

36-Hole Turnkey Golf Facility on 294.12 Acres
7453 E 400 S
Marion, IN 46953

\$7,600,000
294± Acres
Grant County



36-Hole Turnkey Golf Facility on 294.12 Acres Marion, IN / Grant County

SUMMARY

Address

7453 E 400 S

City, State Zip

Marion, IN 46953

County

Grant County

Type

Recreational Land, Business Opportunity, Commercial

Latitude / Longitude

40.498646 / -85.53076

Acreage

294

Price

\$7,600,000

Property Website

<https://indianalandandlifestyle.com/property/36-hole-turnkey-golf-facility-on-294-12-acres-grant-indiana/114457/>



36-Hole Turnkey Golf Facility on 294.12 Acres Marion, IN / Grant County

PROPERTY DESCRIPTION

Business Overview

- 36-hole daily fee golf operation, family owned, operated, and expanded since 1970 (55 years).
- Sub S Corporation, registered Indiana domestic for-profit corporation.
- No mortgage on land or buildings.
- Favorable zoning; property taxes assessed via capitalization of income approach.
- Full Indiana Beer and Liquor License with catering permit.
- QuickBooks bookkeeping, Tee-On POS/inventory/online tee-time system, ADP payroll and payroll tax filing - full records available.
- All federal/state tax filings completed by an accredited CPA firm; records available.
- Customer e-mail database of 3,200+ verified addresses.
- Current management team - including a Certified GCSAA Superintendent and 3 Certified Pesticide Applicators - Staff is fully willing to staying with the new buyers.
- Active member: NGCOA / INGCOA / NFIB / GCSAA.

Real Estate & Facilities

- 294.12 acres, 36 regulation holes across two adjacent 18-hole courses connected by cart path, each with its own clubhouse and practice putting green.
- Historic two-story brick clubhouse on the National Register of Historic Places - restored, previously used as a second clubhouse, convertible to a residence; includes heat pump, additional restrooms, large parking lot, and cart/equipment storage.
- Main clubhouse with cart storage, large concrete parking lot, pro shop, snack/beverage bar, restrooms, and geothermal heat pump.
- 4-bedroom / 2-bath residence with basement and geothermal heat pump.
- Propane-heated maintenance building plus a separate cart and equipment storage building.
- 13-acre lighted driving range: range building with 11 covered hitting bays, restrooms, storage, office, and outing seating area (eight 6-ft round banquet tables, 50 folding chairs); practice sand trap and putting green; 500+ dozen new range balls added summer 2024.
- Additional 9-hole "Kids Klub" course (329 yards, 8" cups) designed for ages ten and under.
- On-course restroom/rain shelter on the Walnut Creek course.
- Approximately 1 mile of road frontage.
- Fiber-optic and wireless internet at both clubhouses, the residence, driving range pavilion, and maintenance building.

Equipment & Systems

- Full list of items included in sale is available under Documents
- Full operational equipment fleet on-site: twenty 2021 and twenty 2023 Yamaha gas carts, purchased new and always garaged, plus twelve additional older carts maintained and used as needed.
- Complete mowing and maintenance equipment inventory.
- Irrigation system with pumps and on-course computer controls (new drives installed 2017).
- RainBird CirrusPRO Irrigation System - automation and integration across both Walnut Creek and Club Run courses completed spring 2026.
- Diesel and gasoline double-wall storage tanks and pumps in place.
- Chemicals stored in a dedicated, labeled building; full grounds management program with equipment, chemical, and fertilizer inventory records.
- Custom Gallus Golf App with GPS, course information, and scoring.
- Complete pro shop with inventory negotiable.

Water & Environmental

- No water restrictions on the property; irrigation drawn from a natural aquifer via the on-site gravel pit on the Walnut Creek course. Annual EPA report filed for water withdrawal.
- Wells tested quarterly for water quality.

- No chemical spills or history of EPA problems.
- City water and sewer available less than 2 miles away, at Marion Health Hospital.

Location & Market Drivers

- Grant County, IN - 7453 E 400 S, Marion, IN 46953 (Parcel ID 27-08-29-300-011.000-020).
- Within 2 miles of Interstate 69, Exit 259; 59 miles north of Indianapolis, 43 miles south of Fort Wayne.
- Five state-permitted advertising billboards on I-69 and SR 22/35 (north- and southbound readers); ground leases with Indiana Logo Sign Group for Mainline, Ramp, and Trailblazer signage.
- New Marion Health Hospital and a Lutheran Orthopedic Center within 2 miles; Parkview Hospital announced (May 2025) a new facility less than 5 miles from the property.
- Gas City Business/Industrial Park under construction within 3 miles.
- Gas City (nearest municipality, 4 miles) ranked #4 statewide in home value appreciation - 12.6% annual increase in median home values (announced June 2025).
- Three hotels and nine restaurants/fast-food operations within 2 miles (two added in the last 2 years).
- Campground directly across from the golf course entrance, currently undergoing upgrades - new shower facilities, clubhouse, campsites, and cabins.
- Indiana Wesleyan University and Taylor University both within 10 miles.
- Hoosier Park Racetrack and Casino 35 miles south via I-69.
- A large share of current play draws from Indianapolis and Fort Wayne, demonstrating reach across a large geographic area.
- LIV Golf debuted in Central Indiana in Westfield (60 miles south) in August 2025 and returned in 2026.

