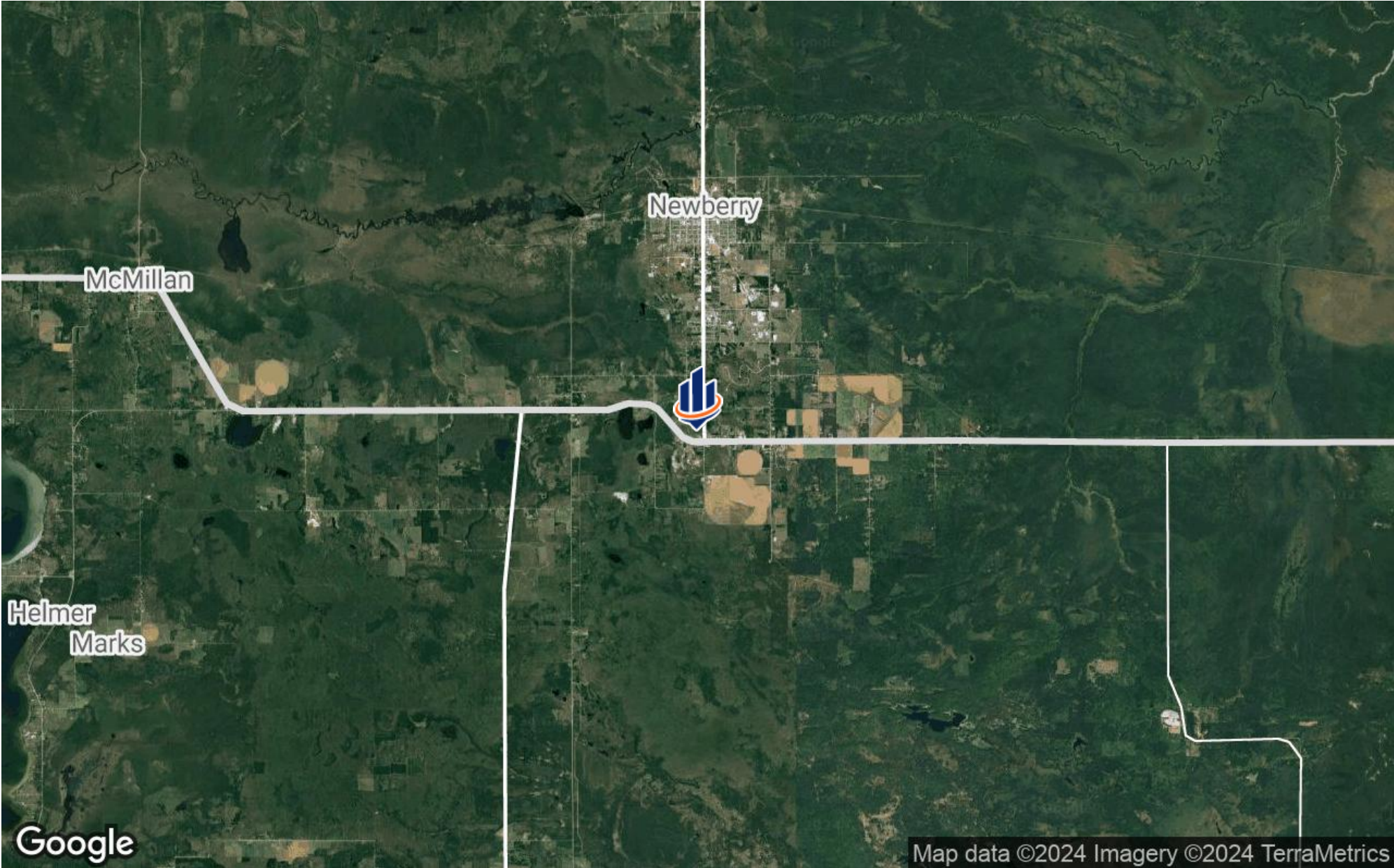
222 miles northeast of Green Bay, WI

Airports in close proximity include Schoolcraft County Airport (55 miles), Chippewa County International Airport (70 miles), and Austin Straubel International Airport (222 miles).

