

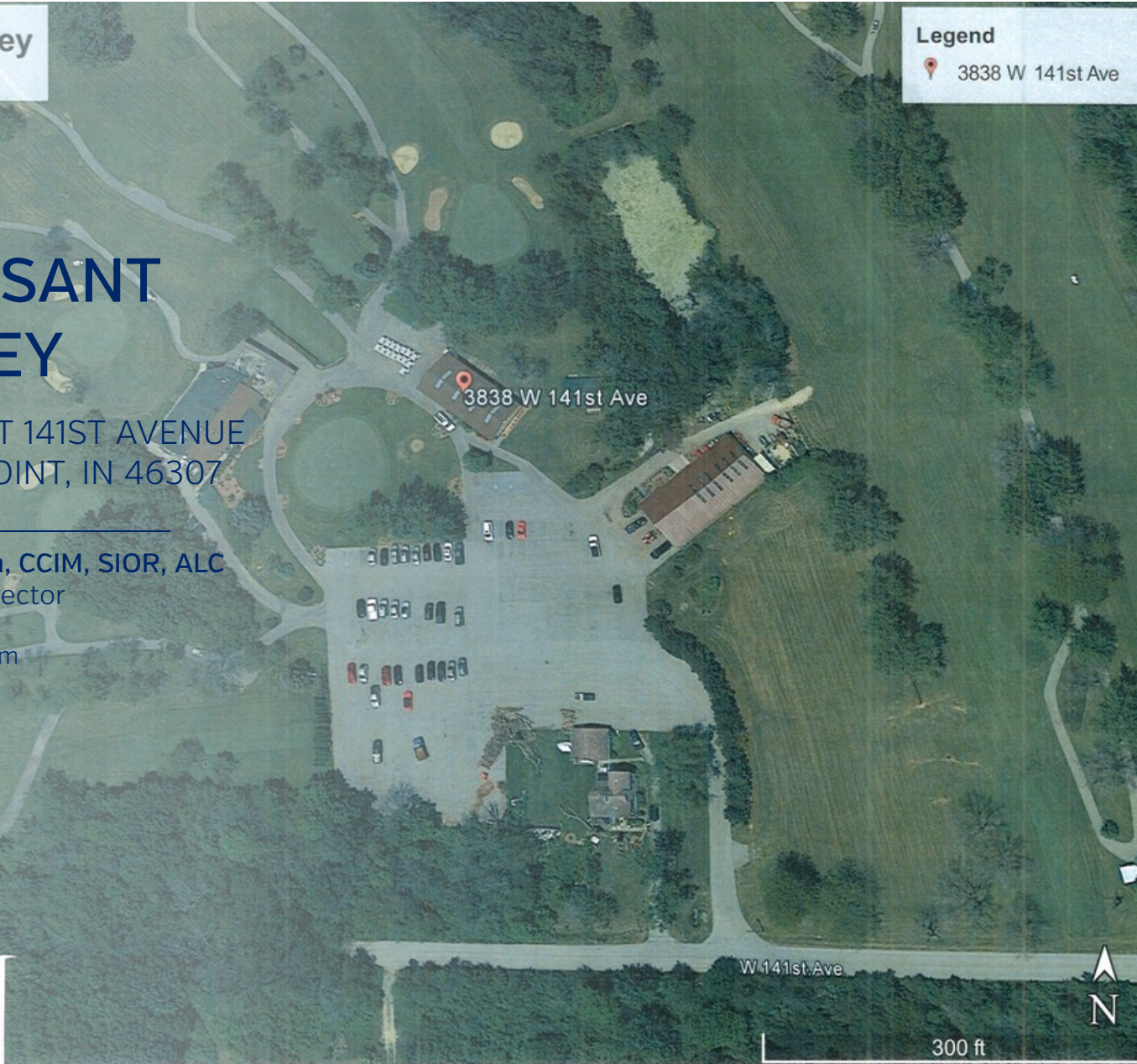
Pheasant Valley

Legend  
3838 W 141st Ave

# PHEASANT VALLEY

3838 WEST 141ST AVENUE  
CROWN POINT, IN 46307

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$2,000,000

Lot Size: 140 Acres

Price / SF: \$0.33

## PROPERTY OVERVIEW

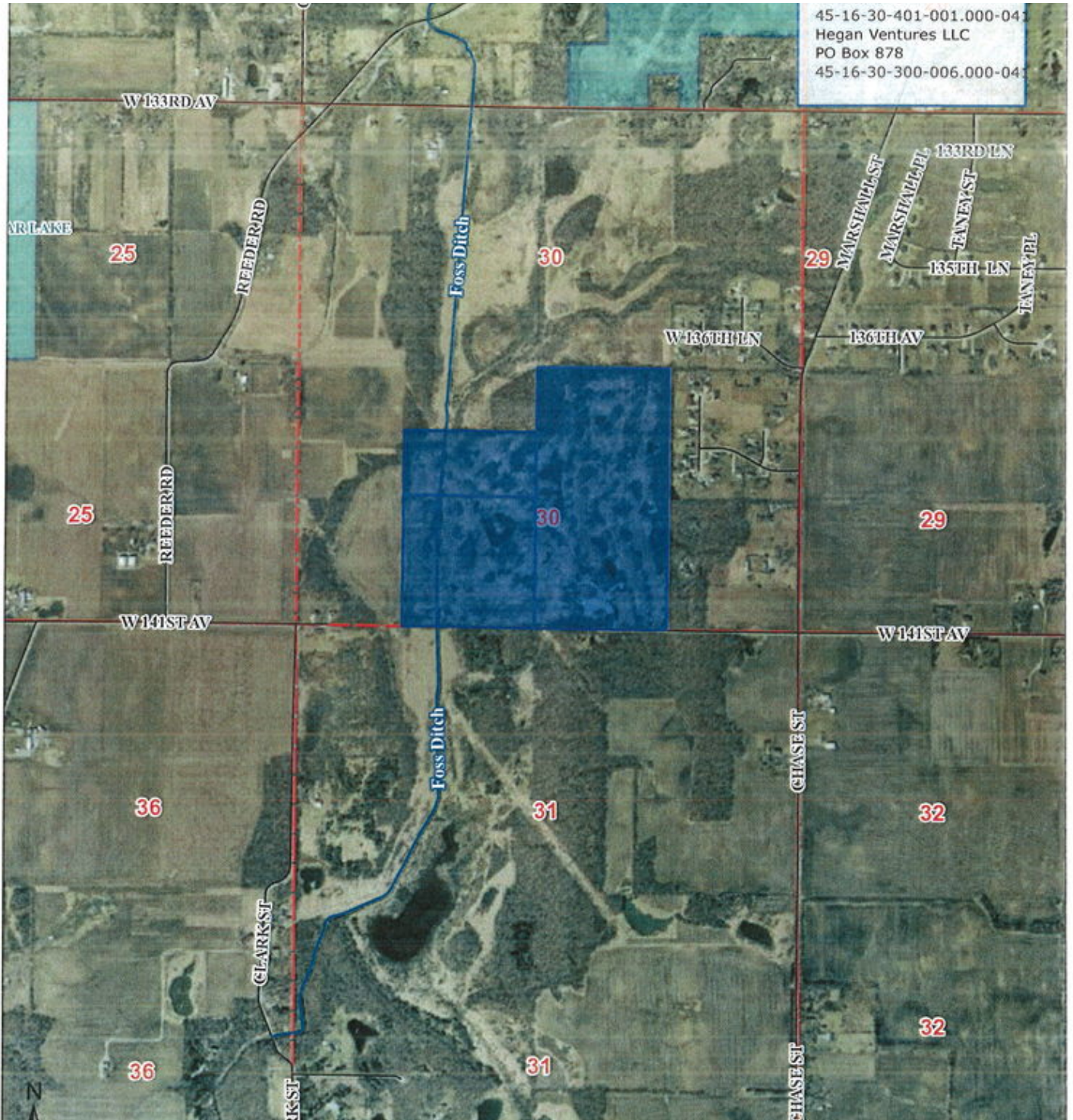
6869 yard, 18 hole championship golf course that has a potential redevelopment opportunity. Price includes all Furniture, Fixtures, and Equipment to operate Golf Course and Restaurant, including Golf Carts.

## LOCATION OVERVIEW

Located on 141st street, +/- a half mile West of Court Street in South Crown Point. Approximately an hour from Chicago, Illinois.

