

FOR SALE Old Top Farm 9 Hole Golf Course

FOR SALE PROPERTY SPECIFICATIONS

Description:	9 Hole Golf Course
Land Size:	50 Acres
Topography:	Sloping
Environmental Status:	TBD
Utilities:	Gas, Electric to Site
Sewer:	Septic
Water:	Well
Frontage:	830'
Possession:	Closing
Zoning:	Agricultural with Special Use Permit
Real Estate Taxes:	\$11,698 (2014)
CAM/Insurance:	\$3.80 PSF
Sale Price:	Real Estate \$1,450,000 Reduced to \$990,000 Equipment \$200,000



50 Acre 9 Hole Operating Golf Course

Great investment opportunity including profitable 9 hole operating golf course with farm house, barn, workshop and newer club house. 830' frontage on Crystal Lake Road. Financials available with non-disclosure agreement. Confidential Listing – please do not talk to staff!

- PIN: 14-16-100-004

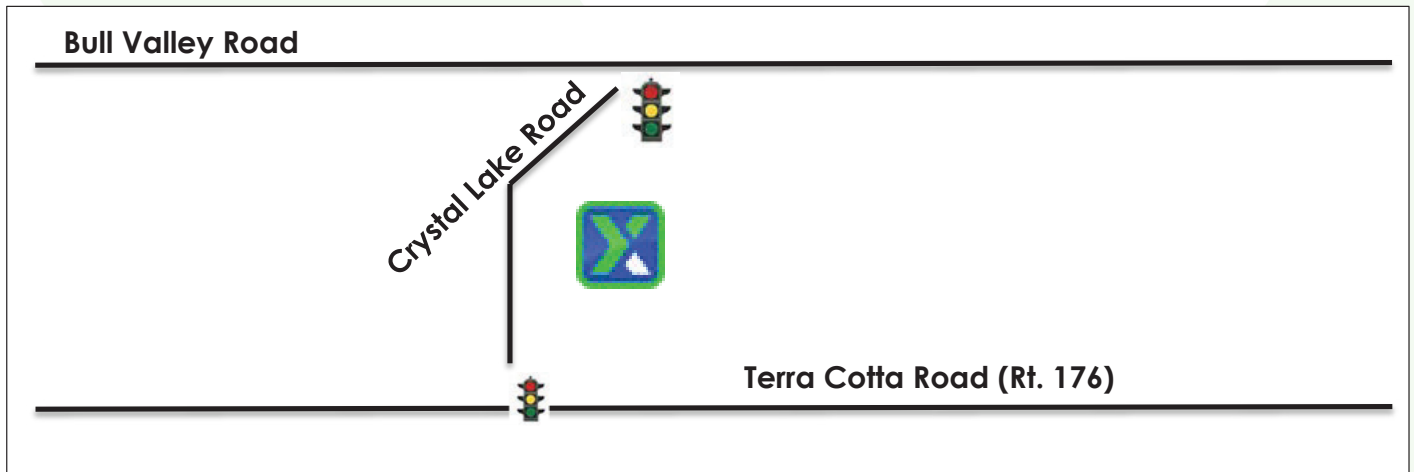
Presented By:

Linda Kost
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847.910.8820
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Dave Schmidt
Managing Broker/Partner
847.404.3851
DSchmidt@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
Algonquin IL 60102





Directions: Route 176 to Walkup Road, north to 2120 on east side.



