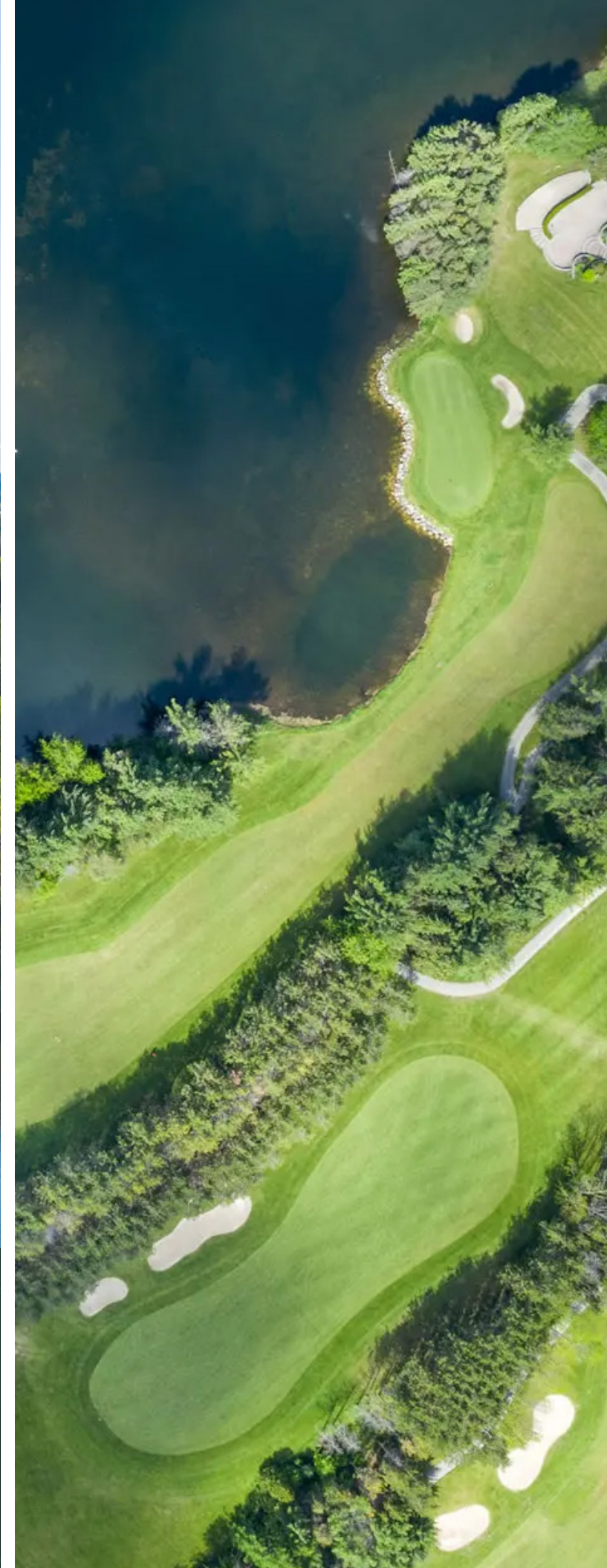


For Sale:

