



Timber Lakes Golf Course

215 ACRES M/L AVAILABLE THROUGH
SEALED BID PUBLIC AUCTION

BIDS DUE BY 5:00PM CST, DECEMBER 18TH, 2020
OFFERED IN THREE TRACTS OR ANY COMBINATION

PeoplesCompany.com | Listing #15237



Travis Smock
319.361.8089
Travis@PeoplesCompany.com

Isaac Taber
309.335.8081
Isaac@PeoplesCompany.com



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Peoples Company is pleased to offer the Timber Lakes Golf Course situated along Interstate 55 just off of Historic Route 66 in Staunton, IL which is located only 40 minutes from St. Louis, MO and 50 minutes from Springfield, IL. The property is being offered in 3 tracts through a Sealed Bid Auction process with bids due by 5:00 P.M. CST, December 18, 2020. Potential Buyers will be allowed to bid on individual tracts or the property in its entirety. The property offers endless possibilities, not only as a highly-trafficked golf course, but for beautiful building sites, an income producing campground, or a recreational playground. Additionally, the soil types and topography of the property along with the I-55 frontage make the land attractive to future row-crop production or solar development.

Timber Lakes opened in 1999 as a fully operational golf course and features a beautiful custom-built home, and multiple lakes on approximately 215 acres m/l. The 18-hole course is 6,960 yards from the back tees with a par of 72 and offers breathtaking views across the Staunton Reservoir. The clubhouse features a bar, full kitchen, restrooms, golf shop, administrative office, and large banquet area. Outside the clubhouse is an expansive patio area and open pavilion overlooking Tall Timbers Lake. The course also features an open driving range and practice green. The beautiful lakes and ponds situated throughout the course are also functional providing water for the extensive irrigation system. Timber Lakes has been well maintained, offering a great golfing experience.

Tract 1 consists of the golf course land and buildings, Tract 2 includes the beautiful 3,200+ sq. ft. home on 5 acres m/l overlooking Tall Timbers Lake, and Tract 3 consists of 6.25 acres m/l with potential building lots with golf course and lake frontage.

PROPERTY INSPECTIONS: SUNDAY, NOVEMBER 22 AND WEDNESDAY, DECEMBER 2 FROM 11:00 AM TO 3:00 PM CST.



TRACT 1



215 ACRES M/L



Tract 1 is a fully operational 18-hole course with diverse terrain, amazing views, and Interstate 55 frontage. This par 72 course, situated on 203.75 acres m/l, has been extremely well managed with the fairways and greens in pristine condition from using the water provided by an irrigation system sourced through its own lakes. The course offers something for every golfer with an open, level front nine ending on an island green, then a tight back nine with additional challenging water hazards provided by multiple lakes. The well known course sees nearly 13,000 rounds with a multitude of golfers traveling from the St. Louis and Springfield areas. The 7,200 sq. ft. clubhouse is equipped with a bar, full kitchen, restrooms, golf shop, administrative office, and large banquet area. Outside a large patio and 2,400 sq. ft. pavilion overlooking Tall Timbers Lake offers a great space for hosting outings and events. A complete driving range and putting green offers added income opportunity from private lessons or public use. Additional buildings include a newer 6,000 sq. ft. metal sided building used for cart and equipment storage, an older equipment shed, and a newer 24'x32' metal sided building with a 8'x32' porch overlooking a lake. There is a full equipment list available in our data room. Equipment could be made available to the Buyer of Tract 1 or the property in its entirety. There is a 2.35 acre m/l parcel included with Tract 1 that has been surveyed as lots 1-11 Lake of the Tall Timbers Plat I that could be sold as building or camping spots.

In addition to the current value of a successful turn-key golf course, the nearly 1/2 mile of I-55 road frontage, productive soil types, tall timber stands, and lakes could provide for multiple other uses including solar or residential development, recreational or farming use, or an income producing campground. Be sure to check out the aerial 360 degree tour of the golf course as well as the clubhouse virtual tour at PeoplesCompany.com!



TRACT 2

5 ACRES M/L



Tract 2 is a beautiful 1-1/2 story custom built 3 bedroom 4-1/2 bath home situated on 5 acres m/l overlooking Tall Timbers Lake in the heart of the golf course. Built in 2002, this home offers approximately 3,200 sq. ft. of living space, plus a finished basement and an oversized 4 car garage. The main floor is comprised of a massive master suite, a stunning open living area with an eat-in kitchen and living room, a large laundry area, and a formal dining area that could easily be converted into a home office space. The master suite features hardwood floors and walk-out doors to the wraparound porch with beautiful sunset views of the lake as well as an updated master bath with a large glass shower, a Jacuzzi tub, custom cabinetry, an enormous walk-in closet. The kitchen features plenty of cabinet space, solid surface counter tops, stainless steel appliances and transitions into the living and eat-in kitchen areas with access to the deck. There are large windows throughout the home allowing for natural lighting and great views of the lake and golf course. The impressive wraparound porch and large deck offer multiple views of the stunning lake and golf course. On the upper level, an elegant open staircase takes you to a custom-built office area and a landing to access the additional bedrooms that each feature ensuite bathrooms with corner showers, Jacuzzi tubs, and walk-in closets. The basement has a large, finished area with a full bar, full bathroom, a large storage area, and an enormous living space for entertaining guests. The entire home is heated and cooled through an energy efficient geothermal system. Multiple recent updates have been made including new sidewalks, bathroom fixtures, and paint throughout.

