

10301 S 600 Rd, Miami, OK 74354

18 Hole Championship Golf Course
with Added 54 Acres Development Land



Resort to Course in minutes! Peoria Ridge Golf Course is a turnkey, revenue-generating public access facility with a championship-caliber 18-hole layout, proven operating history, and a prime residential development angle. Spanning 230± acres in Miami, Oklahoma, this opportunity combines stable golf operations with a shovel-ready development component — all just off the major fairway of U.S. Highway 69 and near the I-44 corridor.

- Whether you’re looking to expand a golf course portfolio, diversify real estate holdings, or tap into the emerging trend of lifestyle golf communities, Peoria Ridge is already making par — with upside potential to eagle.

Added value in local partnership opportunities – *Guests can stay at Buffalo for ‘Resort to Course’ Experience*

- Excellent benefits for members and a myriad of networking opportunities from desk to fairway for members
- Excellent location Interstate 40 to Highway 10 Just 1 Hour Northeast of Tulsa, OK and Southwest of Joplin, MO
- Excellent networking opportunities with Corporate, Casino, Tourism, Family Events
- Over 25 Club and Tournaments throughout the Year
- Golf and Casino Membership opportunities
- Buffalo Run Casino Comedy and Live Music Events

Seamlessly blend golf, entertainment, and hospitality. From corporate retreats to family outings or casino guest packages, partner opportunities allow branding and activation across the course, clubhouse, Topgolf bays, and resort.



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All properties and services are marketed by KW Advantage land in full compliance with equal opportunity laws.



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Executive Summary

[Best Public Golf Courses in Oklahoma 2025 | GolfPass](#)

“Hole 14 is my favorite with a blind approach.”
[Facebook+8GOLFPASS US+8Oklahoma Golf Trail+8](#)

“Great practice area. Nice staff.”
[golfoklahoma.com+718Birdies+7Yelp+7](#)

Yelp: “This course is an incredible value and in wonderful condition...”
[Peoria Ridge Golf Course+3Yelp+3MapQuest+3](#)

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OFFERING MEMORANDUM

Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

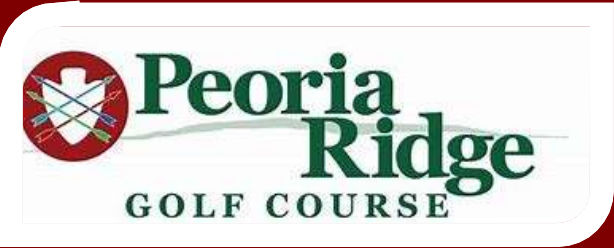
Executive Summary

Sale Price:	\$2,400,000
Lot Size:	247 Acres (193 Golf – 54 Development)
Price/Acre:	\$9,716/acre
Resources	Golf Course on 193 Acres, Clubhouse, Pro Shop, Grill, Banquet Hall, Maintenance Buildings, Home, 54 acres Development Land
Gross Building Area:	Clubhouse (8500sf), Cart Barn (5500sf), Caretaker/Event Home (2080sf), Maintenance Grounds Building (6,000sf), Barn (2635sf), Storage Building (750sf) Wellhouse (1000sf) = Total 25,500 SqFt
Price/SqFt:	\$94.11/SF

Peoria Ridge Golf Course, one of Northeast Oklahoma’s most respected public courses, is now available for acquisition. Located in Miami, OK, this championship 18-hole facility offers a rare opportunity to own a turnkey golf operation with strong community ties, proven revenue, and immediate upside potential.

Operated by the Peoria Tribe of Indians of Oklahoma, Peoria Ridge has built a loyal regional and interstate customer base over the years, thanks to its challenging layout, well-maintained conditions, and friendly, experienced staff. The Tribe also operates Buffalo Run Casino and Resort, Peoria Gaming Center and Joe’s Outback. The tribe’s entire business ecosystem (including the golf course) is estimated to have an annual economic impact of ~\$60 million regionally Club + Resort Business

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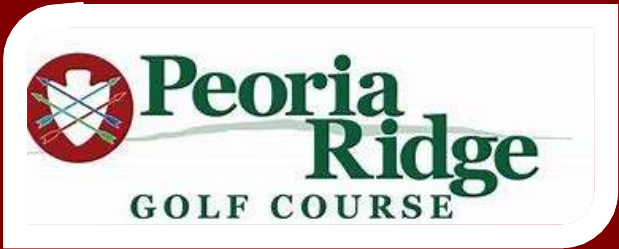


