

**Pebble Creek Golf Course**  
**Forest Grove Road, Le Claire, IA 52753**  
**Scott County, IA**  
**89.51 Tax Acres**



**Listed with East Iowa Real Estate**

**Chuck Schwager, Broker**



**EAST IOWA REAL ESTATE**  
125 S. 2<sup>nd</sup> St. Maquoketa, IA 52060  
[www.eastiowaland.com](http://www.eastiowaland.com)

**PROPERTY INFORMATION PAGE**

Owner: Pebble Creek Links, LLC

**Address: Forest Grove Road, Le Claire, IA 52753**

**Asking Price: \$975,000**

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**TYPE OF PROPERTY:** Maintained and currently operating as a golf course.

**YARDS OF GOLF:** 3390 with 9 holes.

**IRRIGATION SYSTEM:** Draws from pond and private well.

**POSSESSION DATE:** At legal closing or as agreed.

**LOCATION:** Along Forest Grove Road, Le Claire, IA

**TAX ACRES:** 89.51

**ASSESSED VALUE:** \$1,520,600

**NET TAXES:** \$22,810

**ROAD TYPE:** Pavement

**ZONING:** Planned Development/R-2 (North of Forest Grove Road)

Planned Development/R-1 (South of Forest Grove Road)

**COMMENTS:** Now available for purchase is the Pebble Creek Golf Course on over 89 acres of natural beauty. The turn key operation is ideal for a first-time golf course owner or a multi-course operator looking to expand their portfolio. Here is an opportunity to take over a current profitable business and have the winter months off. Pebble Creek Golf Course is a challenging 9 hole course located just outside Bettendorf, Iowa in charming Le Claire. The superb design and excellent condition of the golf course guarantees an enjoyable round of play for golfers of all abilities. Open to the public, the social atmosphere is casual and welcoming for everyday play, social functions, and tournaments. The course is well liked by local golfers and is considered a fair but challenging layout. Upscale neighborhood with very nice homes surrounding the golf course. For more information please call Chuck Schwager at East Iowa Real Estate, 563-599-4277.

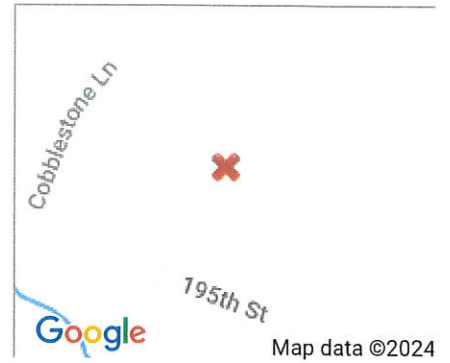
**VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER**

ALL INFORMATION PROVIDED ALTHOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED BY THE LISTING OFFICE

**LISTING DETAIL**



MLS # **148748**  
 Status **ACTIVE**  
 Type **COMMERCIAL**  
 Address **000 Forest Grove Road**  
 City **Le Claire**  
 State **IA**  
 Zip **52753**  
 Area **SOUTH**  
 Class **COMMERCIAL/INDUSTRIAL**  
 Asking Price **\$975,000**  
 COUNTY **Scott**



**GENERAL**

Total # of Bath Areas **0.00**  
 Year Built **2004**

Lot Size **3,899,056 Square Feet**  
 Zoning  
 Parcel ID # **850553011, 8505391B5, +**  
 DBA **Pebble Creek Golf Course**  
 Year Purchased  
 Subdivision/Legal

Income Rents  
 Income Sales  
 Income Other  
 Total Income  
 Expenses Insurance  
 Expenses Taxes  
 Expenses Utilities  
 Expenses Other  
 Total Expenses  
 Net Income

Price per Square Foot

**FEATURES**

COMMERCIAL STYLE **Other**  
 EXTERIOR FINISH **None**  
 RAISED DOCKS **None**  
 GROUND LINE DOORS **None**  
 ROOF **Other**  
 BASEMENT **None**  
 FOUNDATION **Other**