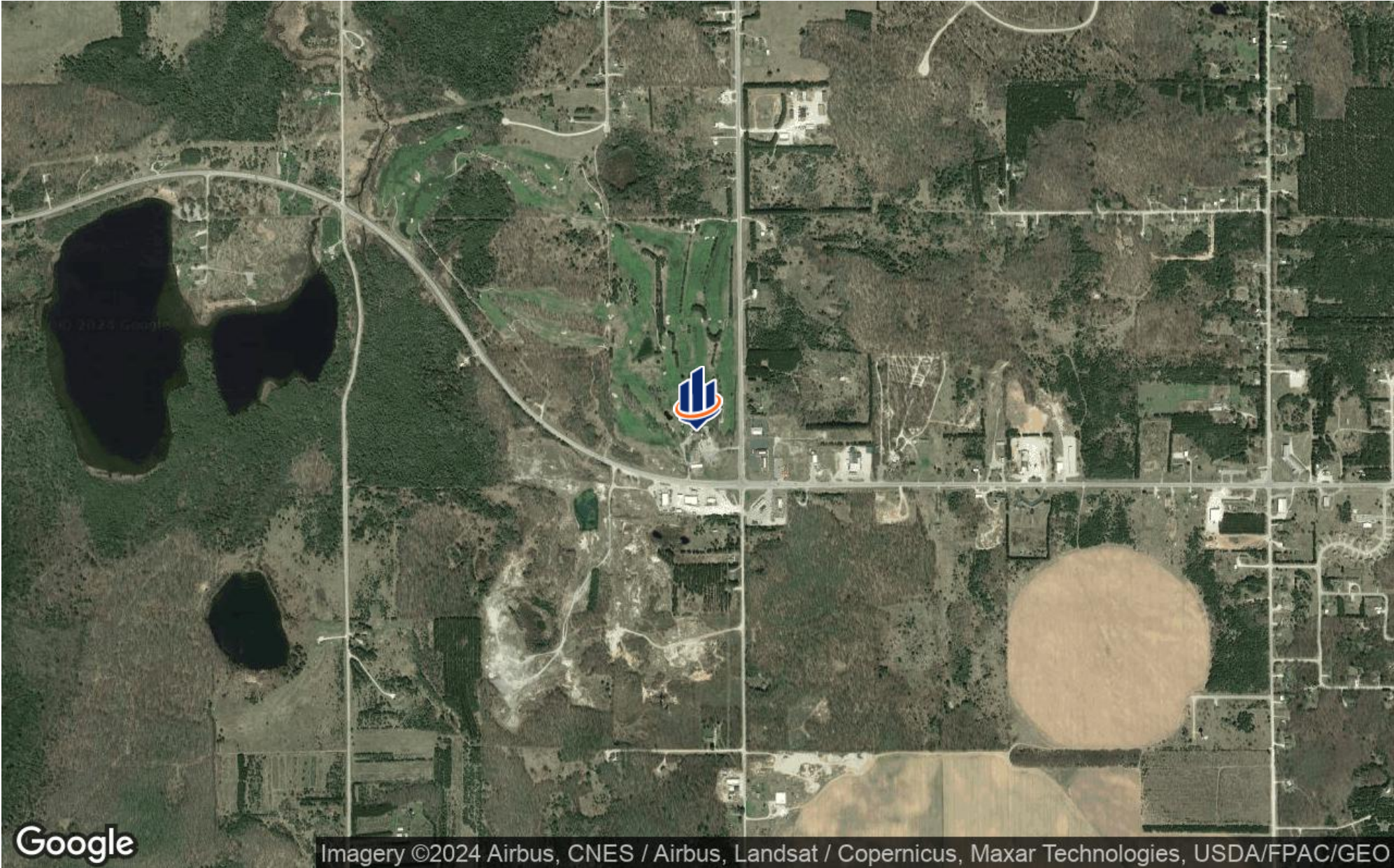
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

30 MILES 60 MILES 120 MILES

	30 MILES	60 MILES	120 MILES
TOTAL POPULATION	11,790	69,479	490,043
AVERAGE AGE	49.9	45.5	46.2
AVERAGE AGE (MALE)	49.0	44.1	45.2
AVERAGE AGE (FEMALE)	50.2	45.9	47.2

HOUSEHOLDS & INCOME

30 MILES 60 MILES 120 MILES

	30 MILES	60 MILES	120 MILES
TOTAL HOUSEHOLDS	11,117	47,247	315,071
# OF PERSONS PER HH	1.1	1.5	1.6
AVERAGE HH INCOME	\$24,862	\$39,253	\$47,656
AVERAGE HOUSE VALUE	\$130,518	\$136,042	\$191,592

* Demographic data derived from 2020 ACS - US Census

