

Troy Burne Golf Club Hudson, Wisconsin



Asking Price - \$7,500,000



Troy Burne Golf Club



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Links Capital Advisors is pleased to present its newest listing, Troy Burne Golf Club. Located in Hudson, Wisconsin just across the river from Minneapolis Troy Burne has been consistently ranked as one of the Top 100 Public Golf Courses in The United States. Designed by Tom Lehman with legendary architect Hurzdan-Fry Troy Burne is a great test for low and high handicappers.

Situated on 193 acres of rolling terrain there is no better golf club in the Twin Cities area. With a top flight clubhouse and almost perfect playing conditions Troy Burne is ideal for a daily fee round of golf, an outing or a wedding.

Troy Burne has increased revenue and EBITDA the last 3 years and is poised to increase F&B revenue, Outings and EBITDA as the Nation recovers from Covid in 2022.

Golf Courses like Troy Burne do not come on the market often. This listing represents a unique opportunity to purchase the turn key operation of one of the nation's top Public Golf Courses.



Troy Burne Golf Club

When Glenn Rehbein first saw this picturesque, rural setting in Western Wisconsin in 1996, he knew it was the beginning of something special. Envisioning the premier upscale daily-fee club in the Upper Midwest, a world-class design team was assembled. Accomplished PGA TOUR player Tom Lehman and the internationally recognized architectural firm of Hurdzan-Fry were retained.

Lehman believed a course must be fair as well as challenging – testing players of all levels, while rewarding good shot-making. Design partners Michael Hurdzan and Dana Fry brought their reputation as environmental pioneers, and helped to ensure the course would be representative of the native environment and topography.

The result of this expert collaboration was Troy Burne Golf Club, a world-class championship masterpiece, opened for play in June 1999. Carefully sculpted out of 193 acres of rolling St. Croix Valley hills, the course features over 120 bunkers protecting generous bent grass fairways and stadium greens. Burne, the Scottish term for creek, is fitting as water comes into play on eight holes. Amber prairie grasses cover the hillsides along many holes, providing vivid contrast to the emerald fairways and roughs.



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Location

295 Lindsay Road, Hudson, Wisconsin 54016

Tax Parcel Numbers

040-1251-80-000, 040-1251-20-010, 040-1251-50-000, 040-1251-20-001, 040-1251-70-000,
040-1251-40-000 and 040-1251-90-200

2020 Real Estate Taxes - \$72,220

Website

www.troyburne.com

Acreage

193.131 acres

Zoning

Agricultural Residential

Clubhouse

10,110 square-foot building in traditional Shaker architecture, featuring fully-stocked golf shop, seasonal restaurant with outdoor patio seating, event room with seating up to 300, and outdoor landscaped ceremony site



Troy Burne Golf Club

Course Architects - Michael Hurdzan and Dana Fry
Design Consultant - Tom Lehman
Construction Began - August 1996
Construction Completed - May 1999
Earth Moved - over one million cubic yards

Par - 71 – Five Par 3's, Nine Par 4's, Four Par 5's
Yardage - Lehman Tees - 7003 yards
Championship Tees – 6774/6505 yards
Resort Tees – 6260/5837

Course Layout - A unique “stadium links” design featuring over 193 acres of rolling countryside. The front nine incorporates sprawling mounds covered in native fescue grasses, while the back dives into a quiet hollow surrounded by wooded areas including pines, birch, oak, and maple trees.

Bunkers - over 120 bunkers

Water Features - All man-made: four lakes and a bubbling burne flowing at 1200-1500 gallons per minute, totaling water in play on eight holes



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Grasses

Greens - A-4 Bentgrass, averaging 8,500 square feet in area - 4 acres total

Fairways/Tees - Putter Bentgrass - 4 acres of Tees, 36 acres of Fairways

Roughs - Kentucky Bluegrass - 55 acres

Native Areas - Blue Fescue

Irrigation System

Type:Manual

Design:4-5 rows per hole, Toro

Age of System: 23 years

Number of Sprinkler Heads: 1,493 heads

Water Source: One private well (380' deep)

Pumping Capacity/Pressure Rates: 1,300 gallons/minute at 115 PSI

Water Restrictions: None

Water Storage: Two irrigation ponds (7.5 and 3.75 acres)



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Golf Digest - One of America's 100 Greatest Public Courses 2017, 2018, 2019, 2020

Nominated in Golf Digest for Best New Public Course for 1999

4½ star rating (out of 5) in Golf Digest's "Place to Play" 2001- 2003

Best Twin Cities Public Course, St. Paul Pioneer Press, 2000

#2 Ranked Twin Cities Public Course, Minneapolis Star Tribune, 2000

#9 Ranked Best Course to Play in Wisconsin, Golfweek, 2013

#1 Favorite Golf Course For a Tournament, Tee Times Magazine, 2014

#8 2015/2016 Best Golf Course in Wisconsin, Golf Digest, 2015



Troy Burne Golf Club

Acquisition Opportunity

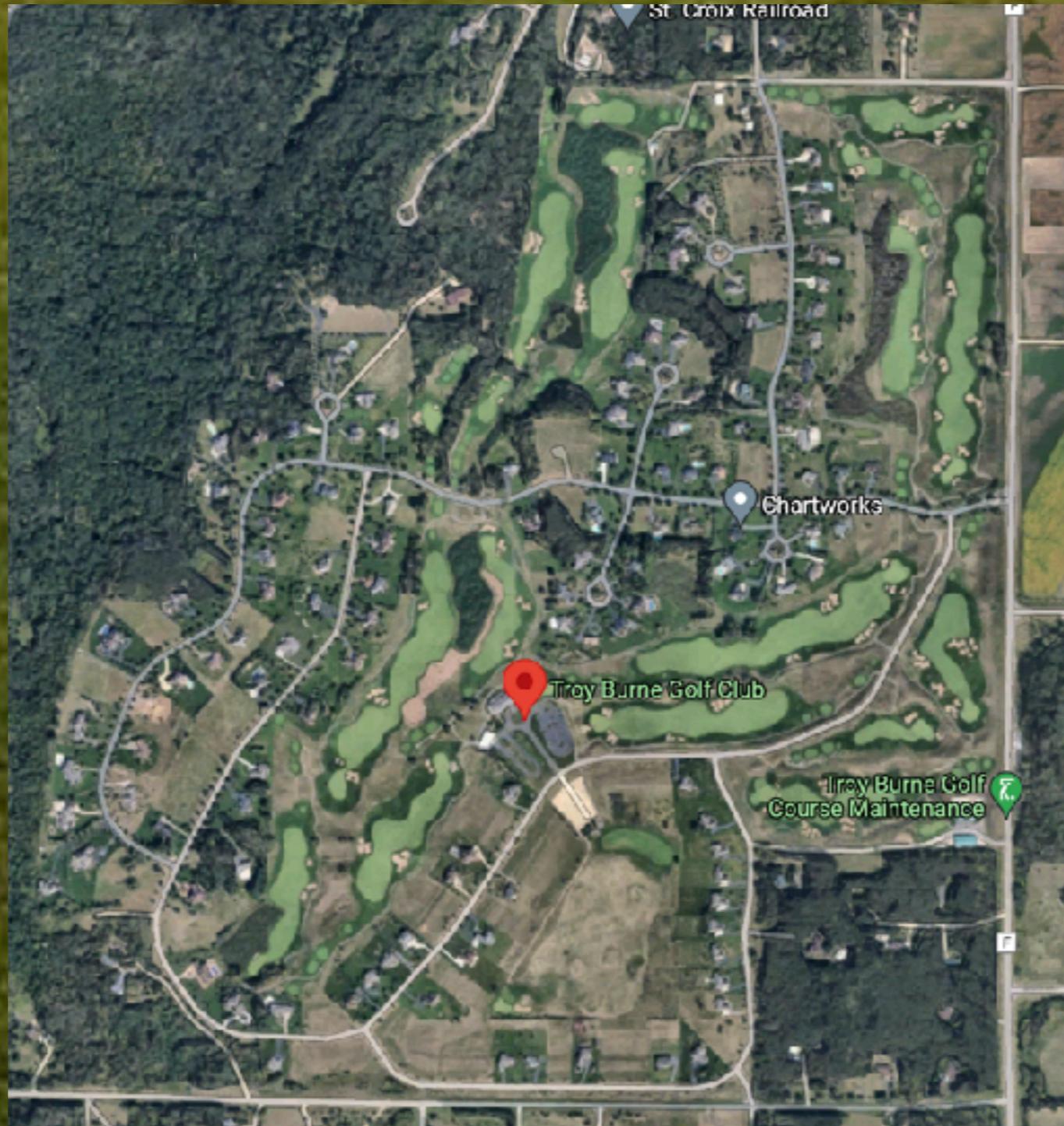
- 2021 Gross Revenue over \$3.0 million
- 2021 Net Income in excess of \$1.0 million
- Top 100 Golf Course in The United States
- Immaculate Conditions
- Little to No Deferred Maintenance
- Easy access to Minneapolis Minnesota
- Upside potential with more Weddings and outings
- Positive Cash Flow
- Excellent Investment Opportunity