ELECTRIC SERVICE **Other**  
 ELECTRIC **Other**  
 FUEL TYPE **Other**  
 HEATING **Other**  
 COOLING **None**  
 GAS **Other**  
 WATER **Private, Other**  
 SEWER **Other**

FLOORING **Other**  
 EXTRAS **Other**  
 PARKING SURFACE **Other**  
 TERMS **Cash, Financed, Exchange**

**REMARKS**

Financing Remarks Available for purchase is over 89 acres known as the Pebble Creek Golf Course. The turnkey operation is ideal for a first-time golf course owner or a multi-course operator looking to expand their portfolio. Here is an opportunity to take over a current profitable business and have the winter months off. Pebble Creek Golf Course is a challenging golf course located just outside Bettendorf, Iowa in charming LeClaire. The superb design and excellent condition of the golf course guarantees an enjoyable round of play for golfers of all abilities. Open to the public, the social atmosphere is casual and welcoming for everyday play, social functions, and tournaments. The course is well liked by local golfers and is considered a fair but challenging layout. Unscale neighborhood with



**Charles J Schwager**  
**East Iowa Real Estate**  
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All information is from sources deemed to be accurate but is not warranted. Buyers and sellers are advised to personally verify all information given on this listing as some may be estimated. Neither brokers nor sellers are responsible for inaccuracies in this information. The listing Broker's offer of compensation is made only to participants of the ECIMLS.

