

Winter 2007-2008

Fact Sheet

Northern Bay Golf Resort & Marina

Arkdale, Wisconsin

Toll Free: 1-866-784-2291

www.NorthernBayResort.com

Description: A \$150 million resort and vacation condominium development under construction on Castle Rock Lake in Adams County, WI. Features 18-hole award-winning championship golf course which replica holes which opened April 2006. Also includes marina, condominiums and homes (for sale and rent), clubhouse and restaurant, swimming pools, tennis courts, more. Located on Wisconsin's fourth largest freshwater lake, 30 minutes north of Wisconsin Dells. 160 condos for rent on shoreline and golf course.

Overview: Largest real estate development in history of Adams County. Construction started in May 2003. Total acreage: 320. When completed, resort community will have 312 condominiums and 47 homes.
Services.

**Owners/
Developers:** Northern Bay, LLC is the joint venture of six Wisconsin developers and entrepreneurs, including David Kennedy, Paul Gilbertson and Bill Ranguette, principals with the GilRan Group, LLC, headquartered in Waunakee, Wis., and three brothers: Frank, Nick and Matt Mootz who own and operate Wisconsin Golf, LLC, Arkdale, WI. Frank Mootz is president of Northern Bay, LLC. The land includes several parcels of former farmland, former lakeside campground and cabins, and woods.

Condo Rentals: 160 newly built condos available to rent, located on lakefront and golf course. Condos can accommodate up to 10 people. Units are 1679 to 2532 square feet with two or three bedrooms and two or three baths, full kitchens, and balconies. Some overlook lake, others on or near golf course. Group rates available. Winter week end rates are \$198 for condo for two nights (sleeps four). Additional low rates, depending on condo type, available. Stay and Play Golf packages for spring start at \$100 a person, for 18 holes of golf with cart and overnight lodging (based on quad occupancy).
www.northernbayresort.com

Condominiums: Total of 312 vacation condos when project completed. Freestanding condos include natural stone and cedar exteriors, balconies, gas fireplaces, washers and dryers and luxury amenities like granite countertops and whirlpool tubs. Northern Bay condos

on golf course and lagoon range from \$330,000 for 1679 square feet to \$619,900 for 2532 square feet.

Home Lot Buyers

Demographics:

All 47 home sites have been sold. Deed restrictions require individual home construction to start within two years of sale.

Golf Course:

Replica championship golf course experience with holes inspired by courses the pros play, such as 16th hole at Augusta and famous 18th hole at the Bay Hill Club. Front nine: 3691 yards. Back nine: 3532 yards. Total: 7223 yards

Open to public. Green fees: www.northernbayresort.com

Clubhouse:

Open for breakfast, lunch, dinner.

Awards:

Golf Digest: Fourth best public course in the nation with green fees over \$75 in prime time over \$75 in prime time- January 2007 issue

Golf Course Owners of Wisconsin: Best New Idea (For complimentary DVD for each golfer to view T-shot through sinking the putt on the 10th island signature hole-July 2007

Corporate Report Wisconsin Magazine: One of Two Best Courses in Wisconsin (Statewide Executive Reader Poll)-July 2007

Corporate Report Wisconsin Magazine: One of Three Best Family Resorts in Wisconsin (Statewide Executive Reader Poll)- July 2007

Zagat Rating: Top American Golf Course (2007) by America's Most Prestigious Golf and Leisure Guide Report

Golf Course Owners of Wisconsin: Best resort course in Wisconsin- July 2006

Lake Living:

Marina at Northern Bay offers boat slips for rent and marina services provided by Castle Rock Marina. Pontoon, fishing boats, jet ski, water-ski rentals. 2100 feet of lake frontage and 600 feet of sand beach. Castle Rock is noted for sport fishing for bluegill, lake sturgeon, largemouth and smallmouth bass, northern pike and walleye.

Family Fun:

Summer: **Outdoor pool, kiddie pool, whirlpool, tennis courts, volleyball, basketball courts, picnic area and grills, bicycle rentals**
Winter: Ice fishing right out the front door, county snowmobile trails, groomed cross country ski trails nearby, downhill skiing at four resorts within a 45 minute drive, Tanger outlet shopping at Wisconsin Dells

**Location and
Easy Access:**

Just 3.5 hours from Chicago and Minneapolis-St. Paul, 2 hours from Milwaukee and 90 minutes from Madison. Follow I-90/94 North to Hwy "HH" (exit 79) just North of the Dells. Follow Hwy "HH" until you hit the Hwy 82 intersection. Turn right on Hwy 82 and cross over the Wisconsin River bridge. Take first left immediately after crossing over bridge onto Hwy "Z". Stay on Hwy "Z" for about 14 miles then turn left on Dakota Avenue. Go about 1 mile and cross over the train tracks and head straight until you see the Northern Bay entrance.

Website:

www.NorthernBayResort.com

**Spokesperson
and Condo Sales:**

Bill Ranguette, 612 East Main St. Suite A
Waunakee, WI 53597, (608) 850-5188 or (608) 339-9160
b.ranguette@gilranguette.com

Manager:

Steve Tacheny, Northern Bay Resort 1844 20th Avenue, Arkdale,
WI 54613 (800) 350-0049 s.tacheny@northernbayresort.com

Media Contact:

Joan Collins or Deb Lea, Joan Collins Publicity, Inc.
2812 Waunona Way, Madison, WI 53713
608-222-2899 Fax: 608-222-4759
Jpublicity@aol.com

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