

**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**

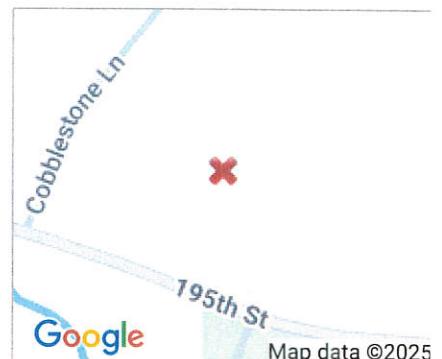


**EAST IOWA REAL ESTATE**  
125 S. 2<sup>nd</sup> St. Maquoketa, IA 52060  
[www.eastiowaland.com](http://www.eastiowaland.com)

## 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 **\$500,000**  
 COUNTY **Scott**



## GENERAL

|                       |             |                   |                                 |                    |
|-----------------------|-------------|-------------------|---------------------------------|--------------------|
| Total # of Bath Areas | <b>0.00</b> | Lot Size          | <b>3,899,056 Square Feet</b>    | Income Rents       |
| Year Built            | <b>2004</b> | Zoning            |                                 | Income Sales       |
|                       |             | Parcel ID #       | <b>850553011, 8505391B5, +</b>  | Income Other       |
|                       |             | DBA               | <b>Pebble Creek Golf Course</b> | Total Income       |
|                       |             | Year Purchased    |                                 | Expenses Insurance |
|                       |             | Subdivision/Legal |                                 | Expenses Taxes     |
| Price per Square Foot |             |                   |                                 | Expenses Utilities |
|                       |             |                   |                                 | Expenses Other     |
|                       |             |                   |                                 | Total Expenses     |
|                       |             |                   |                                 | Net Income         |

## FEATURES

|                   |              |                  |                       |                 |                                 |
|-------------------|--------------|------------------|-----------------------|-----------------|---------------------------------|
| COMMERCIAL STYLE  | <b>Other</b> | ELECTRIC SERVICE | <b>Other</b>          | FLOORING        | <b>Other</b>                    |
| EXTERIOR FINISH   | <b>None</b>  | ELECTRIC         | <b>Other</b>          | EXTRAS          | <b>Other</b>                    |
| RAISED DOCKS      | <b>None</b>  | FUEL TYPE        | <b>Other</b>          | PARKING SURFACE | <b>Other</b>                    |
| GROUND LINE DOORS | <b>None</b>  | HEATING          | <b>Other</b>          | TERMS           | <b>Cash, Financed, Exchange</b> |
| ROOF              | <b>Other</b> | COOLING          | <b>None</b>           |                 |                                 |
| BASEMENT          | <b>None</b>  | GAS              | <b>Other</b>          |                 |                                 |
| FOUNDATION        | <b>Other</b> | WATER            | <b>Private, Other</b> |                 |                                 |
|                   |              | SEWER            | <b>Other</b>          |                 |                                 |

## REMARKS

**Financing Remarks** Available for purchase is over 89 acres known as the Pebble Creek Golf Course. The course is ideal for a first-time golf course owner or a multi-course operator looking to expand their portfolio. Here is an opportunity to purchase a 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 design of the golf course guarantees an enjoyable round of play for golfers of all abilities. 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 very nice homes surrounding the golf course. If interested check it out. The



**Charles J Schwager**  
**East Iowa Real Estate**  
 office: 563-652-0000  
 cell: 563-599-4277  
 125 South 2nd St.  
 Maquoketa IA 52060  
 chuckjschwager@gmail.com



**EAST IOWA  
REAL ESTATE**



**PROPERTY INFORMATION PAGE**

Owner: Pebble Creek Links, LLC

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

**Asking Price: \$500,000**

---

**TYPE OF PROPERTY:** Maintained 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:** \$38,992

**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 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 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 of the golf course guarantees an enjoyable round of play for golfers of all abilities. 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. The property is located around an upscale neighborhood with very nice homes surrounding the golf course. The maintenance shed for the equipment and maintenance staff is located along 35th Street, SW, Le Claire and is listed separate from the course. The entire property is available for purchase, and the maintenance facility will not be sold separately unless the course is sold first.

