

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

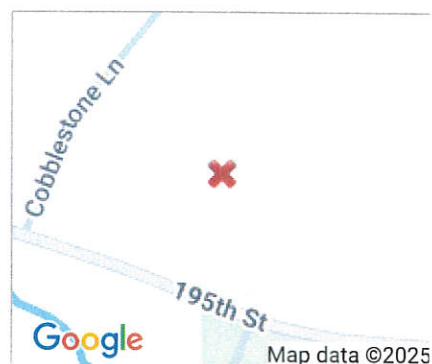


EAST IOWA REAL ESTATE
125 S. 2nd St. Maquoketa, IA 52060
www.eastiowaland.com

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 **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 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. Upscale neighborhood with very nice homes surrounding the golf course. If interested check it out. The



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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.

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

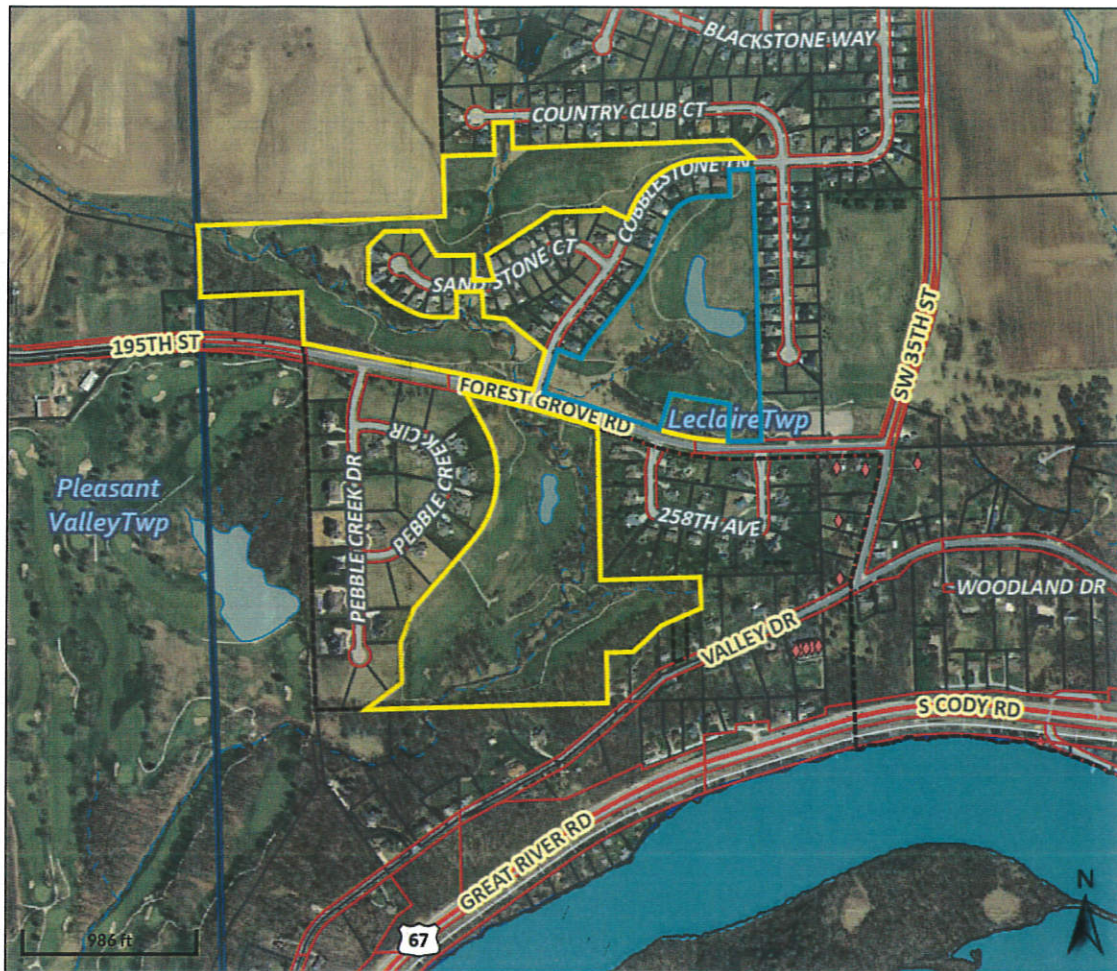


Pebble Creek Golf Course

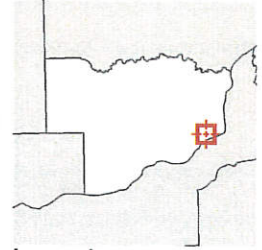


Enjoyable Challenging Layout