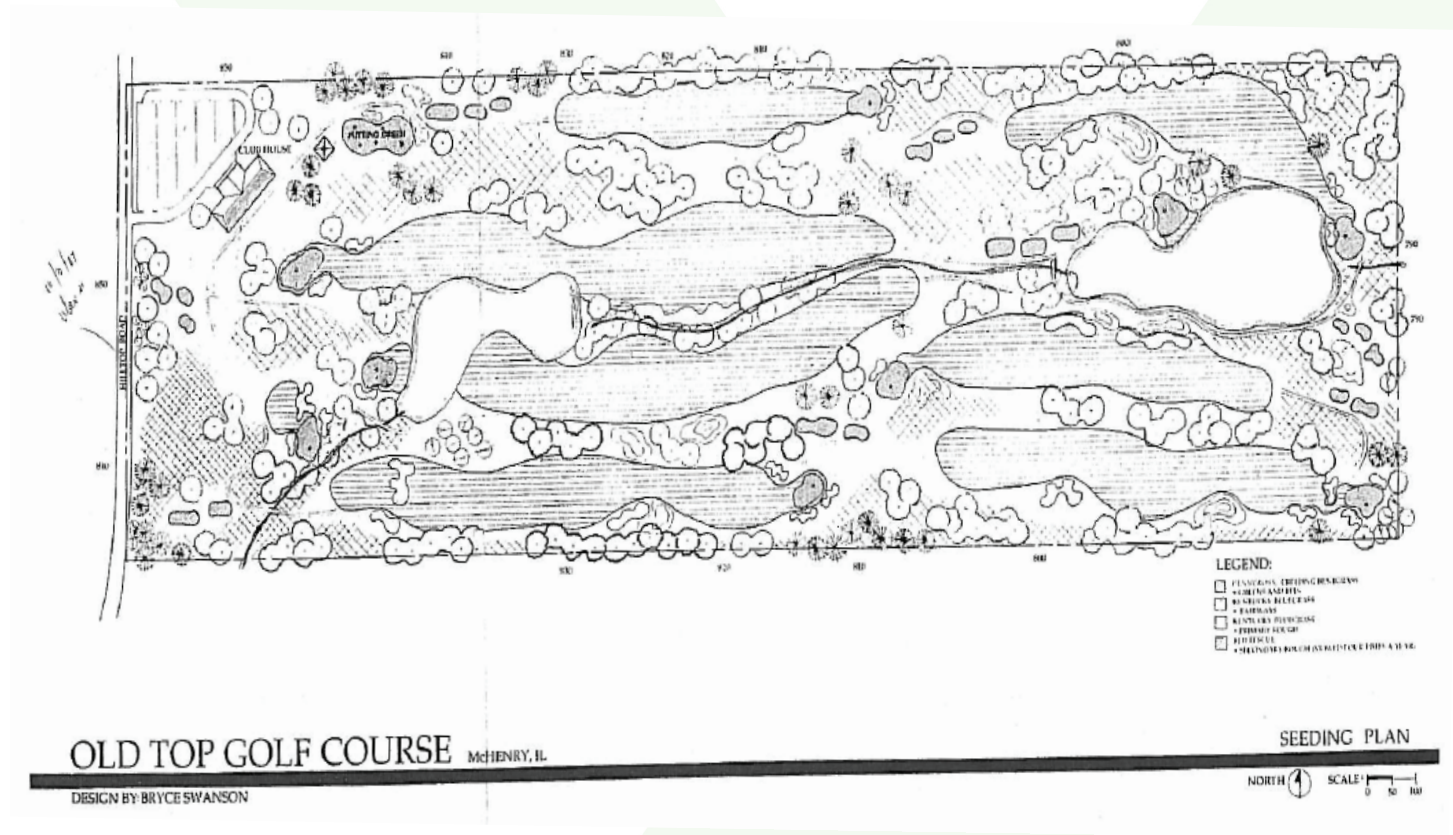
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