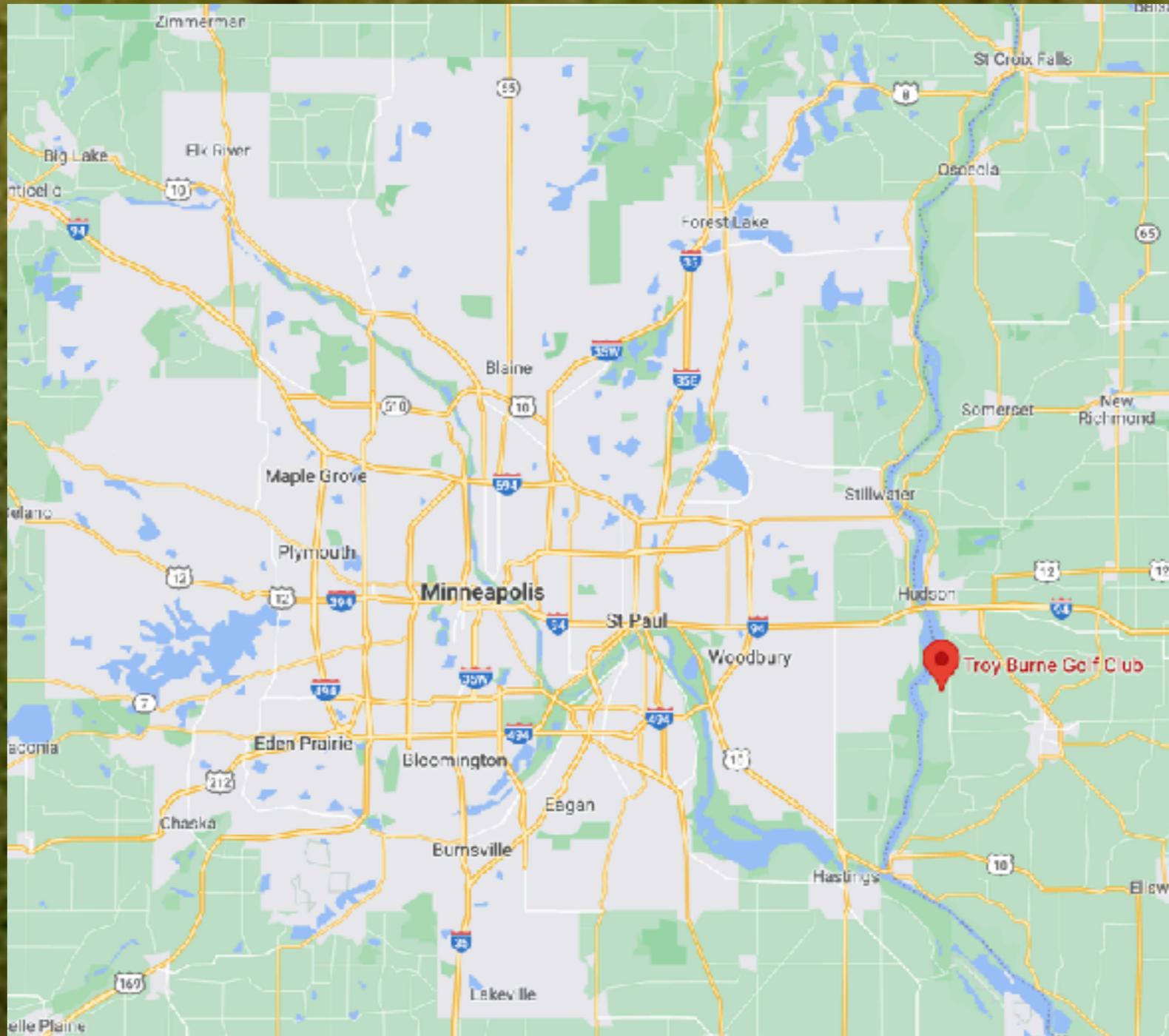
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HOLE	HDCP	CART PATH ONLY				CART PATH ONLY				OUT	I	CART PATH ONLY				CART PATH ONLY				IN	TOT	Rating	Slope			
		1	2	3	4	5	6	7	8			9	10	11	12	13	14	15	16					17	18	
Lehman	9-5	600	450	172	342	591	355	395	222	495	3622	N	420	176	483	193	464	144	617	445	470	3412	7031	71.3	135	
Players Combo	9-5	561	421	172	342	562	355	395	202	455	3465	I	420	176	483	193	427	144	598	445	423	3309	6774	72.3	135	
Championship	6-12	561	421	154	312	562	339	369	202	455	3375	T	392	150	446	174	477	125	598	395	423	3130	6505	71.8	133	
Resort Combo	6-12	530	393	154	312	526	339	369	166	391	3180	A	392	150	446	174	383	125	531	395	387	2980	6160	69.0	137	
Resort	14-	530	393	125	270	526	304	339	166	391	3044	L	360	122	407	149	320	98	531	559	367	2793	5837	67.68	126	
Par		5	4	3	4	5	4	4	3	4	35		4	3	5	3	4	3	5	4	4	35	71	HCP	NET	
Handicap		5	3	17	15	1	11	13	9	7			10	14	6	15	4	18	2	12	8					
Pace of Play		:18	:18	:10	:14	:18	:14	:14	:12	:15	2:13		:20	:10	:18	:10	:16	:10	:10	:14	:15	2:11	4:24			
Trent Combo		530	393	125	270	489	304	274	147	358	2890		360	122	383	149	342	98	485	286	331	2555	5446	68.3	126	
Trent		441	354	98	223	489	246	274	147	358	2530		275	97	333	123	342	20	485	286	331	2485	4937	67.65	117	

Scorer: _____ Attest: _____ Date: _____



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