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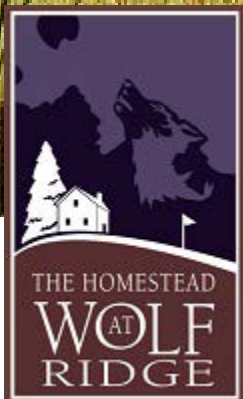
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FOR SALE | GOLF COURSE ASSET SALE



Asking Price: **\$2,399,000**

THE HOMESTEAD AT WOLF RIDGE
214 STONE CHURCH ROAD, KILLALOE, ONTARIO



**Colliers International
Niagara Ltd., Brokerage**

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The Offering

Located on Highway 60 just west of Killaloe, this public 18-hole par 72 golf course is one of Upper Ottawa Valley's newest courses. Resting on 220 acres of rolling farmland, the course features 4 sets of tees for different skill levels stretching from 5,050 to 6,703 yards and a slope rating (range) of 117 to 128. The facility offers a driving range, Golf Academy, teaching pro, cart & club rentals, a licensed club house with patio, and an impressive 300 person event tent.

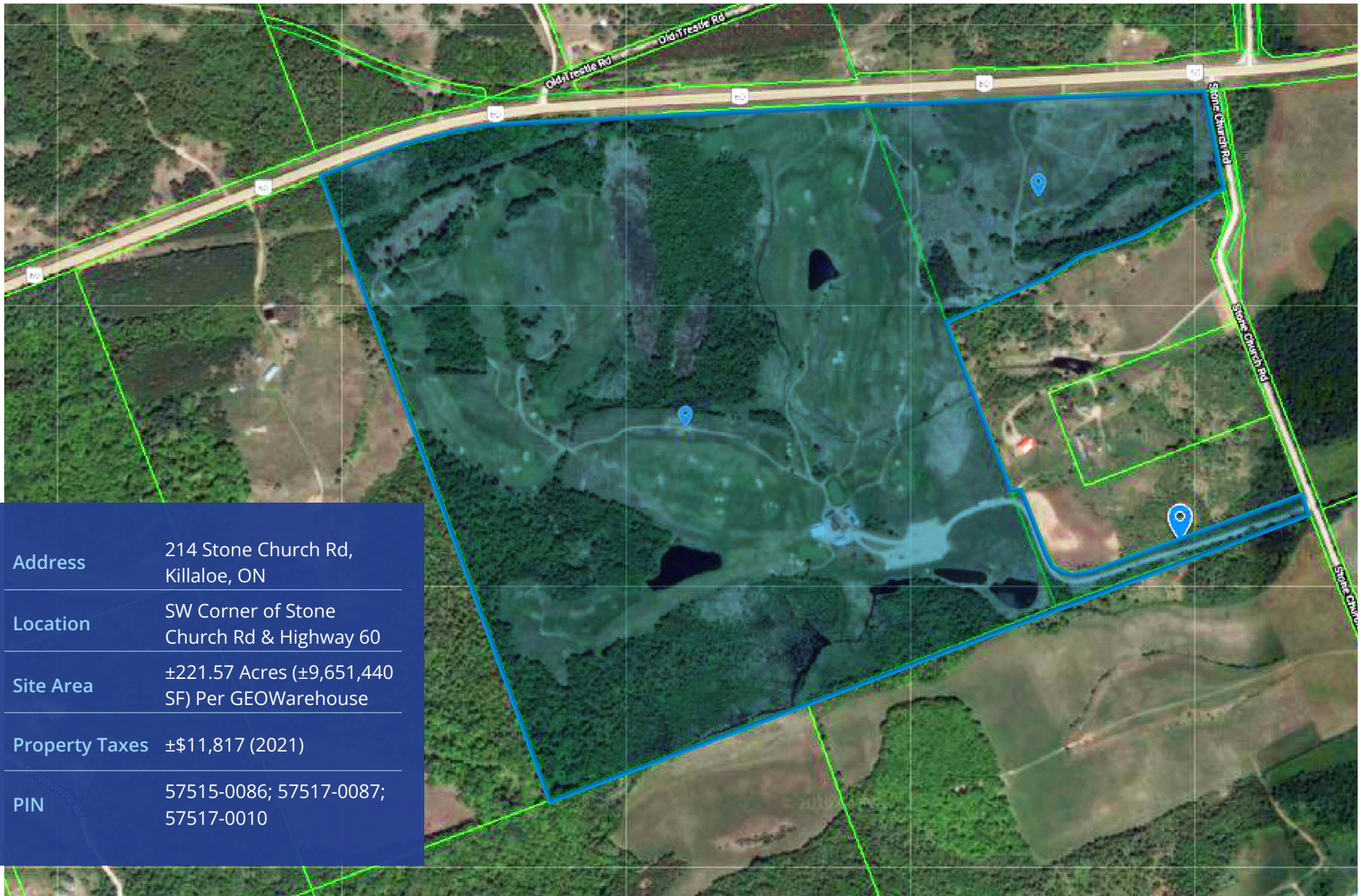
Location

The Homestead at Wolf Ridge | 214 Stone Church Rd, Killaloe, ON

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Address	214 Stone Church Rd, Killaloe, ON
Location	SW Corner of Stone Church Rd & Highway 60
Site Area	±221.57 Acres (±9,651,440 SF) Per GEOWarehouse
Property Taxes	±\$11,817 (2021)
PIN	57515-0086; 57517-0087; 57517-0010

Distance Away

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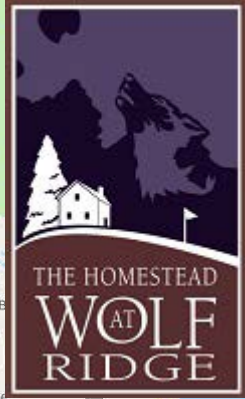