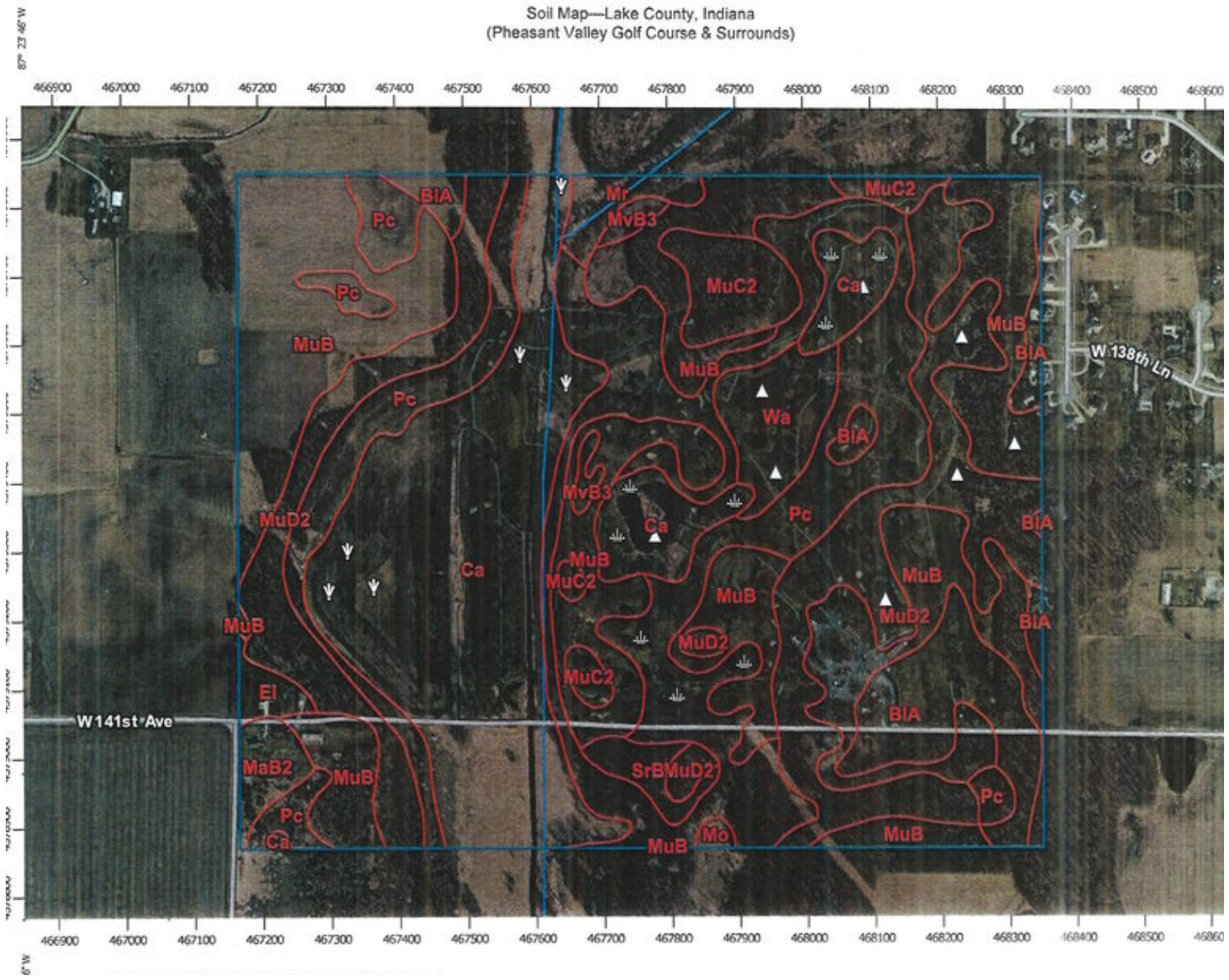
## PROPERTY HIGHLIGHTS

- Not a Golf Course Operator? Sale-Leaseback of Course Possible
- Unincorporated South Lake County near Growing Crown Point
- Price Per Acre ONLY \$14,285.71
- Potential to Subdivide









































Soil Map—Lake County, Indiana  
(Pheasant Valley Golf Course & Surrounds)



Soil Map—Lake County, Indiana  
(Pheasant Valley Golf Course & Surrounds)

MAP LEGEND		MAP INFORMATION	
	Area of Interest (AOI)		Spoil Area
	Soil Map Unit Polygons		Stony Spot
	Soil Map Unit Lines		Very Stony Spot
	Soil Map Unit Points		Wet Spot
	Special Point Features		Other
			Special Line Features
			Water Features
			Streams and Canals
			Transportation
			Rails
			Interstate Highways
			US Routes
			Major Roads
			Local Roads
			Background
			Aerial Photography
			
			
			
			
			
			
			

The soil surveys that comprise your AOI were mapped at 1:15,300.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

