

Want the chance to own a very special piece of property?

Here are the details and property updates!

Fox Ridge Golf Course and Development has grown into one of the state's largest golfing communities with over 165 single family homes and condominiums surrounding the golf course.

Home values range from \$300,000 to \$700,000. One major factor to the success of the development is the playability and conditions of the golf course. A combination of short par 4's, long par 3's and par 5's make it very enjoyable for all skill levels. The golf course sits on over 175 of acres of rolling hills with additional commercial and residential development opportunities available.

The club house was finished in 1999, it is 11,000 square feet on the main floor with a half basement. The parking lot is a well lit concrete parking lot with 250 parking spots. One of the biggest assets to our clubhouse and course is the quality of construction. No expense was spared making the club house and surrounding area perfect

In the fall of 2014 we created a drainage system between the first and second holes. All the tile lines drain into this waterway. This allows the course to remain open at all times and take on high volumes in a short amount of time. Fox Ridge is the only course in the area that never has to close due to wet conditions because of its extensive tile system throughout the Course.

Midway through the 2013 season a new well pump was installed. Fox Ridge can pump water onto the course contentiously and never run short on supply. The new pump was pumping 240,000 gallons a night for 4 months to help maintain high quality conditions throughout the Summer.

Started in August 2009 and finished in May 2010, Fox Ridge Golf Club completed a major bunker renovation. We removed all the old sand, added an extensive drainage system, lined the bottom of all the bunkers and added a new type of sand unique to any course in Northeast Iowa. Even during one of the wettest summer seasons in Iowa, our sand traps never accumulated any water as the drainage system was able to keep up with the high amounts of rainfall.

Started in October of 2009 and finished in June of 2010, Fox Ridge added a new tee box to hole 18. This increased the length of the hole by 85 yards, turning a drivable par four into a legitimate finishing hole.

Beginning in 2003, we have moved dozens of trees to strategically place them in areas that directly affect shot making decisions. In the spring of 2010, we moved four trees in order to

prevent golfers from cutting a dog leg off the tee. We did this on hole number 5 several years ago for safety reasons and it has now significantly changed the hole.

In 2004, and again in 2008, we added several yards of cart path to our course. These paths have been added in areas to help make the course playable with golf carts at all times. The ends of each cart path have been designed so golfers can enter and leave the path in several different locations. This prevents big holes and worn areas at the end of the paths. In 2010, we did not have a single day without carts on the course. This can be credited to increased drainage tile and the cart paths installed since 2004.

We have three large cart storage buildings one of them holds 72 of my own golf carts and the other two have 90 private garages for carts. All of the buildings have concrete floors.

- Parking Lot 450 Feet x 180 Feet All Concrete
- Maintenance Shop Morton Building 80 Feet x 50 Feet Total 36 Feet x 50 Feet Radiant Heated Shop 44 Feet x 50 Feet Cold Storage
- 3 Total -130 Feet x 20 Feet Hardiplank with shingles concrete floor cart buildings
- 20x9 Men's and Women's on course restroom Building
- 15X18 Pump House Building
- Recently purchased new well-pump. There is a true unlimited waters source under any condition.
- \$100,000 shingle replacement on the clubhouse and cart buildings. [Spring 2018]

We would love to see the next owner to continue to build on an already outstanding property.

Asking Price 1.6 Million.

Owner Financing Available

Yes, I want to know more:

Michael A (Mike) Kahn, President
Golfmak, Inc., Golf Business Consultant
Phone: [941-739-3990](tel:941-739-3990)
Email: mike@golfmak.com

Or

Dr. Steve Menke: Phone: [641-680-2294](tel:641-680-2294) Email: steve.menke@pipestone.com