- Located just minutes from **Route 66**, and within 1 hour of Tulsa, Joplin, and Northwest Arkansas
- Proximity to **tribal casinos**, hotels, and growing tourism traffic in the Four-State Region
- High visibility and easy access for travelers and golf tourists

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PROPERTY HIGHLIGHTS

Voted Top 10 Golf Courses in Oklahoma

18-Hole Championship Course

Par 72 – 7,000 yards from the tips with Four Tee boxes per Hole Designed with a balance of playability and challenge for golfers of all levels. Known for pristine fairways, true greens, and consistent pace of play.

Full-Service Clubhouse & Pro Shop

Offers merchandise sales, food & beverage service, event space, and administrative offices.

Driving Range & Practice Facilities

Popular among locals, league players, and instructors.

Loyal Customer Base

Draws both regional regulars and traveling players from Missouri, Arkansas, and Kansas.

Tournaments, Leagues & Clinics

Active schedule of events drives strong seasonal revenue and community engagement.

Strong Operational Team

A veteran golf pro and experienced course maintenance staff ensure consistent quality.

Growth Opportunities

Includes potential expansion of event hosting, new technology integrations, stay-and-play packages, and clubhouse renovations or rebranding.



Clubhouse & Banquet Hall

*54 Acres of Development Land
Future Residential Lots*

17 Acres

20 Acres

The Red Leopard

Peoria Ridge Estates

Peoria Ridge Golf Course

Peoria Ridge GOLF COURSE

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18 Hole Championship Caliber Course by Bland Pittman 2000
 (Par 72 - 6960 Yards) with 5 tee sets
 Driving Range, Practice Greens, Pro Shop, Bar & Grill, Banquet Hall
 245 Acres of Scenic rolling landscape with water features
 ~54 Acres of Luxury Residential Development Land

BRIAN MERZLOCK 208-680-8000
JACOB BARNES 417-389-7780

Hole Layout

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Par: 72 over 18 holes

- Total Yardage by Tee (men's / women's):
- Black: 6,960 yds / Rating 74.1, Slope 127
- Blue: 6,544 yds / Rating 72.9, Slope 122
- White: 6,137 yds / Rating 71.2, Slope 116
- Gold: 5,639 yds / Rating 69.5, Slope 112
- Red: 4,947 yds / Rating 68.7, Slope 119

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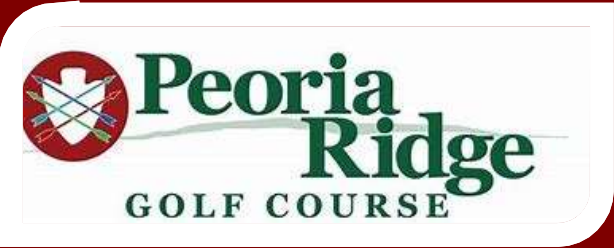
Course Metrics



Hole-by-Hole Breakdown
(Black Tees as Reference)

Hole	Par	Hcp	Black Yards
1	5	13	538
2	4	1	425
3	4	11	397
4	3	7	197
5	4	9	390
6	3	15	198
7	4	17	352
8	5	3	580
9	4	5	439
Out	36		3,516
10	5	2	549
11	3	6	201
12	4	18	363
13	3	12	177
14	4	16	379
15	5	10	543
16	4	8	431
17	4	14	364
18	4	4	437
In	36		3,444
Total	72		6,960





Course Facilities



- Strengths:**
- Amazing Course Design in excellent condition
 - Experienced Pro Manager/PGA Pro
 - Nucleus of Loyal Customers
 - Entertaining Course and Facilities
 - Enthusiastic service-oriented Staff
 - One of the best Golf Courses in the Midwest
 - Better Balance in Inventory
 - Golf Course sale Program
 - Starter/Marshall Program
 - Panoramic Views and Novelty Golf Setting
 - Outdoor Banquet Seating (seating for 130 – 150)
 - Development Land potential with over 50 acres of development land available
 - Excellent conditioned public course near Grand Lake

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The Peoria Ridge Golf Course, encompassing 247 acres and featuring a spacious clubhouse, events center, and maintenance facilities