Woodington Lake Golf Club

7110 4th Line, Tottenham, ON

450 acres



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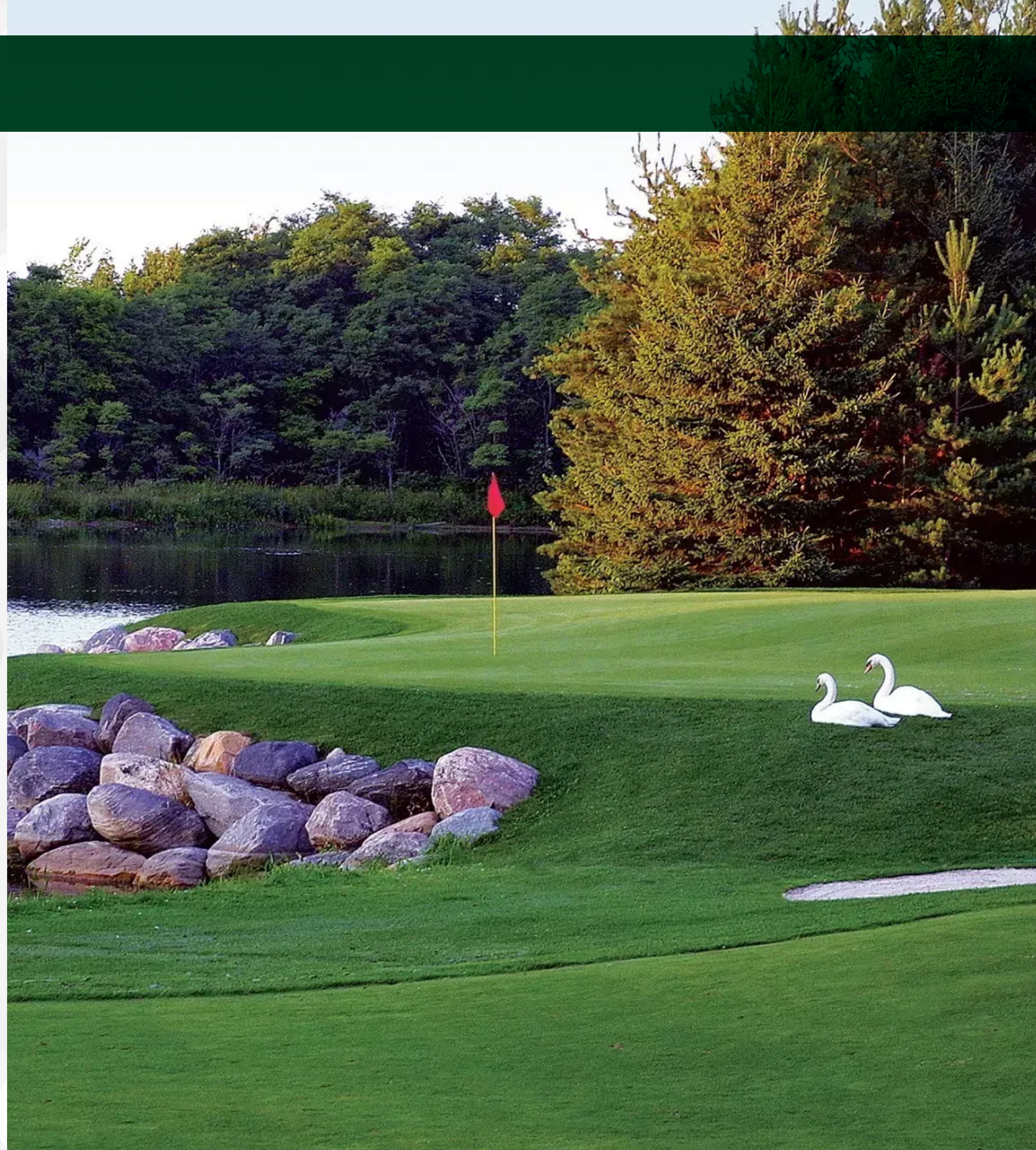
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Contents

5	Property Overview
7	Site Description
8	Location Overview
9	New Tecumseth
11	Land Use Controls
13	Zoning
15	Nearby Developer Ownership Map
17	Offering Guidelines



Property Overview

The subject property is approximately 450 acres which includes a 36 hole golf course, country club and the required supporting infrastructure.



Total Area

450.579 acres



PIN Number

581700498



Frontage

2,024 ft



Depth

4,423 ft



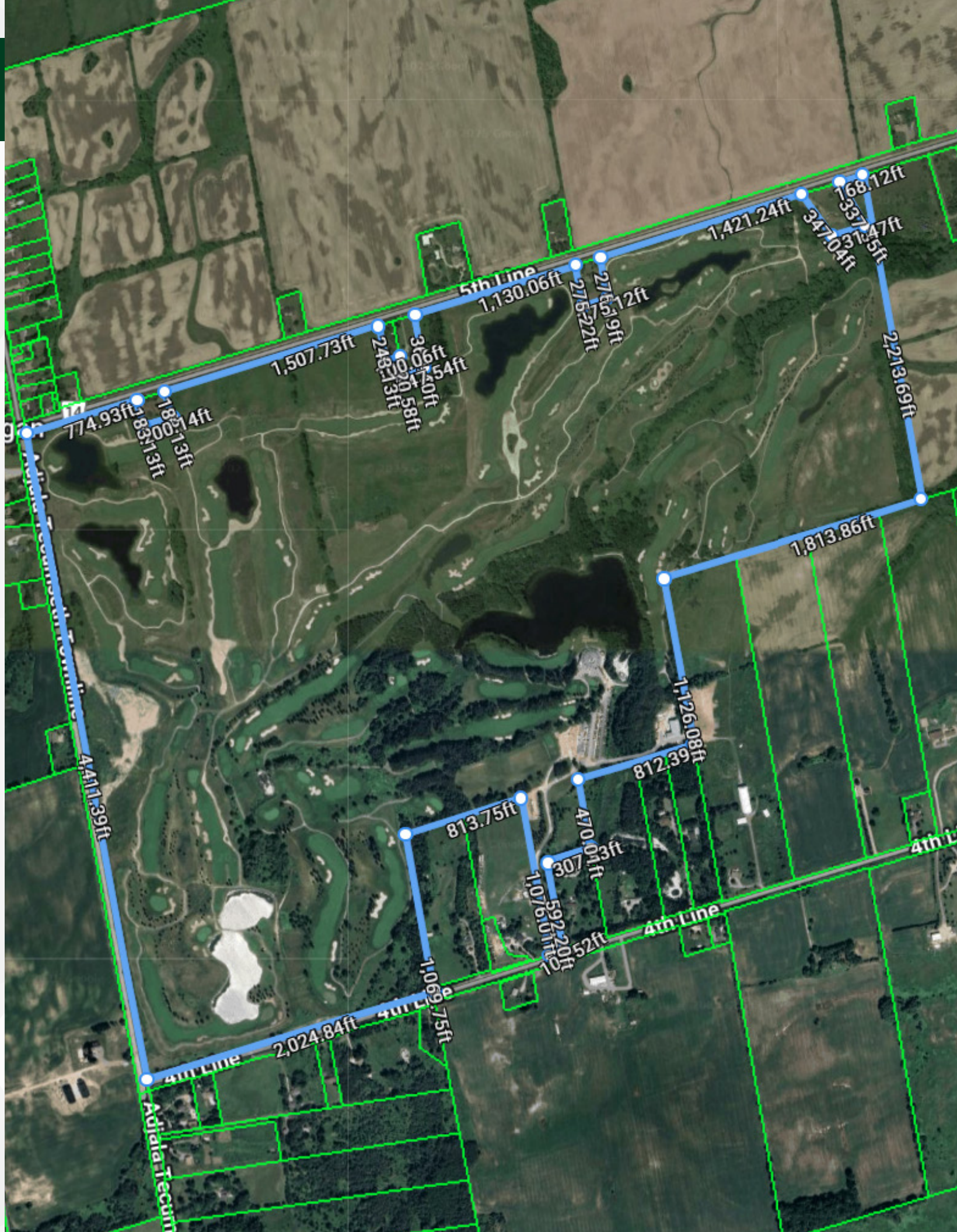
Legal Description:

PT LTS 1, 2 & 3 CON 4 AS IN RO1284373 EXCEPT PT 1 51R31629 TECUMSETH; S/T RO318906; NEW TECUMSETH

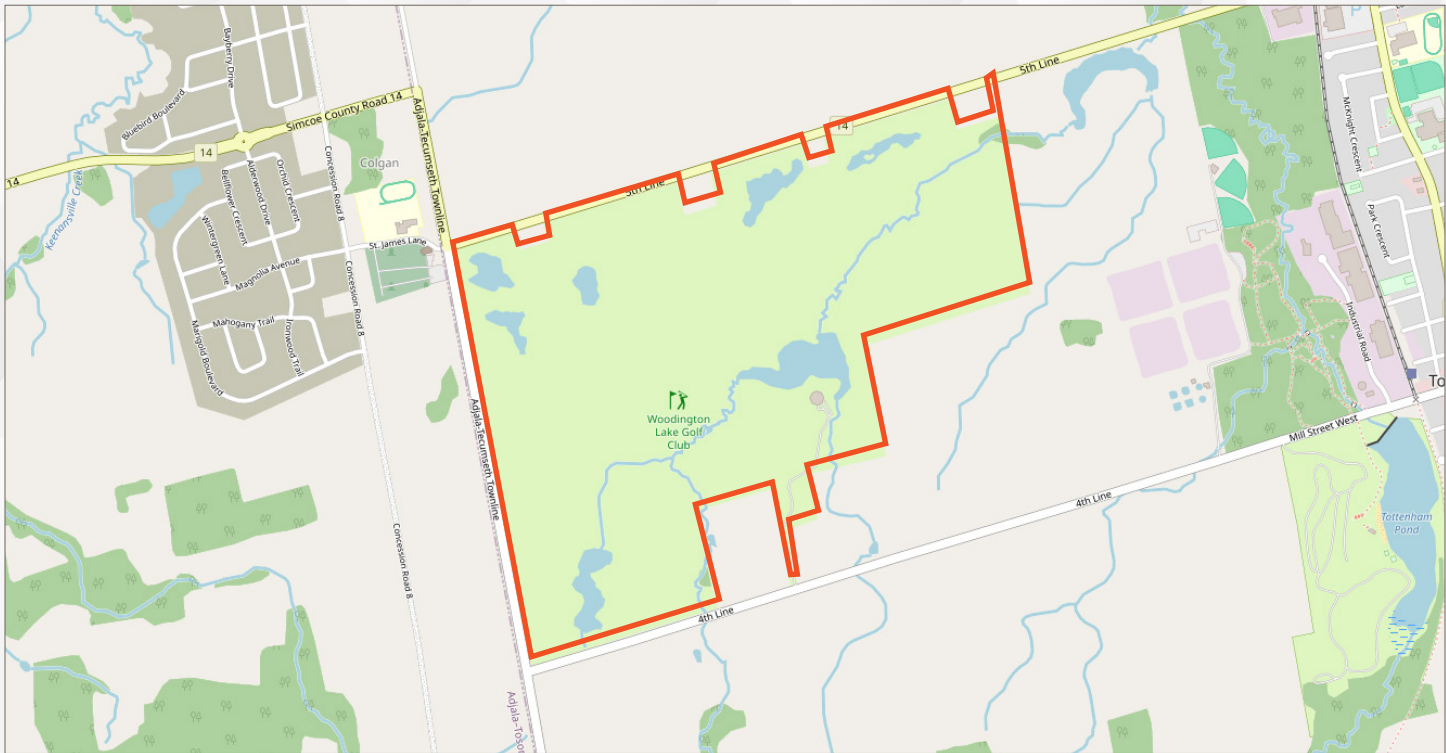


Zoning:

ROS-1 - Recreational Open Space Exception



Site Description



Site Area

Approximately 450.579 Acres (19,627,240 SF)

Improvements

The Subject site is unimproved.

Frontage

Approximately 2,127 feet of frontage along 4th Line.
Approximately 4,411 feet of frontage along Adjala Tecumseth Townline. Approximately 5,002 feet of frontage along 5th Line.

Configuration

The site is irregular in its configuration, as shown on the site plan above.

Topography

The site is generally level with street frontage and adjoining properties.

Access

The Subject has a point of ingress/egress from 4th Line.

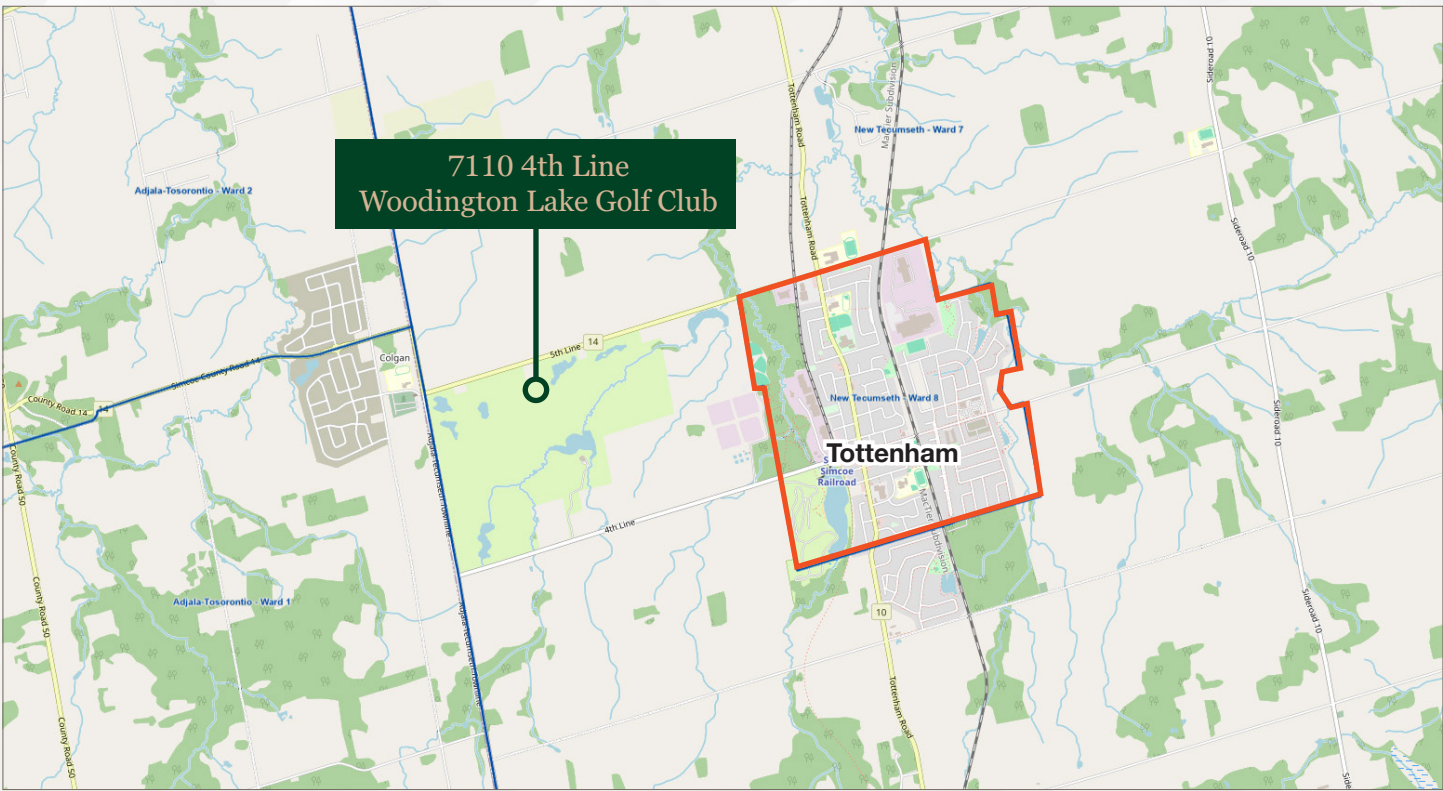
Location Overview

The Subject Property is located in the Town of New Tecumseth, specifically within the Rural New Tecumseth, just west of Tottenham. New Tecumseth is situated within Simcoe County, in south-central Ontario, Canada. The main centres in New Tecumseth are the communities of Alliston, Tottenham, and Seeton. Within the town are smaller communities including Allimil, Green Briar, Nicolston, Penville, Randall, Rich Hill, Schomberg Heights and Thompsonville.

District Boundaries

- North • Highway 89
- South • Highway 9
- East • Highway 27
- West • Adjala Tecumseth Townline

The Subject property is located in the County of Simcoe, in the Town of New Tecumseth, approximately eighty eight kilometers northwest of the Town of Toronto central business district.



Source: <https://www.newtecumseth.ca/en/business-and-development/mapping.aspx>

New Tecumseth

Located an hour north of the Greater Toronto Area and minutes west of Highway 400, the Town of New Tecumseth is in the southern portion of Simcoe County and is home to the vibrant centres of Alliston, Beeton and Tottenham. Between the 2016 and 2021 Census periods, the Town saw a 28% increase in population to 43,000 residents. The Town has been designated as a growth area by the County of Simcoe and it is anticipated that the population could increase above 80,000 residents by 2051. The below information provides information about the Town.



Located in one of North America's fastest growing regions



Regions forecasted population is 13.3 million by 2041 & 14.9 million by 2051



County's forecasted employment numbers for 2031 are 273,000 and 323,000 by 2041



120 million people within a 500 mile/800 kilometre radius



16% of the labour force works in manufacturing



5th in Canada's Best Communities of 2019 Listing (Maclean's Magazine)



24th in the best Places to Live in Canada (Moneysense)



Population growing at triple the rate of the provincial average



Located just minutes from Highway 400 with easy connections to rail lines and border crossings.

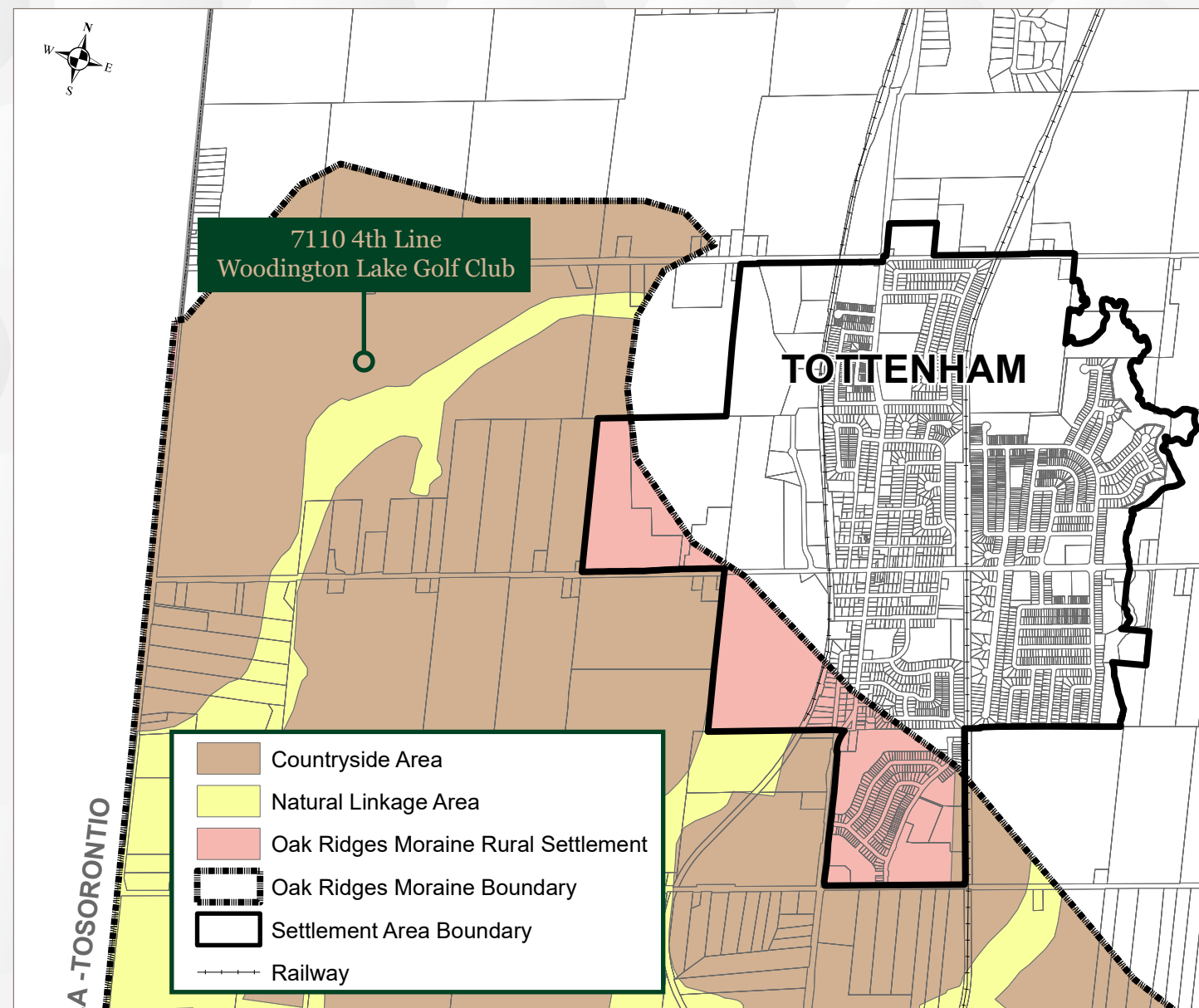


Earl Rowe Provincial Park

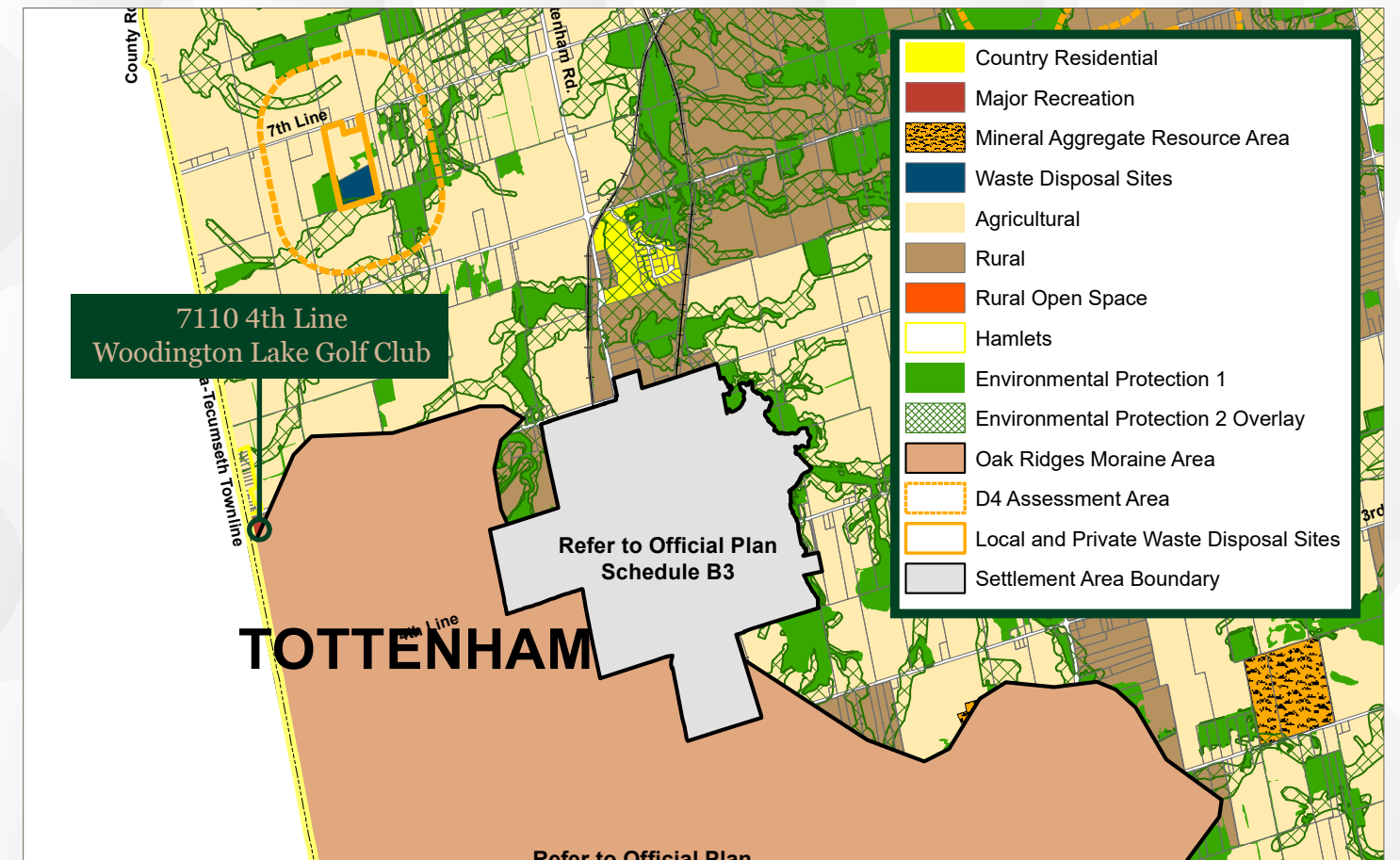


Land Use Controls

The Municipal Official Plan is a policy document that provides direction for planning and development activities. It is intended to co-ordinate the effects of change and future development in the best long-term interests of the Municipality and the Region. The intentions of the Official Plan are implemented through creation of Zoning By-laws and other local regulations. The Town of New Tecumseth Official Plan designates the subject property as ORM Countryside Area, ORM Natural Linkage Area, Major Recreation, Rural.