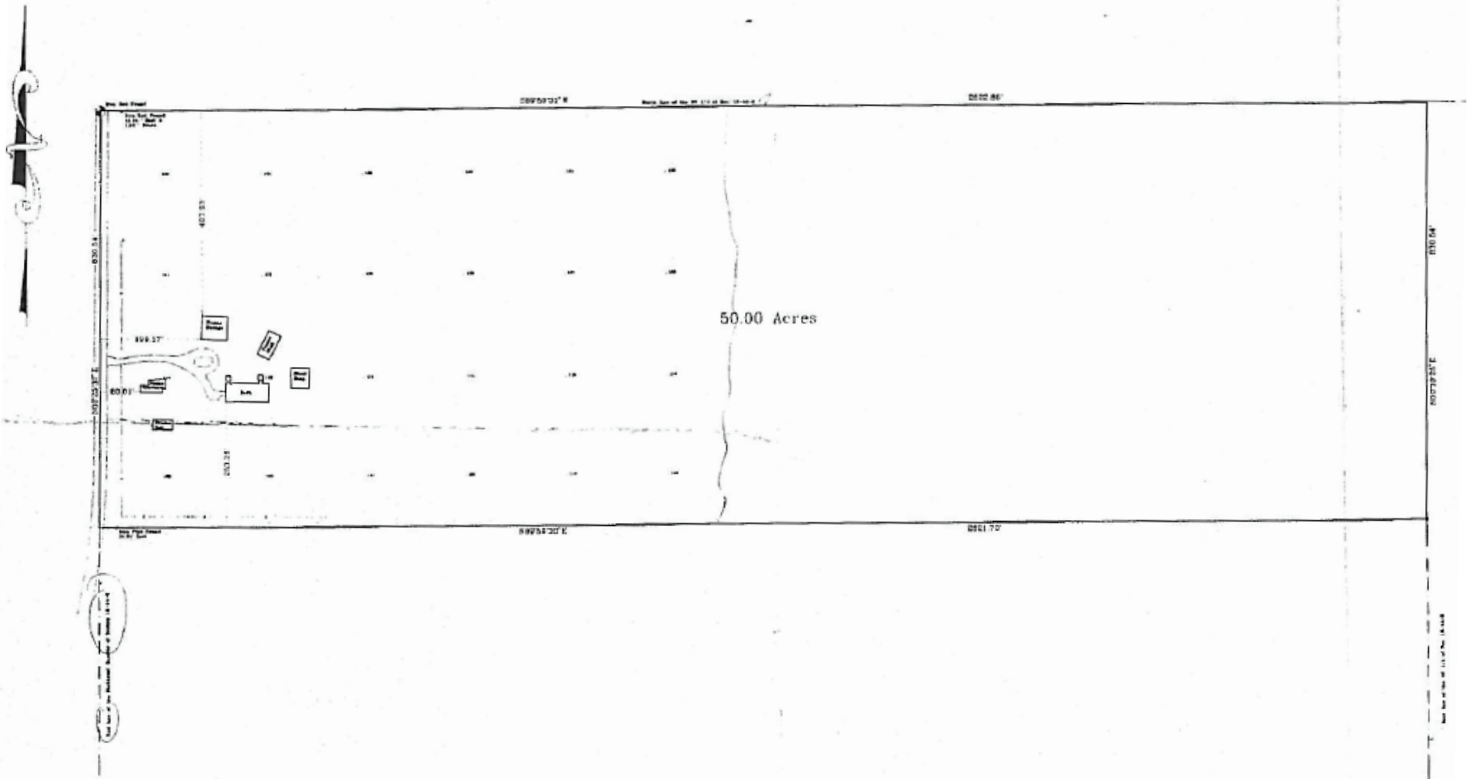
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PLAT OF SURVEY

