

LAND AUCTION



54 AC± | 16 TRACTS | SHIAWASSEE CO, MI

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/16/26 AUCTION TIME: 1 PM ET

**AUCTION HELD AT: COMSTOCK INN & CONFERENCE CENTER
300 E MAIN ST, OWOSSO, MI 48867**

Offered at Public Auction: Corunna Hills Golf Course — 54± acres total-42± Acre 9-Hole Course + 15 Proposed Residential Lots

Attention Investors, Developers & Recreation Enthusiasts — After 50+ years of ownership, the owners of Corunna Hills Golf Course are retiring and offering this rare, one-of-a-kind property via public auction. Located in scenic Western Michigan, this property presents entrepreneurial buyers with a blank canvas: continue operations as a golf course, convert to a full-scale recreational facility, or pursue residential development. The only limit is your vision.

Key Highlights & Potential Uses

- Course + Land Package — The sale includes the 9-hole golf course, clubhouse, maintenance and cart shop buildings, and 15 adjacent residential lots.
- Versatile Zoning Potential — Continue golf operations or convert to:
 - Wedding, banquet & event center
 - Outdoor recreation hub (disc golf, trails, fishing ponds)
 - Residential development, senior community, or resort enclave
- Infrastructure In Place — Buildings already built:
 - Clubhouse (2,800± sf) with lounge area seating 50+
 - Cart and equipment storage/maintenance facilities
 - Utilities: fiber-optic service available via Frontier
 - Class C liquor license included in sale price
- Premium Setting — Rolling terrain, mature trees, ponds and scenic fairways make this a standout property with natural beauty.

Course & Facilities Description

- Course Layout: Public 9-hole regulation course, par 36, spanning 2,954 yards (blue tees)
- Rating / Slope: 34.1 / 114 (blue tees)
- Established: 1954 — a classic layout with nostalgic charm
- Facilities / Amenities:
 - Driving range and practice green
 - Well-groomed fairways and greens, maintained for challenge and playability
 - Clubhouse dining/lounge space, cart storage, maintenance bays
 - Utilities to support further development or enhancements

Property Breakdown & Tract Descriptions

- Tract 1: Core Course & Grounds
 - 42± acres of prime, diverse terrain
 - Rolling hills, mature tree lines, water hazards and ponds
 - This tract includes all existing golf course infrastructure and buildings
 - Ideal for course expansion, park conversion, or development core
- Tract 2: Corner Lot
 - 0.44 acres, the widest of the residential parcels
 - Over 127 ft frontage along Ridgeview Drive
 - Fully treed with open vistas of the adjoining acreage
- Tracts 3-16: Buildable Lots
 - Each are 0.51± acres in size
 - Mature trees, gently rolling topography
 - Each lot has 95± ft frontage on Ridgeview Road
 - Ready for single-family homes or custom development
- Location & Infrastructure Benefits
 - Nestled in a pleasant, established neighborhood
 - Served by the Corunna Public School District
 - Fiber-optic internet/data available via Frontier
 - Convenient access to roads and local amenities
 - In Shiawassee County, Michigan (Corunna, MI), with regional visibility and accessibility
- Auction & Sale Information
 - Sale Method: Public auction-Live Auction with Online bidding
 - What's Included: Entire course, clubhouse, maintenance buildings, cart storage, all 15 residential lots

Why This Offering Is Unique

This is a rare auction opportunity to acquire a fully operational golf property and development site with essential infrastructure already in place. Unlike purchasing raw land, this offering includes a clubhouse, utilities, structure flexibility, and a liquor license. Whether you seek to preserve the golfing tradition, repurpose into a mixed-use recreation hub, or build homes in a scenic setting, this is your chance to make your vision a reality.

Taxes:	\$3366 for all acreages
Lease Status:	Open Tenancy
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey Needed?:	No survey needed
Brief Legal:	54± acres pt NW ¼ S29 T7N R3W Shiawassee Co MI
PIDs:	PID for entire farm 026-50-022-000
Lat/Lon:	42.9786, -84.13565
Zip Code:	48817



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (6505388676) | Ronald Strong, Michigan Broker, License # 6505388676 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | William Buckingham, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 517.980.4330

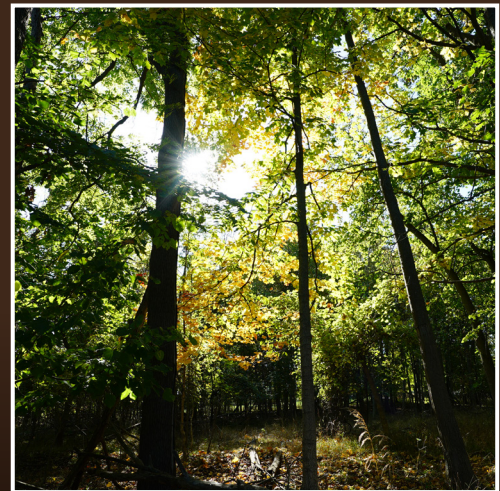


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