



Timber Lakes Golf Course

210 ACRES M/L AVAILABLE



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Listing #15386



Timber Lakes Golf Course

210 ACRES M/L OFFERED "TURN-KEY" WITH EQUIPMENT INCLUDED | POTENTIAL FOR BEAUTIFUL BUILDING SITES!

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 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 18-hole course with diverse terrain, amazing views, and Interstate 55 frontage. The 18-hole course is 6,960 yards from the back tees with a par of 72, and 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. Golf course is offered "turn-key" with equipment included and an exceptional staff in place. A full equipment list available in our data room, ask Agent(s) for details. Lake of the Tall Timbers Plat I & Plat II are 2.35 and 6.25 acre surveyed plats that are included and have been surveyed into multiple waterfront lots that could be sold or leased 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!

**FULLY OPERATIONAL
18-HOLE GOLF
COURSE, DRIVING
RANGE, AND
PRACTICE GREENS!**



**IMPROVEMENTS:
CLUBHOUSE, PAVILION, TWO SHEDS, SELF-SUFFICIENT
IRRIGATION SYSTEM, MULTIPLE LAKES**

3120 FOREST LAKE LANE | STAUNTON, IL 62088



DIRECTIONS:

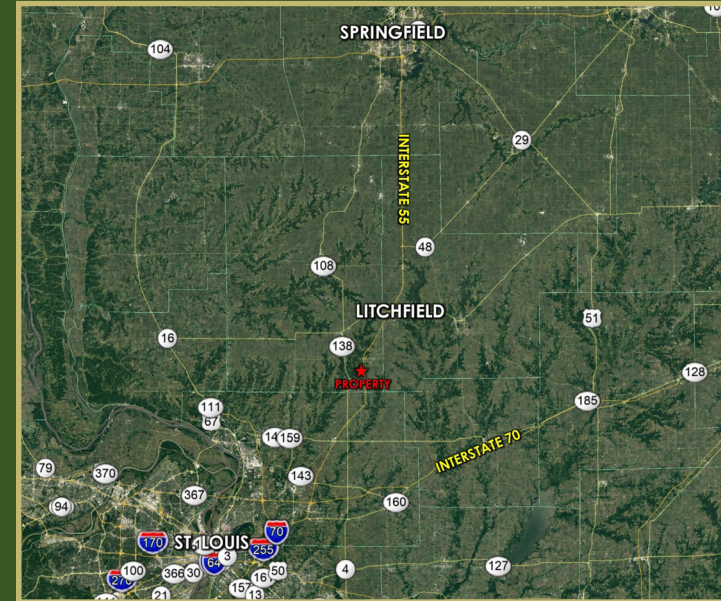
40 minutes from St. Louis, MO and 60 minutes from Springfield, IL along Interstate 55.

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).



**7,200 SQ. FT. CLUBHOUSE
INCLUDING A BAR, FULL KITCHEN, RESTROOMS, GOLF
SHOP, ADMINISTRATIVE OFFICE, OUTDOOR PATIO, AND
LARGE BANQUET AREA.**



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CHECK OUT OUR **360°**
VIRTUAL TOUR!

SCAN THE QR CODE
TO CHECK IT OUT!



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