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

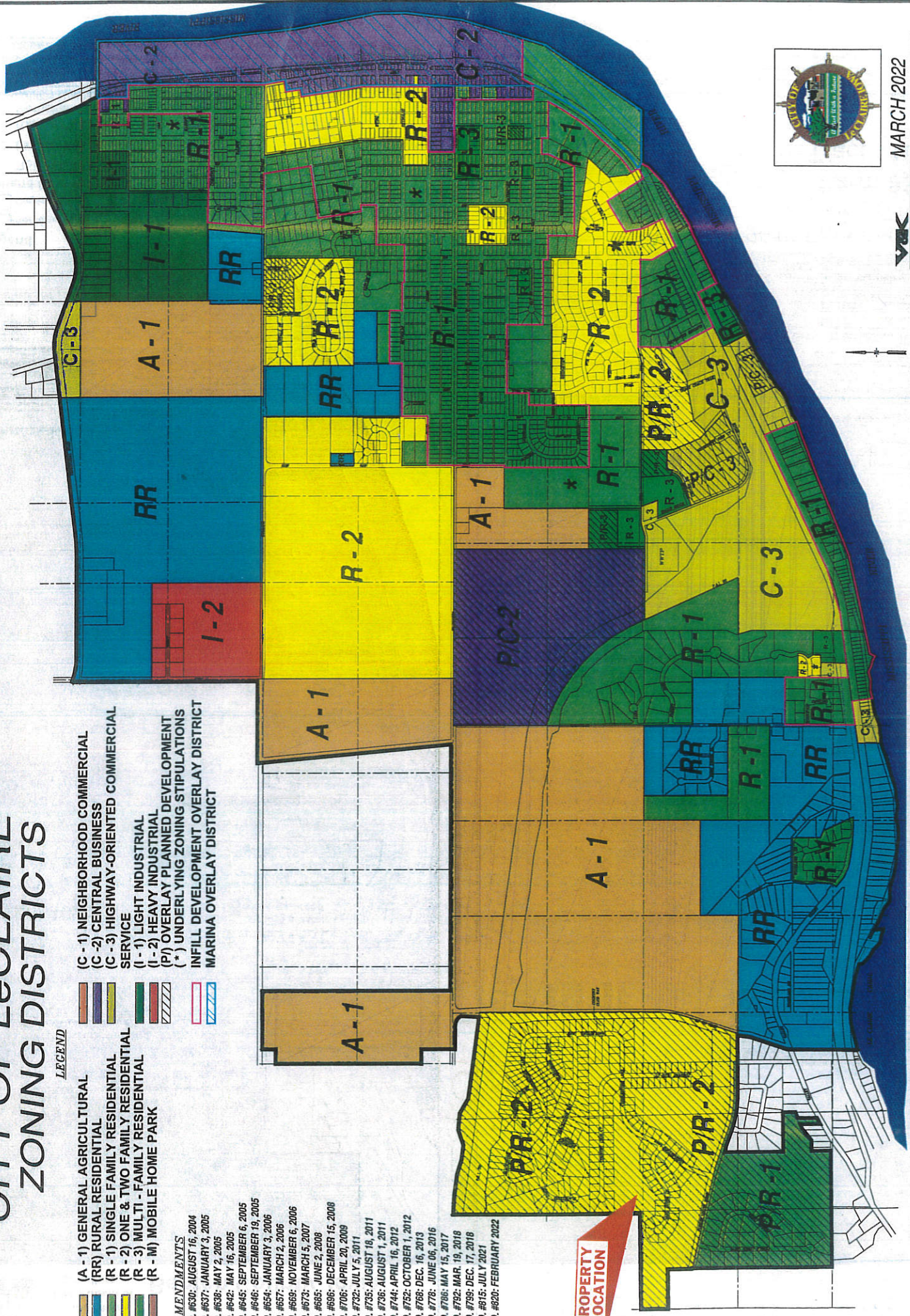
- (A - 1) GENERAL AGRICULTURAL
- (RR) RURAL RESIDENTIAL
- (R - 1) SINGLE FAMILY RESIDENTIAL
- (R - 2) ONE & TWO FAMILY RESIDENTIAL
- (R - 3) MULTI-FAMILY RESIDENTIAL
- (R - M) MOBILE HOME PARK

- (C - 1) NEIGHBORHOOD COMMERCIAL
- (C - 2) CENTRAL BUSINESS SERVICE
- (C - 3) HIGHWAY-ORIENTED COMMERCIAL
- (I - 1) LIGHT INDUSTRIAL
- (I - 2) HEAVY INDUSTRIAL
- (PI) 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: JANUARY 2, 2006
- ORD. #669: NOVEMBER 6, 2006
- ORD. #673: MARCH 5, 2007
- ORD. #685: JUNE 2, 2008
- ORD. #686: 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. #795: DEC. 17, 2018
- ORD. #815: JULY 2021
- ORD. #820: FEBRUARY 2022

PROPERTY
LOCATION



MARCH 2022