BE SURE TO CHECK OUT THE VIRTUAL TOUR ON
PEOPLESCOMPANY.COM!



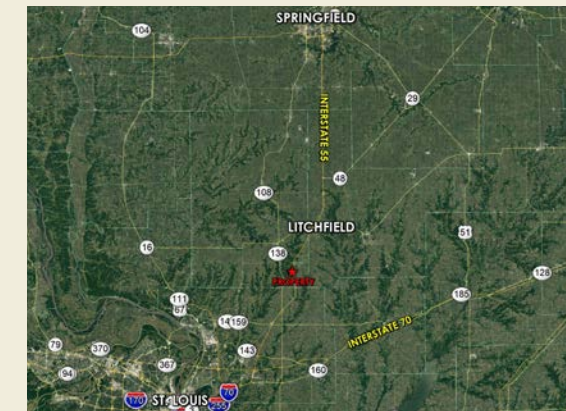
TRACT 3



6.25 ACRES M/L



Tract 3 consists of approximately 6.25 acres m/l with potential buildable lots, Interstate 55 frontage, and a large pond. This tract would include two parcels of land. The first is 2.70 acres m/l that has been platted into five lots with planned road frontage ranging from 105-120 ft. The potential building lots would feature frontage along hole 7 of Timber Lakes Golf Course as well as pond access. The remainder of the tract is a 3.55 acre m/l parcel that is mainly open grass and trees and offers pond access and approximately 100 ft. of I-55 road frontage. Tract is located along the east side of the access to the golf course.



**JUST 40 MINUTES FROM ST. LOUIS, MO AND
60 MINUTES FROM SPRINGFIELD, IL ALONG
INTERSTATE 55!**

DIRECTIONS

From the South:

From I-55, take exit 41 to Staunton Rd. and turn East, then go North on E. Frontage Rd. Travel for 1.7 miles and go West on Tall Timber Rd. The course entrance is on the other side of the overpass on the North side of the overpass (Forest Lake Ln).

From the North:

From I-55, take exit 44 for IL-138 toward Mt. Olive/Benld. Turn East onto IL-138 E/Lakeview Dr. then go South on Rte. 66. Travel for 2 miles and go West on Tall Timber Rd. The course entrance is on the other side of the overpass on the North side of the overpass (Forest Lake Ln).





Timber Lakes Golf Course

SEALED BID PUBLIC AUCTION

215 ACRES M/L OFFERED IN THREE TRACTS OR ANY COMBINATION

AUCTION DETAILS

TIMBER LAKES GOLF COURSE SEALED BID AUCTION: Offered as three individual tracts or any combination

BID SUBMITTAL PROCESS AND DEADLINE:

Sealed Bids for this property will be due to our office, at the address below, prior to 5:00 p.m. CST, on December 18, 2020.

Peoples Company
Attn: Travis Smock
12119 Stratford Drive, Suite B
Clive, Iowa 50325
319.361.8089 | Travis.Smock@PeoplesCompany.com

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Peoples Company. Please make additional copies as necessary. Handwritten bids, if legible, are acceptable. Bids will be accepted by mail or email. Seller reserves the right to select the best bid, counter any bids, or remove the property from the market in its sole and absolute discretion. The successful bid may or may not be the highest bid submitted. Should Seller elect to counter any bid, Bidder shall have the right to rescind their bid or make a counter offer. After this period, the successful Bidder(s) will be notified. Sale of this farm is not contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement. Clients must be registered with a listing broker at least 48 hours prior to bid submittal deadline. Participating brokers please contact listing agent for details and forms.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is not available.

Survey: If tracts are sold to separate Buyer(s), a survey will be provided by the Seller(s) prior to closing.

Septic System: No updates will be made to the Septic by the Seller(s). Any required septic updates will be the sole responsibility of the Buyer(s).

Access/Easement: Buyer(s) for Tracts 2 & 3 acknowledge that those parcels may only have access by easement. Contact listing Agent(s) for details.

Water/Electric: Water is provided by City of Mt. Olive. Electric is provided by MJM Electric Cooperative.

Financing: The sale of the property is not contingent upon Buyer obtaining financing. All financing arrangements are to have been made prior to bidding at the auction.

Contract & Title: Successful buyer will enter into a real estate sales contract and deposit with Quality Abstract & Title the required earnest money payment. The Seller will provide the Buyer(s) with a current Title Commitment and, at closing, an Owner's Policy in the amount equal to the purchase price of each respective tract(s). All regular title insurance premiums, title, or abstracting fees and title company/closing agent fees or costs shall be paid by the Seller. Any 'additional selections' required by the Buyer(s) on the title insurance shall be the responsibility of the Buyer. Sale is not contingent upon Buyer financing.

Earnest Money Payment: A 10% earnest money payment is required once an offer is accepted. The earnest money payment may be paid in the form of cash, good check, or by wire transfer. All funds will be made payable to and held by the escrow agent, Quality Title & Abstract.

Closing: Closing will occur on or about February 12, 2021. The balance of the purchase price will be payable at closing in the form of cash, certified check, or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

Possession: Possession of all tracts will be given at Closing.

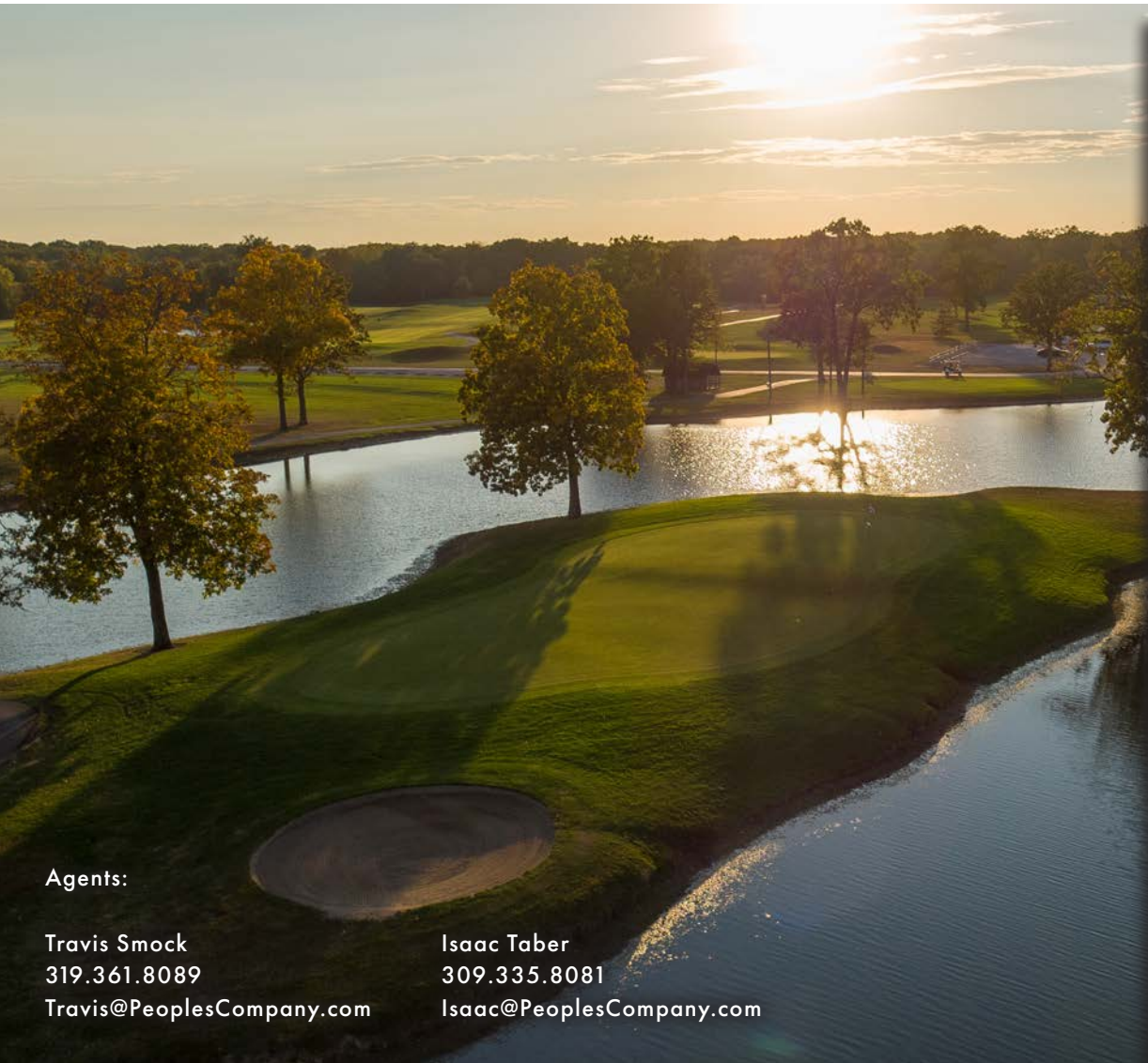
Reserved Items/Equipment List: Golf course equipment may be reserved, however a Buyer may also choose to include needed equipment to run the course. Potential Buyer(s) may include an offer on the equipment within their offer. Contact Agent(s) for details.

Disclaimer: All boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres, soil descriptions, etc. may vary slightly from the figures stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their own investigation of the property prior to bidding. The brief legal descriptions in the marketing material should not be used in legal documents. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By submitting a bid, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by Peoples Company, or Seller. All bids will be on a whole dollar amount. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.



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Suite B
Clive, IA 50325



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DECEMBER 18TH, 2020



SCAN ME

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BE SURE TO CHECK OUT
OUR VIRTUAL TOUR!



SCAN THE QR CODE WITH YOUR
CAMERA TO CHECK IT OUT!

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.