The North Fifty acres of the Northwest Quarter of Section 18, Township 44 North, Range 9 East of the Third Principal Meridian, in McHenry County, Illinois



Drayer Surveying, Ltd.
5404 W. Elm Street Suite A
McHenry, Illinois 60050
815/385-1470

MADE & SUBMITTED THIS 15th DAY OF NOVEMBER, 2015.

NOTE:

1. Please check Legal Description with local and report any discrepancy immediately.
2. Compare all points before building to ensure and correct any discrepancy of error.
3. Building lines of this survey should not be used for the building construction plan.
4. Consult local authorities for building lines contained in local ordinances.



STATE OF ILLINOIS
COUNTY OF MCHENRY

I, David P. Schmidt, do hereby certify that I have surveyed the above described area, and that the plat herein is a correct representation of said survey.
NO. 15427
David P. Schmidt
Surveyor Professional Seal Expires 06/30/17

ORDER NO. 4943741

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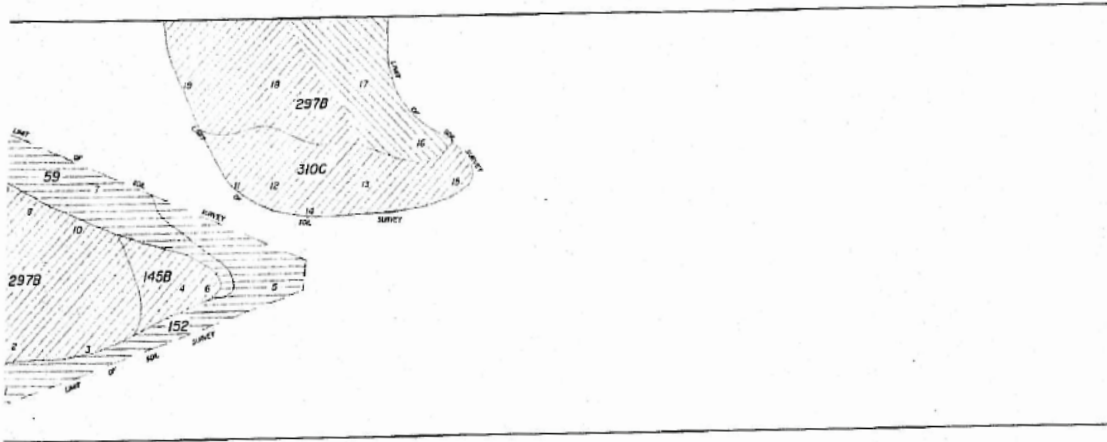
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SOIL SURVEY

(PRELIMINARY)



SOIL MAP LEGEND

- SEASONAL HIGH GROUNDWATER OR OTHER LIMITING LAYER AT LESS THAN 18 INCHES
- SEASONAL HIGH GROUNDWATER OR OTHER LIMITING LAYER AT 18 TO 30 INCHES
- SEASONAL HIGH GROUNDWATER OR OTHER LIMITING LAYER AT 30 TO 42 INCHES
- SEASONAL HIGH GROUNDWATER OR OTHER LIMITING LAYER AT 42 TO 60 INCHES
- SEASONAL HIGH GROUNDWATER OR OTHER LIMITING LAYER AT GREATER THAN 60 INCHES
- SOIL BOUNDARY LINE
- CORING NUMBER AND LOCATION
- SOIL SERIES NUMBER

SOIL MAP UNITS

- 59 LISBON SILT LOAM
- 145B SABBROOK SILT LOAM, 2-4 PERCENT SLOPE
- 152 DRUMMER SILTY CLAY LOAM
- 297B RINGWOOD SILT LOAM, 2-4 PERCENT SLOPE
- 310C MCHENRY SILT LOAM, 4-7 PERCENT SLOPE



BY BRUCE J. HOUGHTBY
PROFESSIONAL
SOIL CLASSIFIER
1530 (SCA NO. 3)

JOHN A. RAIBER & ASSOC. INC.
4314-A CRYSTAL LAKE ROAD
MCHENRY, IL 60050
815-344-1920

I, BRUCE J. HOUGHTBY, HEREBY CERTIFY THAT THE SOIL MAPPING REPRESENTED ON THIS SHEET WAS DONE BY ME. I FURTHER CERTIFY THAT MCHENRY COUNTY ACCEPTS MY QUALIFICATIONS TO DO THIS WORK.
DATE: 11/1/14
SIGNATURE: Bruce J. Houghtby



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