

Cottonwood Golf Course/ Land Development Opportunity



Highway 1 East | St. Anne, MB

Cottonwood Golf Course/ Land Development Opportunity

Total Size: 300 Acres
(Total Land Area)

160 Acres
(27 Hole Golf Course Area)

4000 SF
(Clubhouse)

Zoning: CCR & RRD

Sale Price: **\$2,450,000**
(Entire property)

\$1.5 Million
(18 hole golf course)

\$1.4 Million
(200 acre development land)

Property Taxes: \$15,805 (2009)

Property Description:

- There is a development plan for residential development ideal for a mobile home park, RV lots or homes.
- The owners will sell the golf course separately as an 18 hole golf course and sell the development land as a 200 acre site.
- Financial statements and asset list available upon request.



Cottonwood Golf Course is rare in the respect that it offers 27 holes of championship golf. It is located on the Trans-Canada Highway (Hwy. #1) a short 25 minutes from Winnipeg. This location is in close proximity to the growing communities in and around the towns of St. Anne's and Steinbach, Manitoba.



A convenient drive to this tranquil environment, dotted with woods, a 4,000 sq. ft. club house and 300 acres of room. The golf course comprises of only a portion of the natural environment and the balance is suited and zoned to become a residential recreational community. This purpose would allow employees and the club house restaurant that seats 195, to be used for both models. There are an increasing number of full and part-time residents in the area as this is also seen as a wonderful place for leisure. The professionally equipped kitchen could become a dinner and wedding destination and the safety of having a Hospital nearby gives comfort to those wanting to live in the area.



Cottonwood Golf Course has been professionally maintained and operated as a successful business over the years. The benefit that the additional land can play in creating a residential community and increased income stream, make it a business opportunity for the future. A Master Plan for development is available to those who are interested and qualified.

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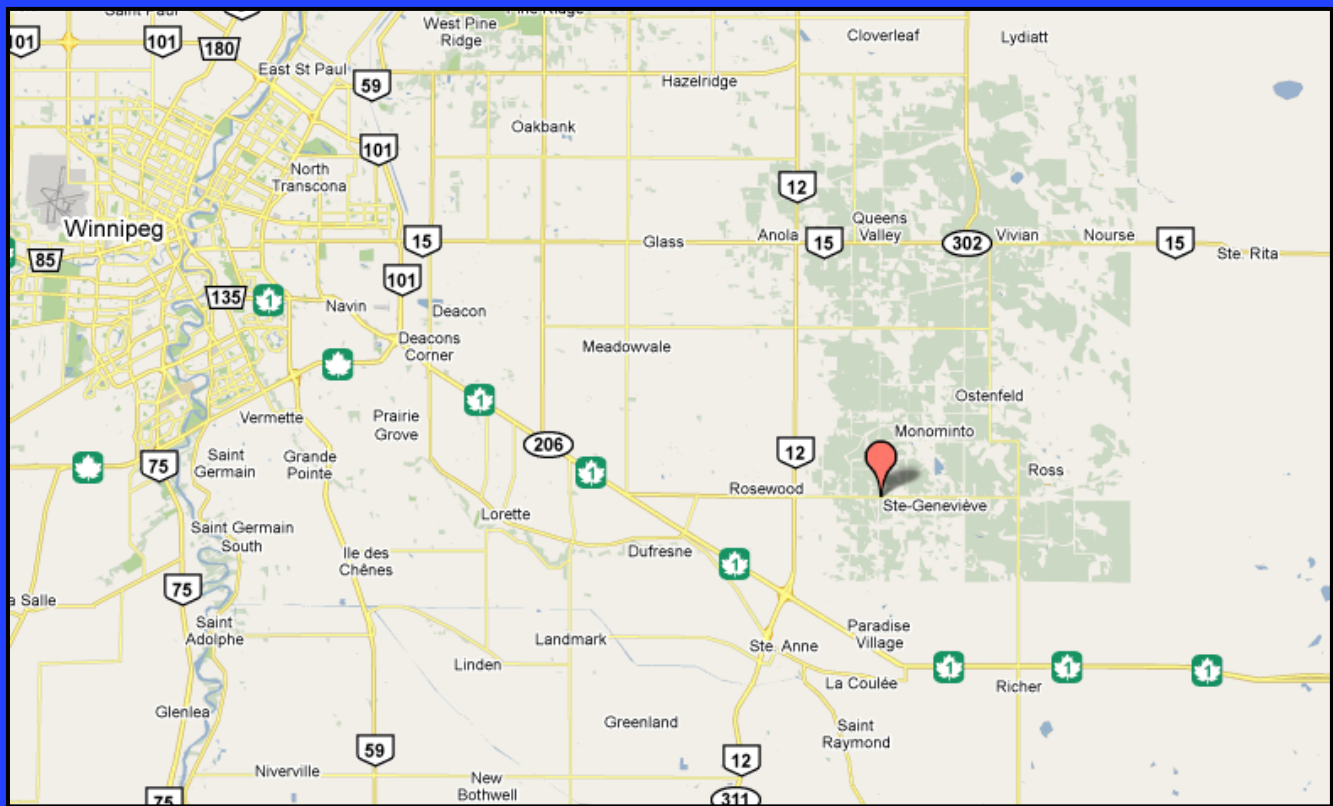
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