Recognition

- Golf Digest 4-Star rating.
- Featured on the cover of "Golf Business" magazine; featured articles in "Midwest Living" magazine.
- Management invited as speaker at the NGCOA conference in Pinehurst, N.C.; runner-up finalist for NGCOA National Course of the Year.
- Voted Grant County's Greatest Golf Course, 2024 and 2025.
- Course ratings updated September 2025 by the Indiana Golf Association.

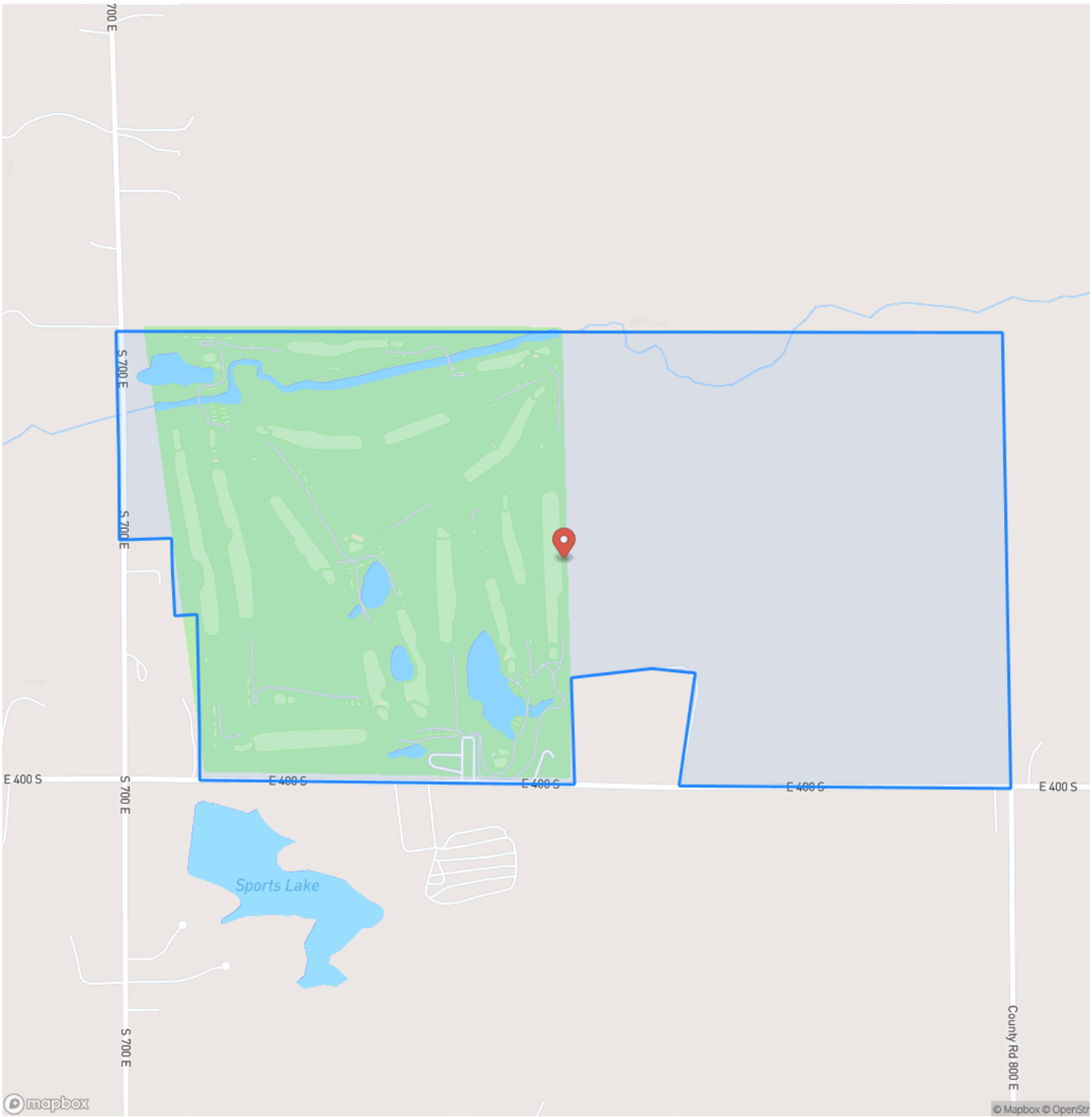
Financials

- Detailed financial performance (revenue, NOI/cash flow) available to qualified, pre-vetted buyers upon execution of a non-disclosure agreement.
- Please Contact Chad Renbarger @ [317-418-7712](tel:317-418-7712) for more information.