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Population Centre	Distance±	Population 2016
Renfrew	56 kms	8,152
Cobden	58 kms	7,009
Petawawa	67 kms	17,187
McNab/ Braeside**	93 kms	7,178
Arnprior	106 kms	10,426
Kanata	148 kms	117,304
Nepean*	166 kms	119,110
Ottawa-Gatineau	175 kms	989,567
Kinburn	220 kms	7,576
Kingston	222 kms	117,160
Montreal, QC	366 kms	3,519,595
Toronto	324 kms	5,429,524
New York (USA)	240 kms	

**Federal electoral district. ** Census subdivision.*
 Source: 2016 Census; Google Maps





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The Golf Course

The Homestead at Wolf Ridge | 214 Stone Church Rd, Killaloe, ON

- Opened in 2003.
- Designed by the architect firm of RF Moote & Associates, Homestead is the newest 18-hole course in the Upper Ottawa Valley.
- The course is irrigated by the fully automated Rain Bird system.
- Water is pumped via storage ponds supplied from two drilled wells and Coles Creek.
- Potable water for clubhouse is supplied via drilled well with commercial-size septic system in place.
- Although walkable, this well-maintained course has several holes with some challenging topography providing scenic views.

STAY & PLAY PACKAGES

The Homestead at Wolf Ridge has partnered with local accommodations providers located within minutes of the course to offer a Stay and Play golf package.



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Green Fees & Cart Fees

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2022 SUMMER RATES

(rates subject to change without notice)

	9 HOLES	18 HOLES
Weekday	\$22.00	\$39.00
Weekend	\$30.00	\$45.00
Twilight (after 2pm)	\$22.00	\$33.00
Power Cart/person	\$14.00	\$21.00
Power Cart Twilight (after 2pm)	\$12.00	\$18.00
Pull Cart	\$4.42	\$7.08

SENIORS 60+ WEEKDAY SPECIAL (Mon-Fri)

18 Holes with Half Cart \$44.00+Hst
(Not Valid on Holiday Mondays)



All Prices are in Canadian funds and are subject to HST

2022 Membership Information

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Single	\$1,095
Couple*	\$1,640
Weekday Single	\$995
Weekday Couple*	\$1,500
Junior (Under 18yrs)	\$290
Junior with Parent	\$200
Student (with ID)	\$460
Intermediate (18-30yrs)	\$695
Senior (60+ yrs)	\$1,020
Senior Couple	\$1,540
Weekday Senior	\$920
Weekday Senior Couple*	\$1,440
Family**	\$1,740
Corporate Hole Sponsor	From \$450

SPECIALS AND PASSES

Game Packs

20 x 9-Hole Games \$400

15 x 18-Hole Games \$450

Driving Range Membership

Annual Pass \$325

Cart Passes

20 x 9-Hole Single Cart Rides \$225

15 x 18-Hole Single Cart Rides \$450