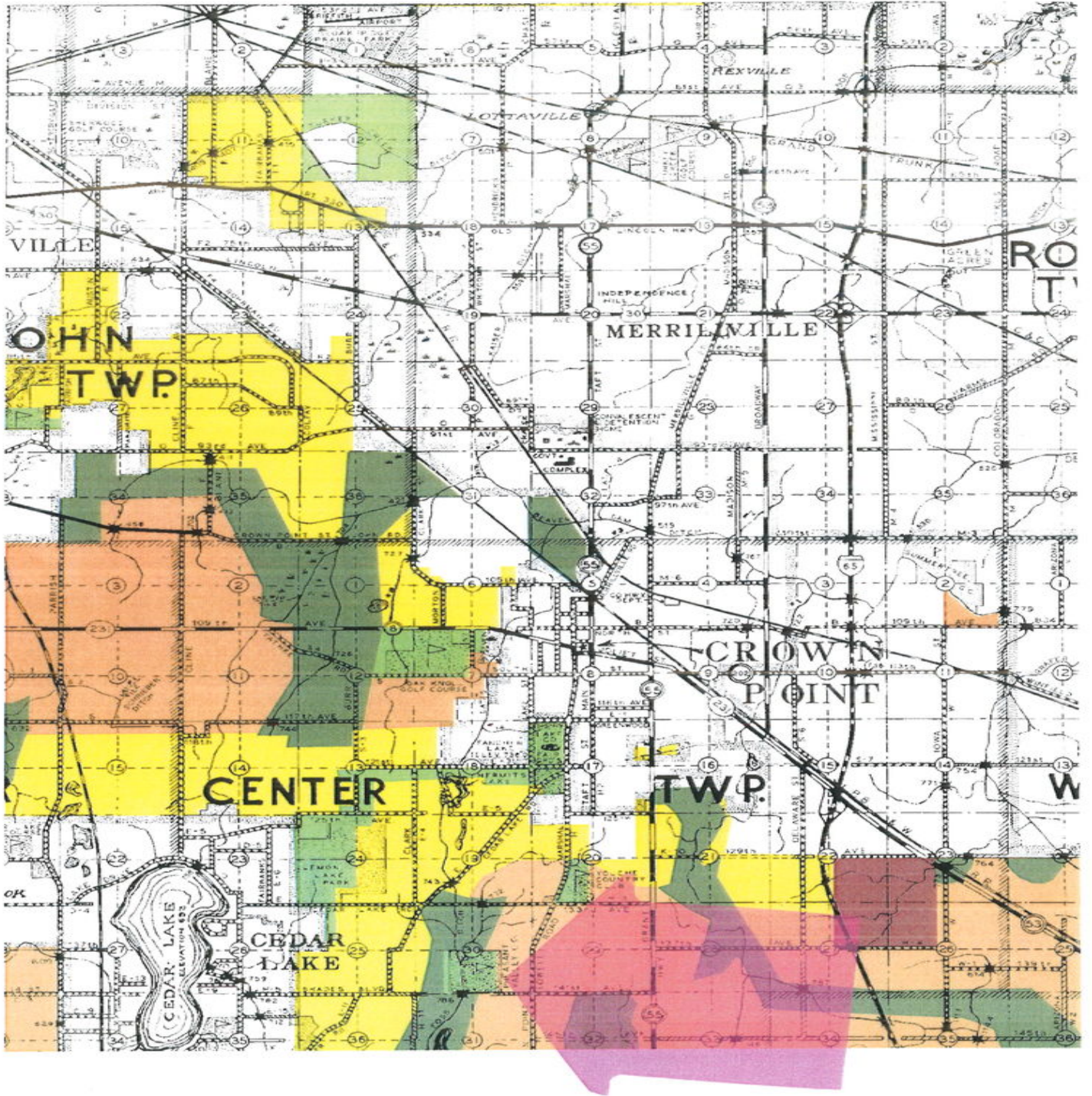
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, Indiana  
 Survey Area Date: Version 18, Sep 10, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2012—Mar 28, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.





**Pheasant Valley  
Country Club**

3838 West 141st Avenue  
Crown Point, IN 46307  
(219) 663-5000

Championship  
Regular  
Ladies/Red

Par	Yardage
72	6869
72	6499
73	6166

18-hole ~~semi-private~~ private course (built 1967)

Bent grass course with water in play.  
Course designed by Ed Baum.

**Peak Season Green Fees**

Weekday (non-members)

\$17 for 18 holes

\$17 for 9 holes

Weekend (non-members)

\$25 for 18 holes

\$17 for 9 holes

**General Information**

Credit cards Accepted: Visa, MasterCard, American Express, Discover

Dress Code: No tank tops or cutoffs

Open guest policy

Season: Open all year

Tee Times: Accepted 7 days in advance. Call after 6:30 am (219) 663-5000

**Pro Shop**

Electric carts available

\$10 per person (18 holes) \$5 per person (9 holes)

Golf pro on site

Pro shop: Open 6:30 am

Pull carts available for \$1 rental fee

Rental clubs

**Facilities**

NO driving range

Training facilities: putting green, teaching pro on staff

**Other Information**

Full service bar on premises

Senior discounts offered

Beverage cart, snack bar, restaurant

**Directions to Golf Course**

From Interstate 65 going south, take Route 231 going west. At State Road 55 go south for approximately 3-1/2 miles. Turn right on West 141st Avenue, which will take you right to the

# Location Maps