- Full-Service Clubhouse, Grill, Banquet Room, and Bar
- Merchandise Sales Store
- PGA Professional On-Site
- Annual Rounds ~25,000
- Peak Season April through October
- 275+ Members
- 25 Tournaments & Events
- Excellent Operations, Maintenance, Skilled Staff



Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354



- 1 Parcel – Ottawa County
- APN: 0000-34-028-023-0-015-00
- Owned by Peoria Tribe of Indians of OK
- GIS: 36.86208, -94.81439

- 247 Acres Gross
 - 193 Acres 18-Hole Golf Course
 - 54 Acres Future Development Land
 - Flood Zone Shown with Scenic Creek
-
- Taxable Market Value: \$3,827,650



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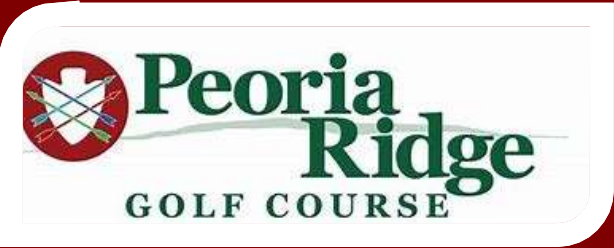
Golf Course Amenities and Facilities



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Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

Clubhouse



Clubhouse Back Dining Patio



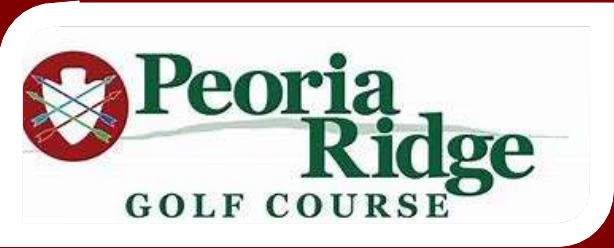
Clubhouse Front Entry

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Clubhouse



Clubhouse Entry



Foyer



Bar & Grill

8,500 SqFt Clubhouse, Banquet Hall (seating 100), Pro Shop, Bar and Grill with additional outdoor patio seating/dining areas



Banquet Hall



Restrooms



Grill and Banquet Hall

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Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

Clubhouse — Pro Shop



Pro Shop



Pro Shop



Pro Shop

Pro Shop and Locker rooms with Restrooms | Outdoor Dining area at Clubhouse



Restroom/Lockers



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Event House and Driving Range (15-20 Stations)



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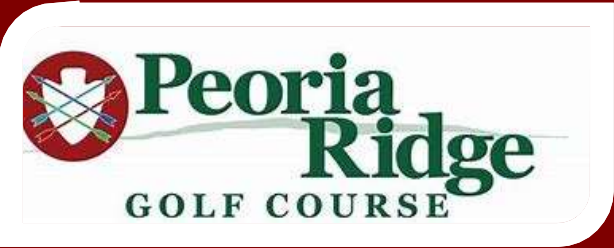


2,080 SqFt Event House or Caretaker Home with Driving Range and Cart Fleet of 66 Carts



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Car Barn (Cart individual charging stations)



50x100 (5,000 SqFt) Cart Barn with Fleet of 66 Carts



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Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

Car Barn (Cart individual charging stations)



50x100 Cart Bart with Fleet of 66 Carts and Delta-Q QuiQ OEM Specific Charging Stations



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Maintenance and Groundskeeping Facilities



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60x100 Grounds Maintenance Building (6,000 SqFt)



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Maintenance Buildings and Groundskeeping Facilities



Quonset Barn 31x85 (2,635 SqFt) with Iconic Logo on Barn, 750 SqFt Storage Building, and 100 SqFt Water Wellhouse



Maintenance and Groundskeeping Facilities



Peoria Ridge Golf Course – Premier Championship Course

Resort-Adjacent Opportunity

Peoria Ridge Golf Course offers a rare opportunity to acquire a thriving, turnkey championship golf destination strategically located in the heart of Northeast Oklahoma. This meticulously maintained 18-hole course is supported by a robust business infrastructure and a loyal, growing customer base of over **25,000 annual rounds played**, including **25+ tournaments** and **50+ seasonal events** from April through October.

Anchoring the property is an impressive **8,500 sq ft clubhouse** featuring a full-service **bar and grill**, **pro shop**, and a flexible **banquet/event hall** ideal for private events, corporate functions, and community gatherings. The course is professionally supported by **over 10,000 sq ft of maintenance and groundskeeping facilities**, ensuring first-class conditions throughout the season. A **5,500 sq ft (55x100)** cart barn houses a **fleet of 66 well-maintained golf carts**, enabling high-volume play and streamlined tournament operations. The course’s design and flow are optimized for daily play and competitive events alike. Powerful location—just minutes from three popular casino resorts, with hotel-to-fairway convenience attracting tourists, groups, and regional players alike. The property sits at a **crossroads of commerce and leisure, drawing from Bentonville, AR; Tulsa, OK; and Joplin, MO—each within an hour’s drive—and only 30 minutes to Grand Lake, a major recreation destination.** Peoria Ridge is uniquely positioned for those looking to tap into the **\$60M+ annual golf** and tourism economy of Northeast Oklahoma. Whether you're expanding a golf portfolio or entering the market, this is a standout opportunity to build on an already thriving foundation.

Detailed financials are available. Please contact Jacob Barnes or Brian Merzlock for access to the confidential data room upon receipt of a signed NDA.

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Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

Tournament and Event Schedule

Voted Top 10 Golf Courses in Oklahoma



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Booking Events:

Our Professional Team at Peoria Ridge Golf Course is committed to the success of your event. From the planning, implementation and final wrap-up, we are here to serve you. We offer a variety of complete hassle-free event packages to choose from or we will customize one to fit your specific needs.

If you are interested in scheduling your corporate outing at Peoria Ridge, call 918.542.7676. You can also fill out the form to the right to request more information, and we will get in touch with you as soon as possible.

Clubhouse Bar & Grill:

To compliment our relaxed atmosphere at Peoria Ridge, we have a full-service bar with all the snacks, sandwiches, hot dogs, drinks, and beer to keep you satisfied while playing our championship course.

2025 Tournament Calendar

Saturday, May 31 st	PRGC Two-man Rd #1
Sunday, June 1 st	
Friday, June 6 th	PRGC Two-man Rd #2
Saturday, June 7 th	NEO Baseball
Saturday, June 14 th	Wyandotte Youth Wrestling
Friday, June 20 th	Sandblasters Tournament
Saturday, June 21 st	OK 8-Man Football
Tuesday, June 24 th	3-Club Challenge*
	Senior Shootout #4
Saturday, July 19 th	
Thursday, July 24 th	Member Putting Championship*
Tuesday, July 29 th	Couples Nine & Dine
	Senior Shootout #5
Friday, August 1 st	
Saturday, August 9 th	Miami WarDogs Booster
Sunday, August 10 th	PRGC 3-Man Rd #1
Monday, August 25 th	PRGC 3-Man Rd #2
Tuesday, August 26 th	Monday Night League Ends
	Senior Shootout #6
Monday, September 8 th	
Saturday, September 13 th	J & M Farms
Saturday, September 20 th	Fairland Lions Club
Sunday, September 21 st	Club Championship Rd #1*
Tuesday, September 30 th	Club Championship Rd #2*
	Senior Shootout #7
Saturday, October 4 th	
Sunday, October 5 th	Dudley Cup Rd #1
Tuesday, October 7 th	Dudley Cup Rd #2
Thursday, October 22 nd	Fall Greens Maintenance – Course Closes
Revenge) *	Sinister Super (Superintendent's
Tuesday, October 28 th	
* PRGC Member Events, USGA Active GHIN # Required	Senior Shootout #8



Clubhouse Bar & Grill Menu

SANDWICHES

ALL ITEMS SERVED WITH:
FRIES, TATER TOTS, OR CHIPS

BREAD OPTIONS:
RYE, TEXAS TOAST, OR HOAGIE ROLL

BLT SANDWICH - \$9
Bacon, Lettuce, Tomato

CHICKEN STRIP BASKET - \$10
[3] Crispy Fried Chicken Tenders

TURKEY SANDWICH - \$10
House Smoked Turkey Breast, Choice of Cheese, Lettuce, Tomato, Onion, Pickle

HAM SANDWICH - \$10
Shaved Black Forest Ham, Choice of Cheese, Lettuce, Tomato, Onion, Pickle

BACON CHEESEBURGER - \$12
Applewood Bacon, Beef Patty [52 add patty], Choice of Cheese, Lettuce, Tomato, Onion, Pickle

CHICKEN SANDWICH - \$12
Hand breaded (Fried) or Garlic Marinated Chicken Breast (Grilled), Choice of Cheese, Lettuce, Tomato, Pickle

CLUB SANDWICH - \$12
Served Hot or Cold, Ham, Bacon, Turkey, American Cheese, Swiss Cheese, Lettuce, Tomato

HOT BEEF SANDWICH - \$12
Thinly Sliced Roast Beef, Choice of Cheese, Caramelized Onions, Au Jus

PATTY MELT - \$12
Beef Patty, Choice of Cheese, Grilled Onions

QUICK BITES

BOWL OF CHILI - \$4

SEASONED FRIES OR TOTS - \$4

HABANERO CHEESE CURDS - \$6

HOT DOG - \$6

FRIED MUSHROOMS - \$7

CHILI DOG - \$8
Topped with Shredded Cheese and Diced Onion

MOZZARELLA CHEESE STICKS (7) - \$8

GRAB & GO

CHEF SALAD - \$8

GRILLED CHICKEN CAESAR SALAD - \$8

HAM SANDWICH - \$8

TURKEY SANDWICH - \$8



OFFERING MEMORANDUM

Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

18 Hole Championship Golf Course
Aerial View to Southeast



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Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

18 Hole Championship Golf Course
Aerial View to Northeast



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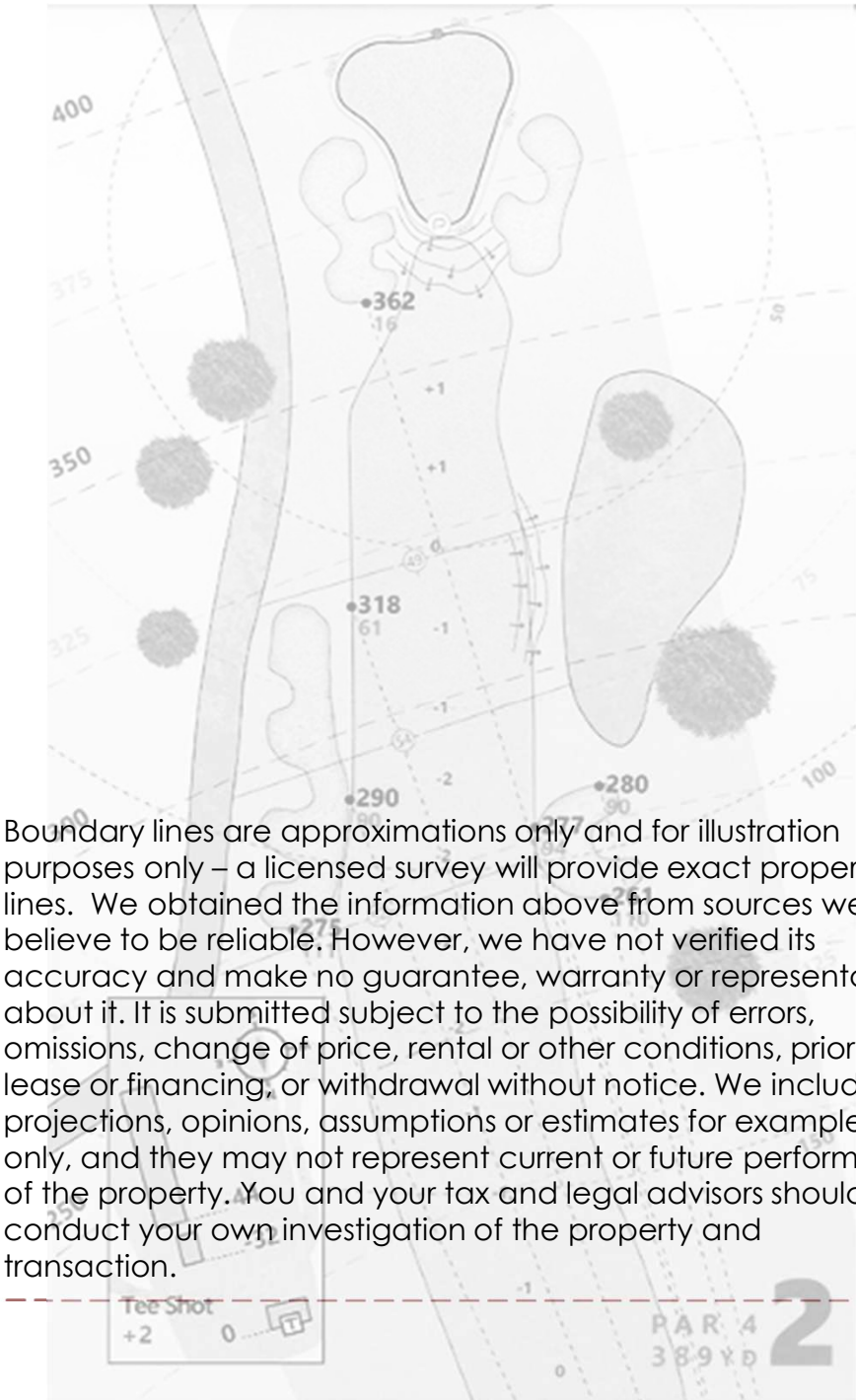
Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

18 Hole Championship Golf Course
View to South



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Financials —

\$850,000 - \$1,132,000	Gross Income per Year
25,000+	Rounds Per Year
125+	Corporate Members
80+	Families
40+	Individual Members
25+	Public Member
20+	Out of Town Members
5+	Tribal Members

Detailed financials are available. Please contact Jacob Barnes or Brian Merzlock for access to the confidential data room upon receipt of a signed NDA.

Current Rates with Cart
Regular Rate \$45 | Mon-Thu
Weekend Rate \$55 | Fri-Sun
Range Bucket \$7
**We currently do not offer 9 Hole Rates*

Senior Rates
Regular Rate \$35 | Mon-Thu
Weekend Rate \$45 | Fri-Sun
**Does not apply on any federal holiday*

Junior Rates
\$25 w/cart | Mon-Thu
\$35 w/ cart | Fri-Sun
**Must be 16 years or older to operate golf cart*

Military Rates
\$35 w/ cart | Mon-Thu
\$45 w/ cart | Fri-Sun

Twilight Rates (Starts at 4pm)
Monday - Thursday
\$25 w/ cart
Friday - Sunday
\$35 w/ cart

Hours of Operation
Current Hours
Pro Shop | 8:00am - 9:00pm
Clubhouse Bar & Grill | 11:00am - 9:00pm

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Golf Course Sales in Region



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Comparable Sale Data



RECENT GOLF COURSE SALES IN THE MIDWEST (23 sales in previous 5 years):						
# of Sales	Average Days on Market	Average Land Area	Average SqFt Clubhouse	Average Sale \$/Acre	Average Sale \$/SqFt	Average Sale Price
23	277	163 Acs	13,392 SqFt	\$12,298/acre	\$133	\$1,953,000
Peoria Ridge Golf Course		246 Acres	25,500 SqFt	\$9,715/acre	\$94.11	\$2,400,000

The analysis examined 23 golf course sales over the past five years (since 2020). Of these, 16 sales included confirmed sales prices, while the remaining 7 closed without complete sales data. Peoria Ridge Golf Course offers over 80 Additional acres of land and over 12,000SqFt more than the average golf course at a price of \$94/sqft compared to average sales price at \$133/sqft across the Midwest Region.

Among the 16 recorded sales, the **average sales price** was **\$1,953,000**. The median price is particularly relevant to this study as it provides a more accurate reflection of the typical transaction, minimizing the impact of outliers.

The **median days on market**—from initial listing to closing—was **224 days**, with an **average** of **277 days**. Sale prices were typically between **78.7% and 83.72% of the original asking price** (source: Costar.com).

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Recent Golf Course Sales Data



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1101 Sugar Creek Rd - Big Sugar Golf Club
Pea Ridge, AR 72751 (Benton County) - Outlying Benton County Submarket

★★★★☆
Sports & Entertainment

Active	342 Days on Market	Asking Price	\$4,000,000 (\$200.00/SF)
RBA	20,000 SF	Land Area	189.00 AC/8,232,840 SF
Parcel Numbers	13-00129-008 +11	Sale Conditions	Business Value Included



4770 FM 84
Denison, TX 75020 (Grayson County) - Texas East Area Submarket

★★★★☆
Sports & Entertainment

Sold	6/11/2021	Sale Price	\$2,650,000 (\$200.76/SF)
RBA	13,200 SF	Price Status	Confirmed
Built	1924	Land Area	218.00 AC/9,496,080 SF
Sale Comp Status	Research Complete	Sale Comp ID	5545657
Parcel Numbers	0470737003 +4		



119 Stoneybrook Rd - Stoneybrook Golf Course & Residential Comm
Columbia, TN 38401 (Maury County) - Maury County Submarket

★★★★☆
Sports & Entertainment

Sold	8/31/2021	Sale Price	\$2,500,000 (\$806.45/SF)
RBA	3,100 SF	Price Status	Confirmed
Built	1999	Land Area	184.00 AC/8,015,040 SF
Sale Comp Status	Research Complete	Sale Comp ID	5659876
Parcel Numbers	124-001.00		



359 County Road 5021 - Woodland Hills Golf Club
Nacogdoches, TX 75964 (Nacogdoches County) - Texas East Area Submarket

★★★★☆
Sports & Entertainment

Active	2 Days on Market	Asking Price	\$2,500,000 (\$674.40/SF)
RBA	3,707 SF	Built	1980
Land Area	244.10 AC/10,633,010 SF	Parcel Numbers	13817



800 Gordon Rd
Claremore, OK 74019 (Rogers County) - Rogers County Submarket

★★★★☆
Sports & Entertainment

Sold	1/23/2022	Sale Price	\$1,300,000 (\$433.33/SF)
RBA	3,000 SF	Price Status	Full Value
Built	1970	Land Area	80.00 AC/3,484,800 SF
Sale Comp Status	Research Complete	Sale Comp ID	5900375
Parcel Numbers	660027750		



4301 Border Ave
Muskogee, OK 74401 (Muskogee County) - Muskogee County Submarket

★★★★☆
Sports & Entertainment

Sold	9/11/2024	Sale Price	\$1,250,000 (\$108.49/SF)
RBA	11,522 SF	Price Status	Full Value
Built	1980	Land Area	140.37 AC/6,114,517 SF
Sale Comp Status	Research Complete	Sale Comp ID	6855757
Parcel Numbers	31895	Sale Conditions	Redevelopment Project





Miami, Oklahoma, located in the scenic northeast corner of the state, blends small-town charm with a dynamic and evolving community. Originally established in the early 1900s as a mining town, Miami’s roots are deeply tied to the lead and zinc industries that once fueled its early growth. Though the mining era has passed, the city has successfully reinvented itself as a regional hub for manufacturing, education, and services.

Nestled within the Ozark Plateau, Miami boasts a beautiful landscape of rolling hills and winding waterways. The Neosho River runs through the heart of the city, offering residents and visitors alike opportunities for fishing, boating, and outdoor recreation. This natural backdrop fosters a lifestyle rich in community engagement and appreciation for the outdoors.

Economically, Miami has embraced diversification. The presence of multiple manufacturing facilities and institutions like Northeastern Oklahoma A&M College strengthen its economic foundation. Tourism also plays a vital role, driven by the city’s Native American heritage, historic Route 66 landmarks, and cultural attractions such as the renowned Coleman Theater and the Route 66 Vintage Iron Motorcycle Museum.

Region Demographics

Miami, Oklahoma, is a northeast city in the northeastern corner of the state, offering proximity to several larger cities within a reasonable driving distance. It's located on U.S. Highway 69. The nearest major cities to Miami, OK, include Tulsa, Oklahoma, Springfield, Missouri, and Joplin, Missouri.

•**Tulsa, Oklahoma:** Located roughly 90 miles (about a 1.5-hour drive) southwest of Miami, Tulsa is the closest major metropolitan area.

•**Springfield, Missouri:** Situated about 110 miles (approximately a 2-hour drive) northeast of Miami.

•**Joplin, Missouri:** A little over an hour's drive northeast (about 60 miles).

City	Population
Tulsa, OK	1,059,803
Springfield MO	172,786
Joplin, MO	52,518

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

Demographics Map



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25101 East 71st St S, Broken Arrow, OK 74014

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Demographic Metric	Miami, OK (City Limits)	30-Mile Radius	60-Mile Radius
Population	~12,800	~72,000	~1,100,000 (within economic influence zone)
Median Age	~36.7 years	~39.5 years	~37.8 years (regional average)
Households	~5,300	~28,000	~410,000+ households (estimated)
Median Household Income	~\$42,000	~\$48,000	~\$58,000–\$68,000
Homeownership Rate	~60%	~68%	~64% (regional average)
Education (HS or Higher)	~85%	~87%	~89%
Major Economic Drivers	Education, healthcare, tribal gov't, casinos, manufacturing	Grand Lake tourism, tribal enterprises, agriculture, light industry	Retail, healthcare, education, logistics, Walmart HQ, manufacturing
Tourism Draws	Route 66, local casinos, Peoria Ridge Golf Course	Grand Lake, local events, casino resorts	Grand Lake, regional events, concerts, corporate tourism
Key Cities/Towns	Miami	Vinita, Grove, Afton, Wyandotte, Fairland	Joplin, Bentonville, Rogers, Claremore, NE Tulsa suburbs
Drive Time to Major Metros	–	30–45 minutes	60 minutes to Tulsa, Bentonville, Joplin
Lifestyle & Culture	Small-town, tribal heritage, family-oriented	Lake life, outdoor recreation, resort/casino traffic	Suburban growth, corporate influence, cultural venues