Season Cart Pass (Single) \$725

Season Cart Pass (Couple*) \$950



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*Couples Memberships - must have proof of same residency

**Family Memberships - only valid for children 18 and under in Family

Buildings Photos

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Event Tent & Grounds



Clubhouse & Barn



Parking Area



THE CLUBHOUSE & OTHER BUILDINGS

- ±2,000 SF Clubhouse
- The restaurant & bar is licensed for 100 and 30 more on the patio
- The pro shop & patio overlook the first tee area
- The Event Tent holds ±300 patrons
- There is a maintenance building & an additional equipment storage shed
- Ample Parking

Property Entrance

Business Highlights

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- In 2021, there were 23,000 rounds played
- 2022 revenue is on pace to exceed 2021
- There are ±205 members
- 50 leased 2019 Club Car Tempo golf carts
- Full turf equipment package purchased with exception of 2 leases
- Financial data will be provided to qualified buyers upon signing a confidentiality agreement



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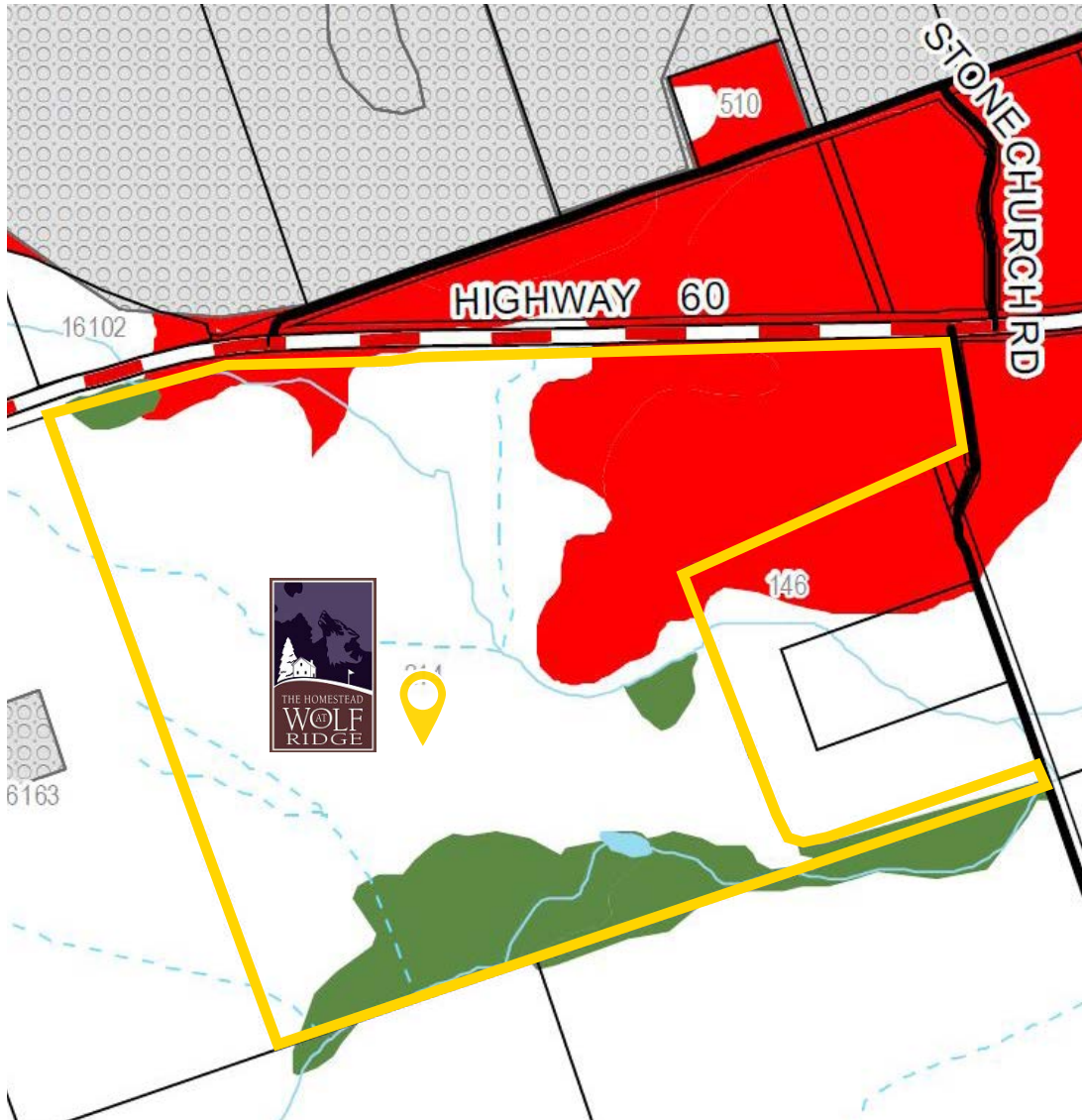
Official Plan


























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 Provincial Highway	 Village Community
 County Road	 Property Parcels
 Municipal Maintained	 Special Policy Exception Areas
 Seasonal Municipal Maintained	 Environmental Protection Area
 Private Road	 Rural
 Crown Road	 Crown Land
 Intermittent Streams and Rivers	 County Forest
 Permanent Streams and Rivers	 Mineral Aggregate
 Lakes and Rivers	 Mining Resource
 At Capacity Lakes	 Agriculture
 Non County Areas	 Active Waste Disposal Site
 Urban Community	 Inactive Waste Disposal Site
 Non-Decision Areas – See Note Below	

 Non-Decision Areas – See Note Below

At the time of approval of OPA 25 no decision was made by MMAH on the lands shown in red. The land use designations for these properties revert to the previously approved designations. With a few exceptions these non-decision areas comprise land use designations that MMAH was proposing to change to either Agriculture or Mineral Aggregate from the land used designations adopted by County Council under OPA 25. The intention is that these areas will be reconsidered at a later date through another Official Plan Amendment once the Provincial Policy Statement is updated.

For more information please contact the County of Renfrew Planning Division at 613-735-3204 or by emailing info@countyofrenfrew.on.ca

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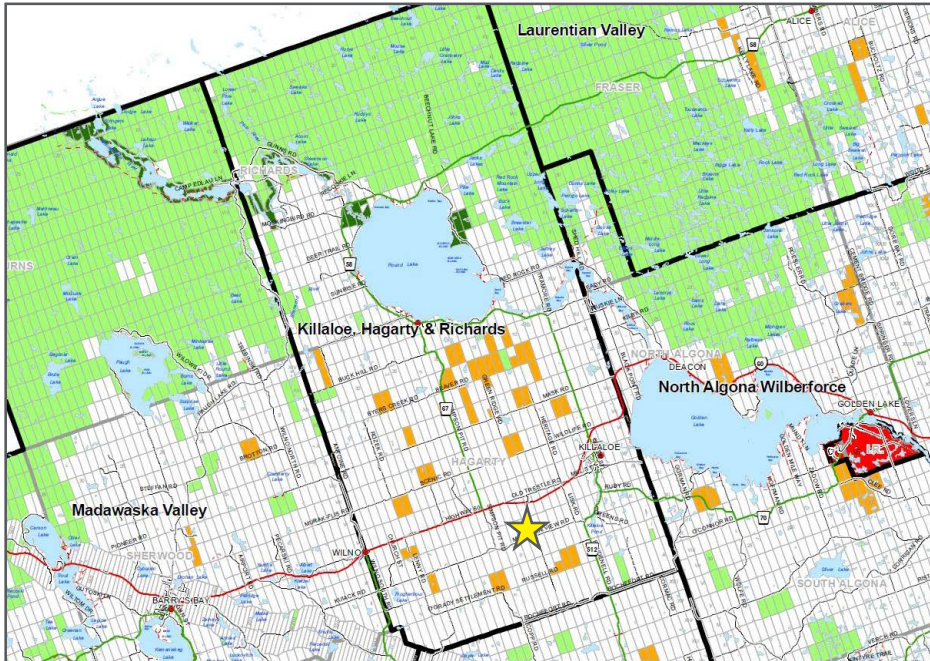
Area Information

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OTTAWA

Founded in 1826 as Bytown and incorporated as Ottawa in 1855, Ottawa is Canada's capital, in the east of southern Ontario, near the city of Montréal and the U.S. border. Sitting on the south bank of the Ottawa River in the eastern part of Southern Ontario bordering Gatineau, Quebec, Ottawa has a metropolitan population of 1,323,783 (2016 census) making it the fourth largest city and fifth largest CMA in Canada. At its centre sits Parliament Hill, with grand Victorian architecture, and museums such as the National Arts Centre and the National Gallery of Canada, with noted collections of indigenous and other Canadian art. The park-lined Rideau Canal is filled with boats in summer and ice-skaters in winter. Ottawa has the highest standard of living in the nation and low unemployment.

RENFREW COUNTY

Renfrew County is located in the heart of the Ottawa Valley, in Eastern Ontario. The County of Renfrew in the Ottawa Valley stretches from Canada's Capital, the City of Ottawa in the east, and along the shores of historic Ottawa River, to the northern tip of Algonquin Park's wilderness in the west.

The County encompasses 17 municipalities and has an area of 7,645.68 sq. kms. The area is rural in nature and is made up of distinct physiographic regions. The County is a composite of diverse segments, one region is an enclave for research efforts with a worldwide reputation, another is a location of industrial enterprises. The Scenery of the area makes this part of Canada unique.

Renfrew County is the largest County in Ontario with over 900 pristine lakes and four major river systems.

TOWNSHIP OF KILLALOE, HAGARTY & RICHARDS

Approximately 153 square miles, the Township of Killaloe, Hagarty & Richards is situated in Eastern Ontario's Renfrew County, 3 kms to the west of Golden Lake. In 2016, the median age of the population of the Township of Killaloe, Hagarty and Richards was noted to be 50, with 2,420 residents- an increase over 2011 population of 0.7%. Officially incorporated on July 1, 2000, as a result of the amalgamation of the former Town of Hagarty and Richards and the former Village of Killaloe, the natural landscape of rich forests, pristine lakes and winding rivers and streams supports a wide range of four season family-oriented activities, such as bird watching, fresh water fishing, snowshoeing, snowmobiling, ice fishing and skiing. The majority of the seasonal properties with cottages belong to residents of the Ottawa area, boosting the summer population.

Golf Advisory Group

www.golfadvisorygroup.ca

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At Colliers Niagara, our team of professionals have the industry experience to work with golf course owners and operators of any size to develop plans to meet the various challenges and to sustain profitability in this competitive economic time.

Our strategic organization of business associates have specific skills to assist your golf course in finding new and productive directions. We offer short term or long term services structured on the custom needs of your course.



Real Estate & Brokerage

Colliers Niagara provides a comprehensive range of brokerage services and value added business advice for various institutions, corporations, and portfolio owners across Canada.



Appraisal & Valuation

Our appraisal and valuation reports are expertly designed to deliver valuable insights into your golf course's fundamentals.



Consulting & Management

Colliers Niagara in-house team of golf personnel are committed to helping golf courses increase profitability through strategic marketing and expense planning.



Management & Receivership

At Colliers Niagara, we have client advisory service professionals that are able to support financial institutions, private lenders and current owners with asset management and/or receivership services.

Golf Advisory Group

www.golfadvisorygroup.ca



Mark Stevens

*Sales Representative, Manager,
Golf Services Division*

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Mark developed his business expertise in the corporate world during the first 13 years of his career with IBM Canada.

His knowledge of the golf business was acquired through his involvement in an array of ventures beginning with his acquisition of Willodell Country Club in Niagara which he owned and managed for 13 years until its successful sale.

Since this time Mark acquired and managed several commercial business sites and has overseen the operation of several golf courses in receivership for its mortgagees. The most recent assignment was a five-year tenure overseeing Rolling Meadows Golf Club in Niagara Falls for Meridian Credit Union which ended with a successful sale.

Mark continues to remain very active as a Golf Course Realtor and Consultant having sold seven courses along with involvement in an extensive list of golf course valuations throughout Ontario.



Dave Fulton

*Sales Representative,
Appraiser*

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Dave is a Licensed Real Estate Sales Representative and Appraisal Institute of Canada (AIC) designated appraiser specialized knowledge of the Canadian golf market.

Dave attended the University of South Florida on a golf scholarship. While attending USF Dave graduated majoring in Business Economics, and was recognized with the Scholar-Athlete award.

In addition to playing on University of South Florida's Golf Team, Dave played competitive junior and amateur golf around the world including the 1999 US Amateur Championship at Pebble Beach Golf Course.

Additionally, Dave has worked with Golf Town Canada expanding his knowledge of the golf industry.



Craig Church

*Golf Advisory Group Appraiser,
Market Analysis*

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Craig is a designated appraiser with the Appraisal Institute of Canada (AACI, P. App) with specialized knowledge of the Canadian golf market.

Craig has completed numerous appraisal assignments for private, semi-private and resort-oriented golf properties across the province. Prior to joining Colliers International Craig worked in a database management role with Golf Canada, with responsibilities including management of the organization's Customer Relationship Management (CRM) system and marketing and event support for both PGA and LPGA Tour events.

The combination of Craig's appraisal knowledge and experience in the Canadian golf industry makes him an invaluable asset to the team.



Todd Crawford

*Broker, Managing Director,
Senior Appraiser*

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Todd is an Accredited AACI Appraiser and Licensed Real Estate Broker. He has over 25 years' experience in Real Estate Sales, Appraisal & Consulting.

Todd has developed specialized knowledge of golf courses within Ontario based on experience with appraisals, selling, and research.

Todd has professional experience in Land Expropriations, Property Appeals and Qualifying as an Expert Witness in Ontario Superior Court.

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\$4.1B

Annual revenue

2B

Square feet managed

17,000+

professionals

\$51B

Assets under management

64

Countries we operate in

53,000

lease/sales transactions

*Statistics are for year-end 2021 and in U.S. dollars. Number of countries include affiliates.

*Sales Representative **Broker ***Broker of Record

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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 64 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients.

For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of \$4.1 billion and more than \$50 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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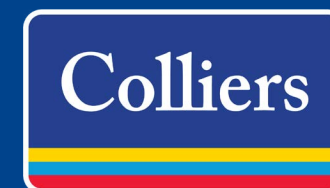
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