36-Hole Turnkey Golf Facility on 294.12 Acres
Marion, IN / Grant County

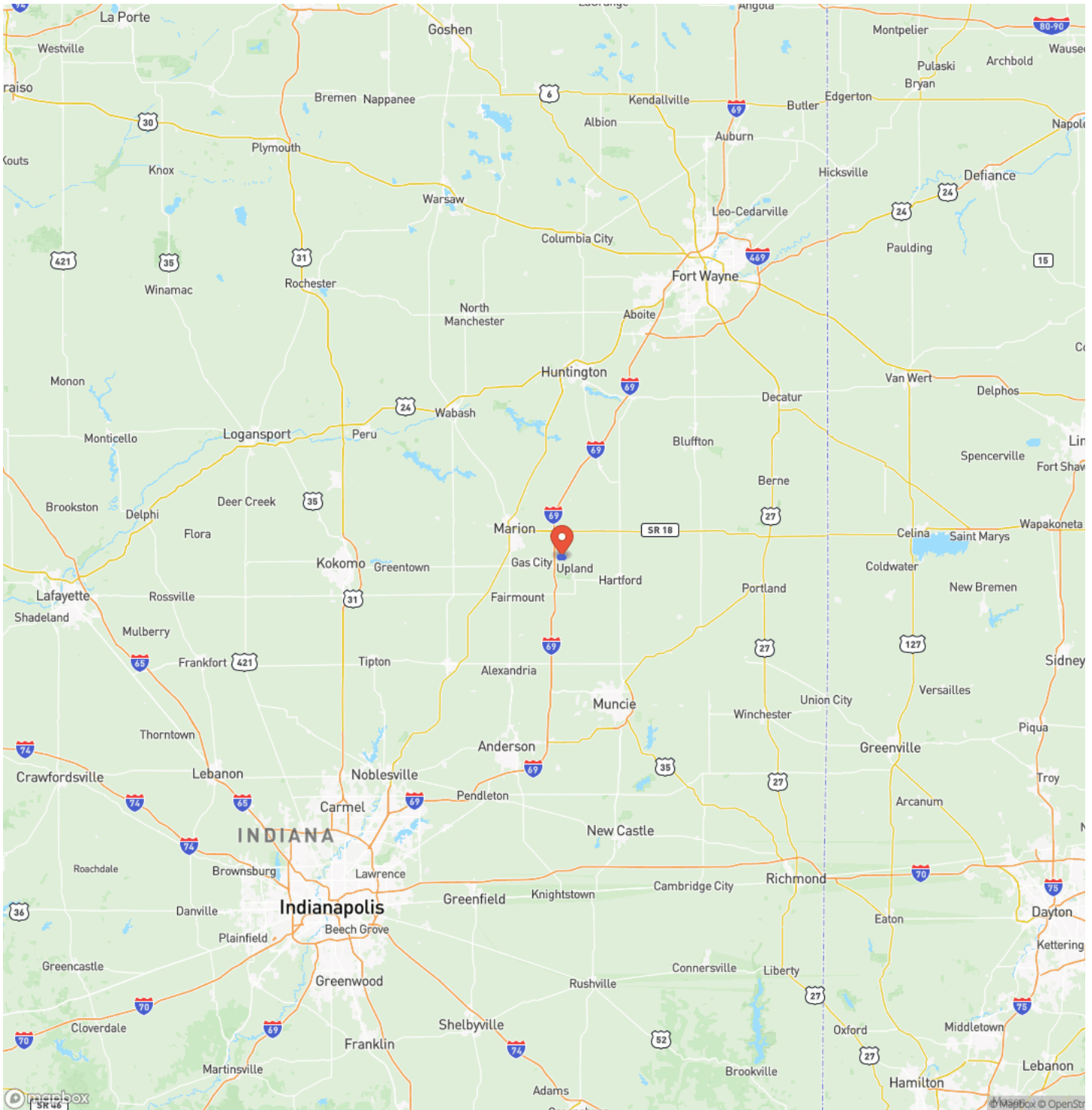


Locator Map



36-Hole Turnkey Golf Facility on 294.12 Acres
Marion, IN / Grant County

Locator Map



Satellite Map



36-Hole Turnkey Golf Facility on 294.12 Acres Marion, IN / Grant County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chad Renbarger

Mobile

(317) 597-2352

Office

(317) 597-2352

Email

crenbarger@mossyoakproperties.com

Address

10925 Edgewood Dr

City / State / Zip

Fortville, IN 46040

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Indiana Land and Lifestyle
2449 E State Road 163
Clinton, IN 47842
(765) 505-4155
<https://indianalandandlifestyle.com/>