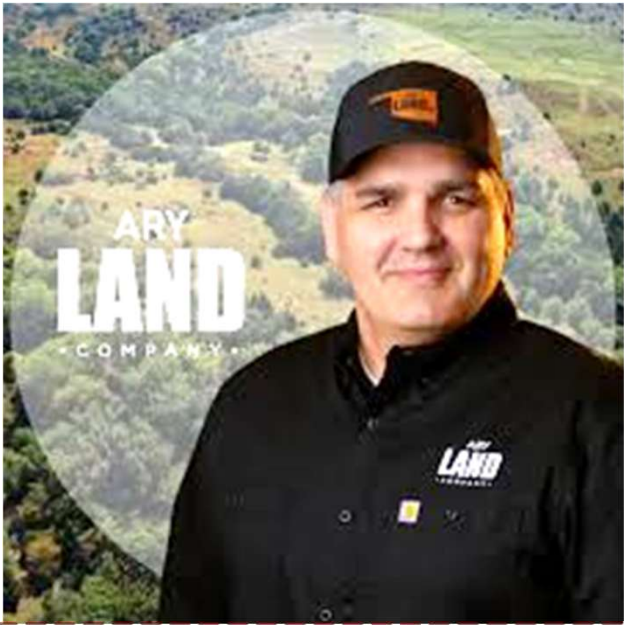
Agent Profiles



Jacob Barnes

Jacob and his wife Katie live in Seneca, MO with their son, Tucker. Raised on a working farm in Southwest Missouri, Jacob developed a deep passion for the outdoors, which led him to earn a Bachelor's Degree in Field & Environmental Biology from Pittsburg State University. He has volunteered with the USFWS, helping rear Rainbow Trout for stocking in Lake Taneycomo. Jacob transitioned from his role as Business Manager at Arrow Express Inc. to become a full-time Land Agent for Ary Land Co. He aims to use his knowledge of land and environmental factors to provide professional, stress-free service to clients. Jacob is eager to learn about clients' land stories or dreams and is always available to discuss land transactions.

Jacob@AryLandCo.com
417-389-7780



Brian Merzlock

My life experience has yielded over 25 years of experience in real estate acquisition and disposition, ranging from houses to high-rises. I grew up on a ranch and have a deep love for the outdoors - what a blessing it is to walk daily on this big blue marble we call Earth! I graduated from the University of Nevada Las Vegas with a master's in architecture and have been a Real Estate Appraiser for 15 years. I thoroughly enjoy working with sellers and buyers to secure solid real estate investments for their future - I've had the privilege of selling properties for Halliburton, Exxon, QuikTrip, and many other Fortune 500 companies. With 4 sons, I cherish family time and indulge in backcountry trekking, hiking, and attempting fishing whenever possible. I would be delighted to collaborate with you on your next real estate transaction!

Brian@AryLandCo.com
208-680-8000

OFFERING MEMORANDUM

Peoria Ridge Golf Course - 10301 S 600 Rd, Miami, OK 74354

Set up a Tour Today — Contact Jacob or Brian for a Site Tour



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25101 East 71st St S, Broken Arrow, OK 74014

10301 S 600 Rd, Miami, Ottawa County, Northeast Oklahoma, USA

Peoria Ridge GOLF COURSE

Presented by
BRIAN MERZLOCK 208-680-8000
JACOB BARNES 417-389-7780

18 Hole Championship Caliber (Par 72 - 6960 Yards) with five tee sets Conceived by Bland Pittman
245 Acres of Scenic rolling landscape with water features
~54 Acres of Luxury Residential Development Land
Driving Range, Practice Greens, Pro Shop, Bar & Grill, Banquet/Meeting Hall

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