



**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

# 185± Acre Golf Course Property and Club House for Sale - Jackson County

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## PROPERTY ADDRESS:

503 Stone Creek Dr.  
Makanda, IL 62958

**PRICE:** \$895,000

**ACRES:** 185

**COUNTY:** Jackson

## PROPERTY HIGHLIGHTS:

- 18 hole golf course
- 6,000 sq ft clubhouse with full basement, Multiple offices & Bar
- Full commercial kitchen with all the equipment
- Giant vaulted great room with big stone fireplace
- 7 lakes
- Concrete cart paths
- 2-3 miles from Southern IL wine trail
- A couple miles from Little Grassy and Cedar Lake
- Great possible home sites

## PROPERTY DESCRIPTION:

This beautiful 18-hole golf course in Southern Illinois has so much potential. Stone Creek Golf course is one of the nicest golf courses in Southern Illinois and is looking for a new owner! With a list price of only \$895,000 this is a steal! If you break everything down, land sells for \$4500-\$5500± an acre in this area. So when you take into consideration the miles of concrete cart paths, the price of putting in 18 greens of around \$20,000-\$30,000 each, if not more, the miles of sprinkler system to water the fairways and greens, the cost to build 7 lakes scattered around the property, and the lovely 6,000 sq ft clubhouse, it would cost you \$200-\$250/sq. ft., if not more, to build today. Add in the potential cost for other dirt work and more, I don't have to tell you it would cost you way more to create a beautiful course like this today. The clubhouse has a pro shop, a restaurant with a full kitchen and bar, two offices, and more. The golf course sits right in the middle of a beautiful neighborhood with some of the nicest homes in Southern IL. With Carbondale and Marion, IL, only about 6 miles away, the Southern IL wine trail about 2 miles away, and Shawnee National Forest right down the road with hiking trails, big public lakes, and more, the clubhouse would make a great event center for weddings, parties or possibly VRBO or Airbnb listing. Deer hunting in this area is also some of the best in Southern IL. If you have ever wanted a place you can hunt, fish and golf, this is the place.



## PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals