



Colliers

For Sale

Rolling Pines Golf & Country Resort

RM of Nipawin, SK MLS®

Kerry Fuchs

Senior Sales Associate

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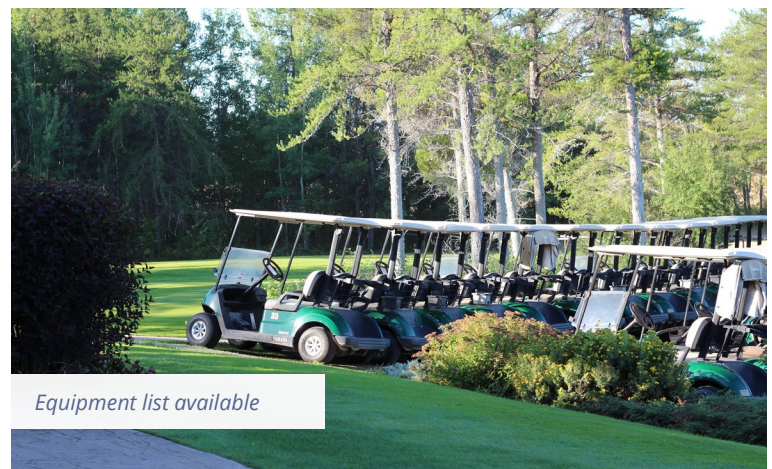
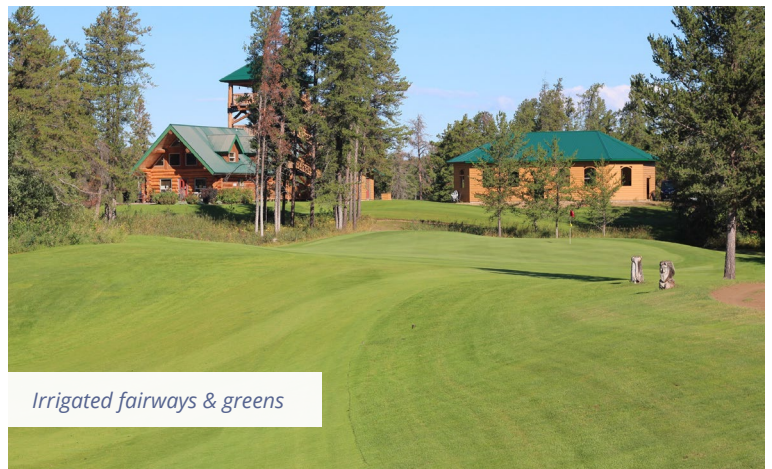
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Property Profile

Rolling Pines Golf & Country Resort

This fully developed nine-hole golf course includes a newer log clubhouse and outbuildings. The 3,300 yard, par 36 regulation course features full irrigation. The sale includes additional agricultural land and a residential development site with five (5) remaining lots.

Building Area	2,560 SF
Site Area	312.31 AC
Zoning	Commercial Other
Parcels	164613270, 164613191, 164613269, 164613258, 164613236, 164613135, 135375497
Possession	TBD
Property Tax	\$10,154.00 (2024)
Asking Price	\$2,899,000.00



Property features

- 1,152 SF log clubhouse with boiler heat
- Merchandise area and kitchen prep area
- 1,120 SF shop
- 144 SF shed
- 1,200 SF multi-level deck tower
- 144 SF pumphouse
- Adjoining residential development site with five (5) unsold lots
- Named one of Saskatchewan's *Top Hidden Gems* by SaskGolfer in 2019



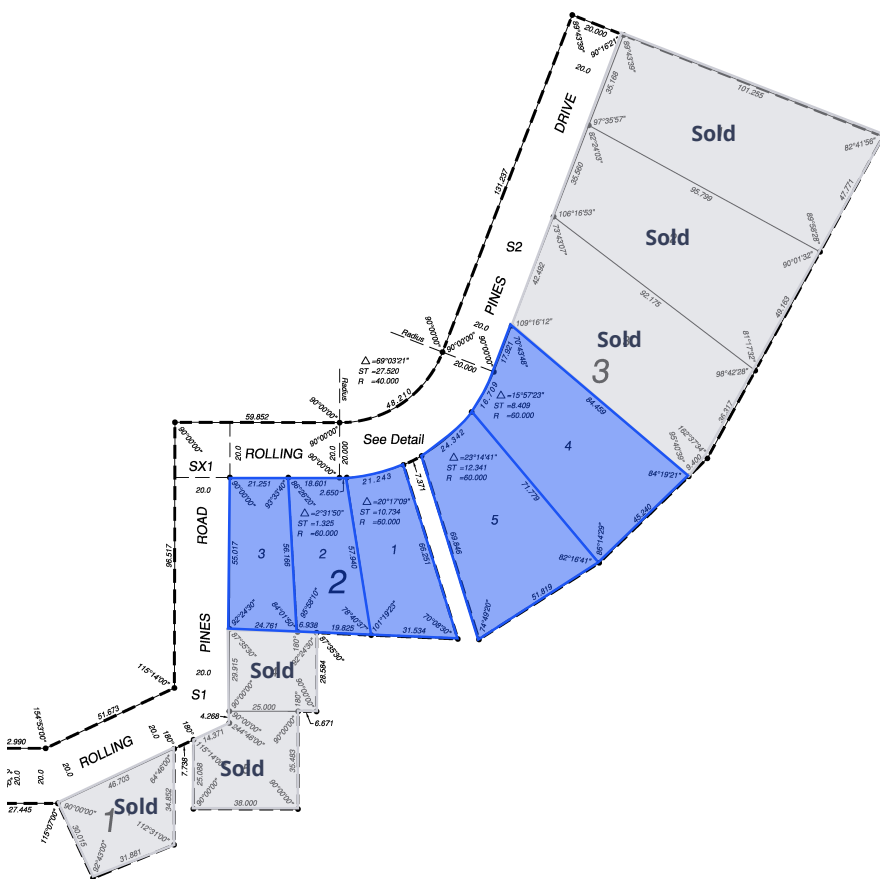
Features

- A full line of maintenance equipment and forty-two (42) rental carts are included
- \pm 3,530 yards for the back nine holes is cleared out and ready for irrigation installation; shaping of tees and greens is 80% complete
- 100 AC of additional agricultural land is included
- Potential buyers to verify all measurements
- Financial informations available with a executed confidentiality agreement

312.31
acres available

Location

Rolling Pines Golf is located halfway between Nipawin and the Resort Village of Tobin Lake. Both locations offer excellent camping facilities, rental cabins, motels and hotels. Tobin Lake offers boating, hunting, hiking and world-class fishing.





Colliers

TOBIN LAKE

Maurice Street
Protected Area

Rolling Pines
Golf and
Country
Resort

Donlands
Provincial
Community
Pasture

← Prince Albert
± 145 km

NIPAWIN Nipawin Rd E

Nipawin
Hospital

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