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

## Natural Beauty



## Pebble Creek Golf Course

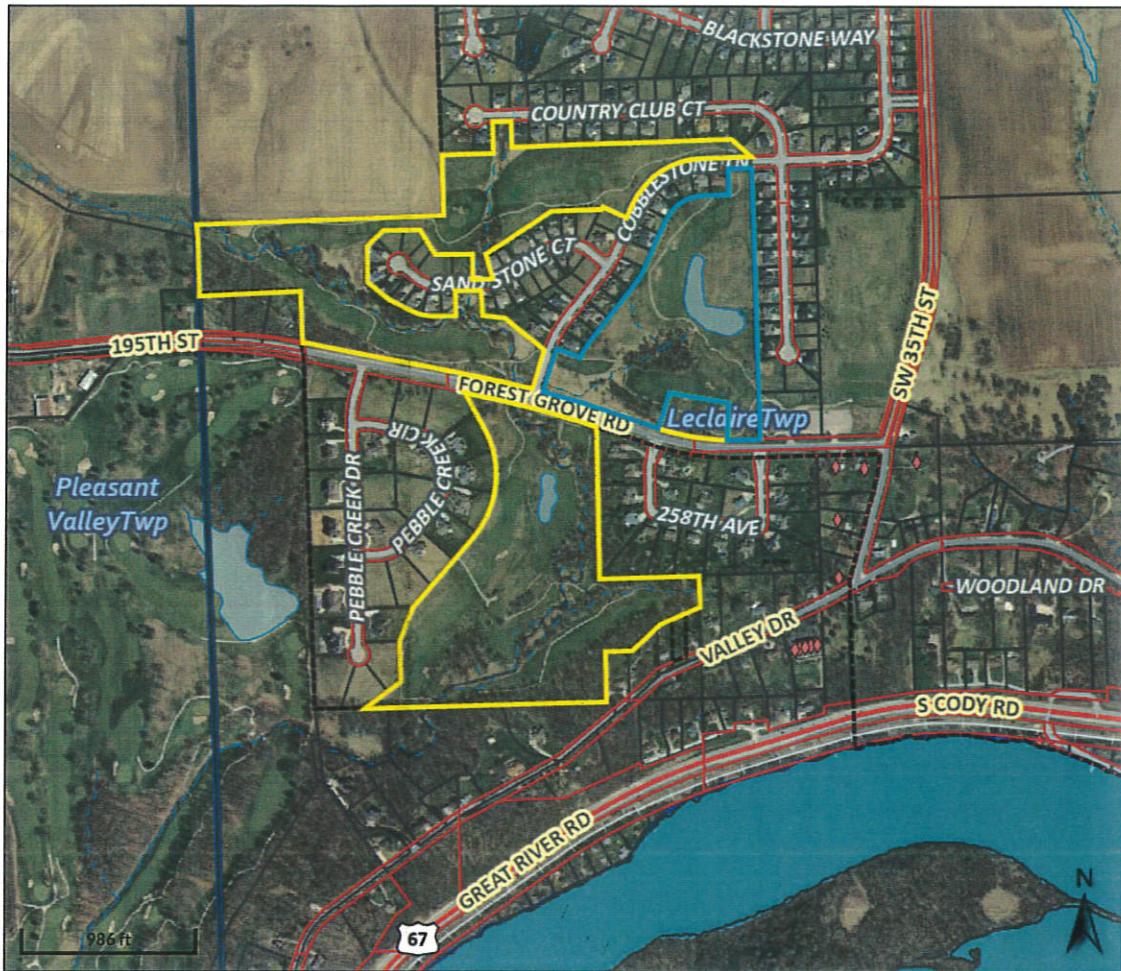


## Enjoyable Challenging Layout

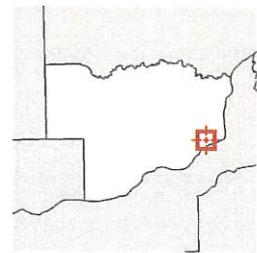




# Scott County / City of Davenport, Iowa



## 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