Pebble Creek Golf Course



Natural Beauty

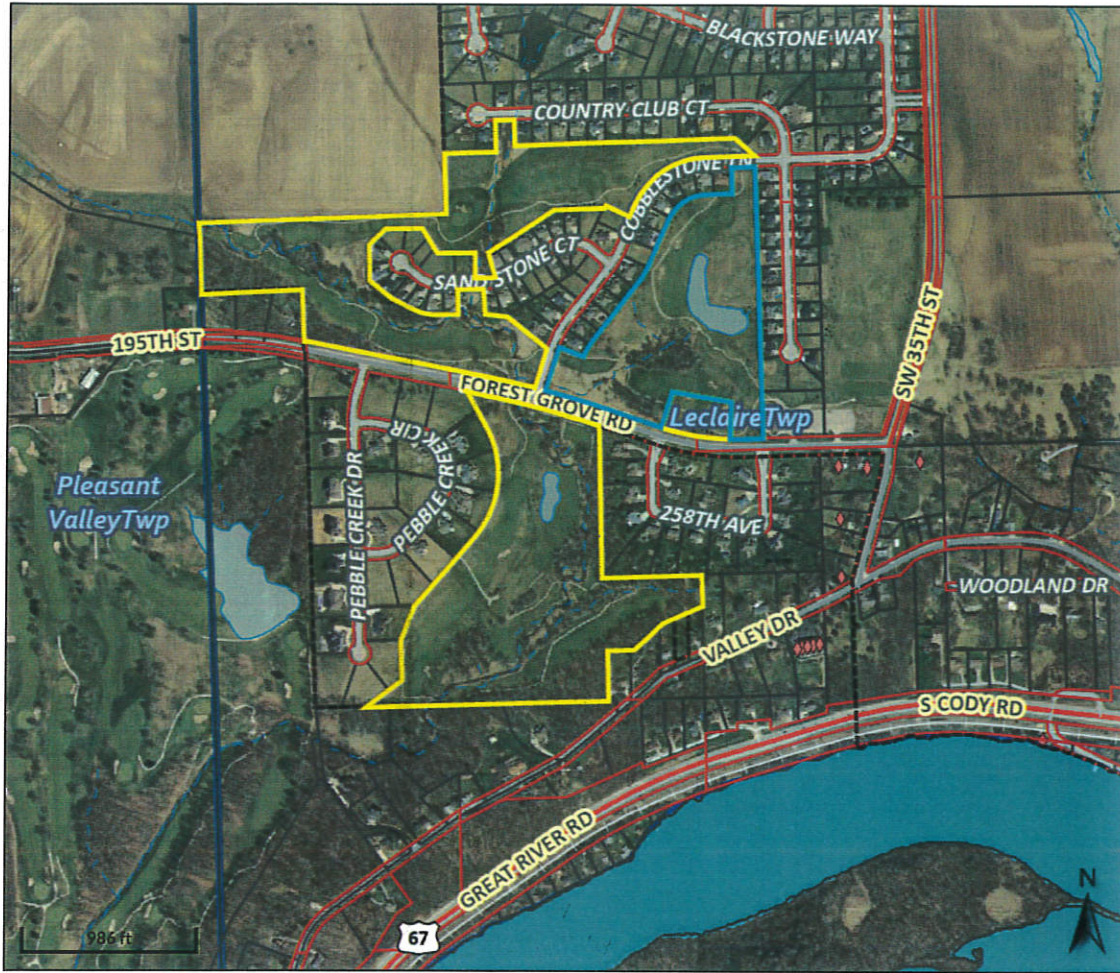


Enjoyable Challenging Layout





# Scott County / City of Davenport, Iowa



## Overview


















## Legend

- Political Township
- Corporate Limits
- County Boundary
- Railroad
- All Roads**
- Interstate
- US Highway
- State Highway
- County Route
- Major road
- Local roads
- Ramp
- Alleyway/Access Road
- Bike/Pedestrian Trail
- Driveway
- Rights of Way
- Major Rivers and Streams**
- River Centerline
- River Boundary
- Major Stream
- Minor Streams, Other**
- Minor Stream
- Small Lake/Pond
- Drainageways, etc
- Island
- Major Rivers and Lakes**
- Lake
- Major Stream
- River
- Minor Lakes and Ponds
- Parcels
- ♦ Parcel Point

# CITY OF LeCLAIRE ZONING DISTRICTS

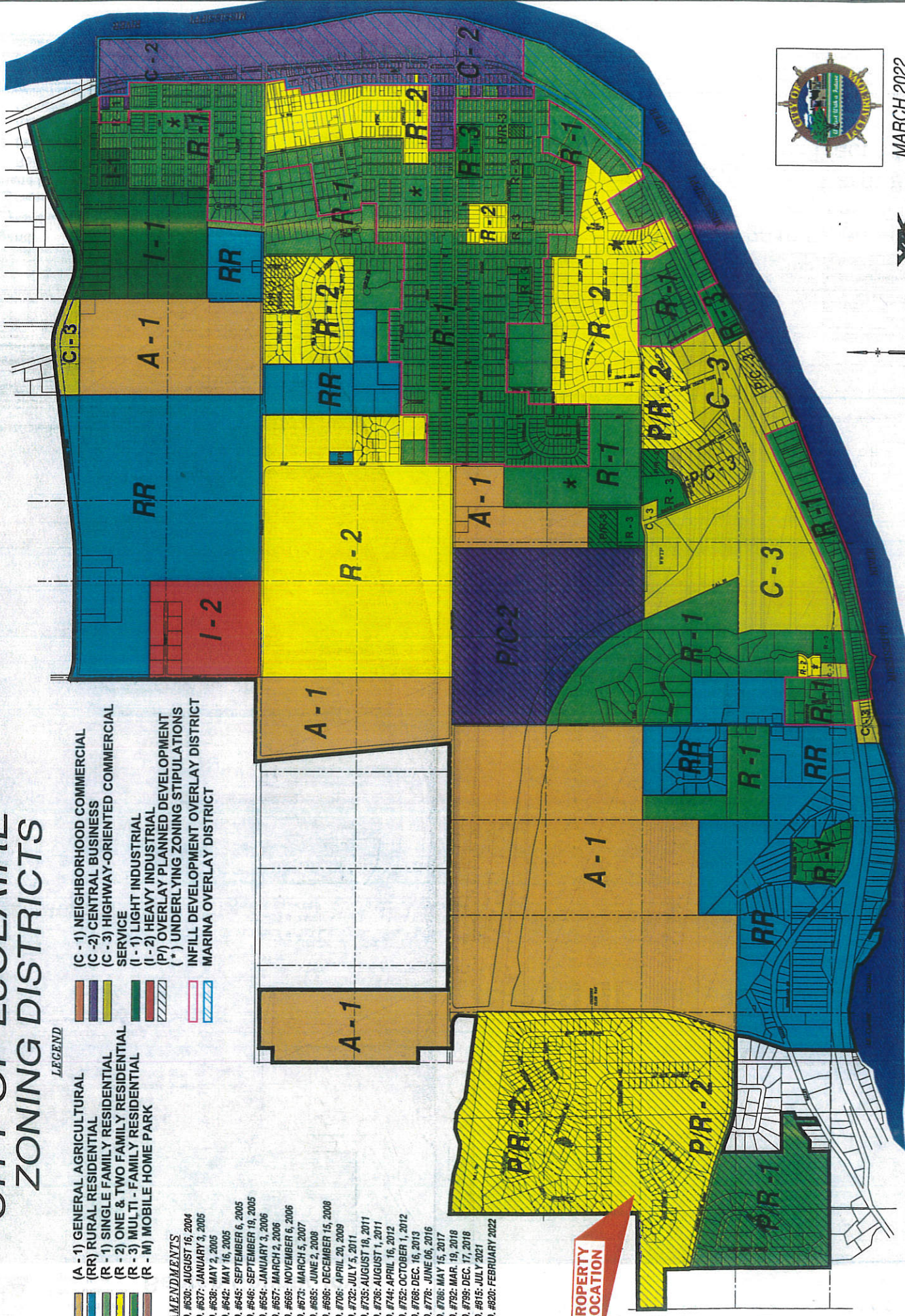
## LEGEND

- |   |                                      |   |                                     |
|---|--------------------------------------|---|-------------------------------------|
|  | (A - 1) GENERAL AGRICULTURAL         |  | (C - 1) NEIGHBORHOOD COMMERCIAL     |
|  | (RR) RURAL RESIDENTIAL               |  | (C - 2) CENTRAL BUSINESS SERVICE    |
|  | (R - 1) SINGLE FAMILY RESIDENTIAL    |  | (C - 3) HIGHWAY-ORIENTED COMMERCIAL |
|  | (R - 2) ONE & TWO FAMILY RESIDENTIAL |  | (I - 1) LIGHT INDUSTRIAL            |
|  | (R - 3) MULTI-FAMILY RESIDENTIAL     |  | (I - 2) HEAVY INDUSTRIAL            |
|  | (R - M) MOBILE HOME PARK             |  | (P) OVERLAY PLANNED DEVELOPMENT     |
|   |                                      |  | (*) UNDERLYING ZONING STIPULATIONS  |
|   |                                      |  | INFILL DEVELOPMENT OVERLAY DISTRICT |
|   |                                      |  | MARINA OVERLAY DISTRICT             |

### AMENDMENTS

- ORD. #630: AUGUST 16, 2004
- ORD. #637: JANUARY 3, 2005
- ORD. #638: MAY 2, 2005
- ORD. #642: MAY 16, 2005
- ORD. #645: SEPTEMBER 6, 2005
- ORD. #646: SEPTEMBER 19, 2005
- ORD. #654: JANUARY 3, 2006
- ORD. #657: MARCH 2, 2006
- ORD. #669: NOVEMBER 6, 2006
- ORD. #673: MARCH 5, 2007
- ORD. #685: JUNE 2, 2008
- ORD. #696: DECEMBER 15, 2008
- ORD. #706: APRIL 20, 2009
- ORD. #732: JULY 5, 2011
- ORD. #735: AUGUST 18, 2011
- ORD. #736: AUGUST 1, 2011
- ORD. #744: APRIL 16, 2012
- ORD. #752: OCTOBER 1, 2012
- ORD. #768: DEC. 16, 2013
- ORD. #778: JUNE 06, 2016
- ORD. #786: MAY 15, 2017
- ORD. #792: MAR. 19, 2018
- ORD. #799: DEC. 17, 2018
- ORD. #815: JULY 2021
- ORD. #820: FEBRUARY 2022

**PROPERTY LOCATION**



MARCH 2022