General Land Use Map



Permitted Uses

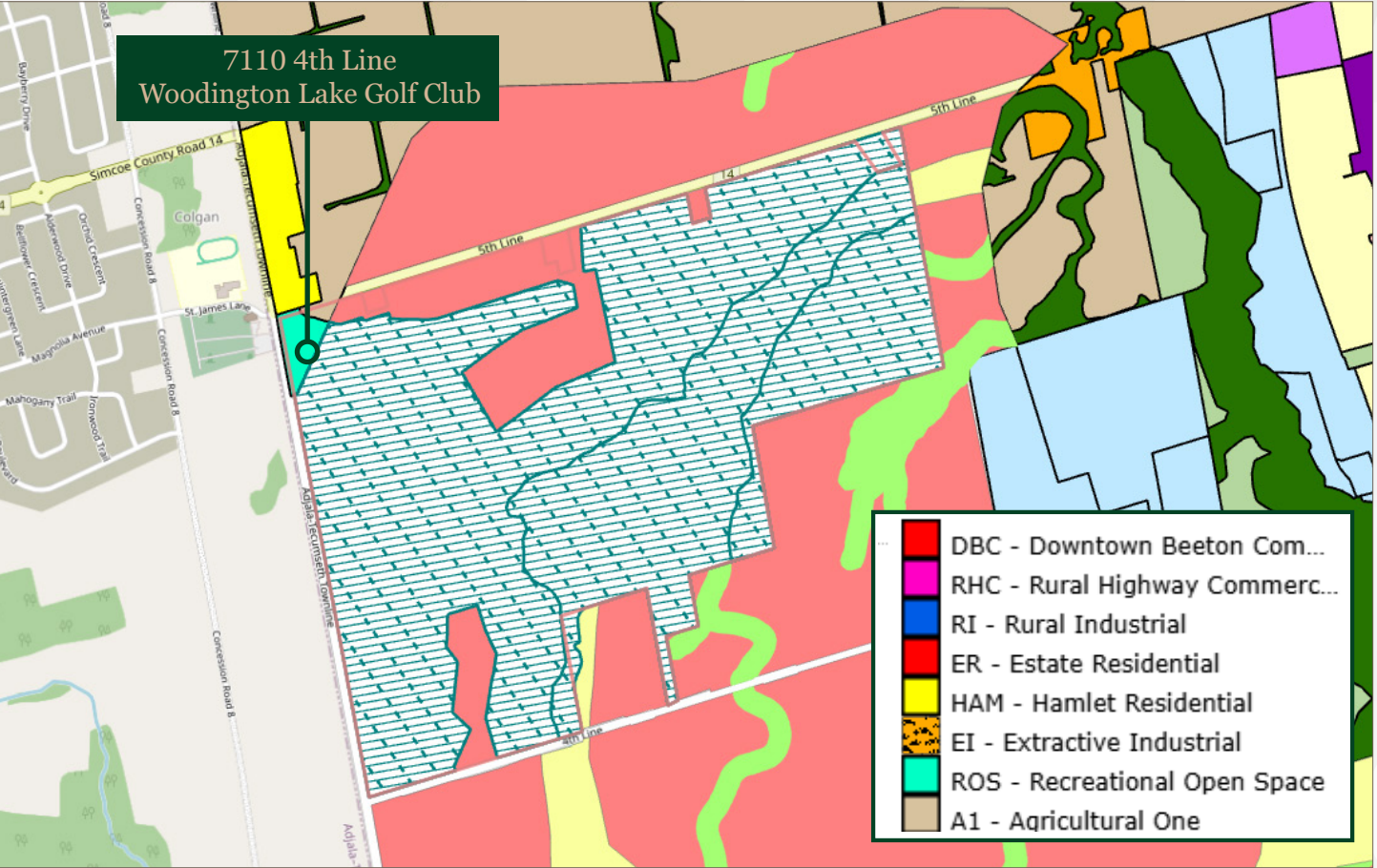
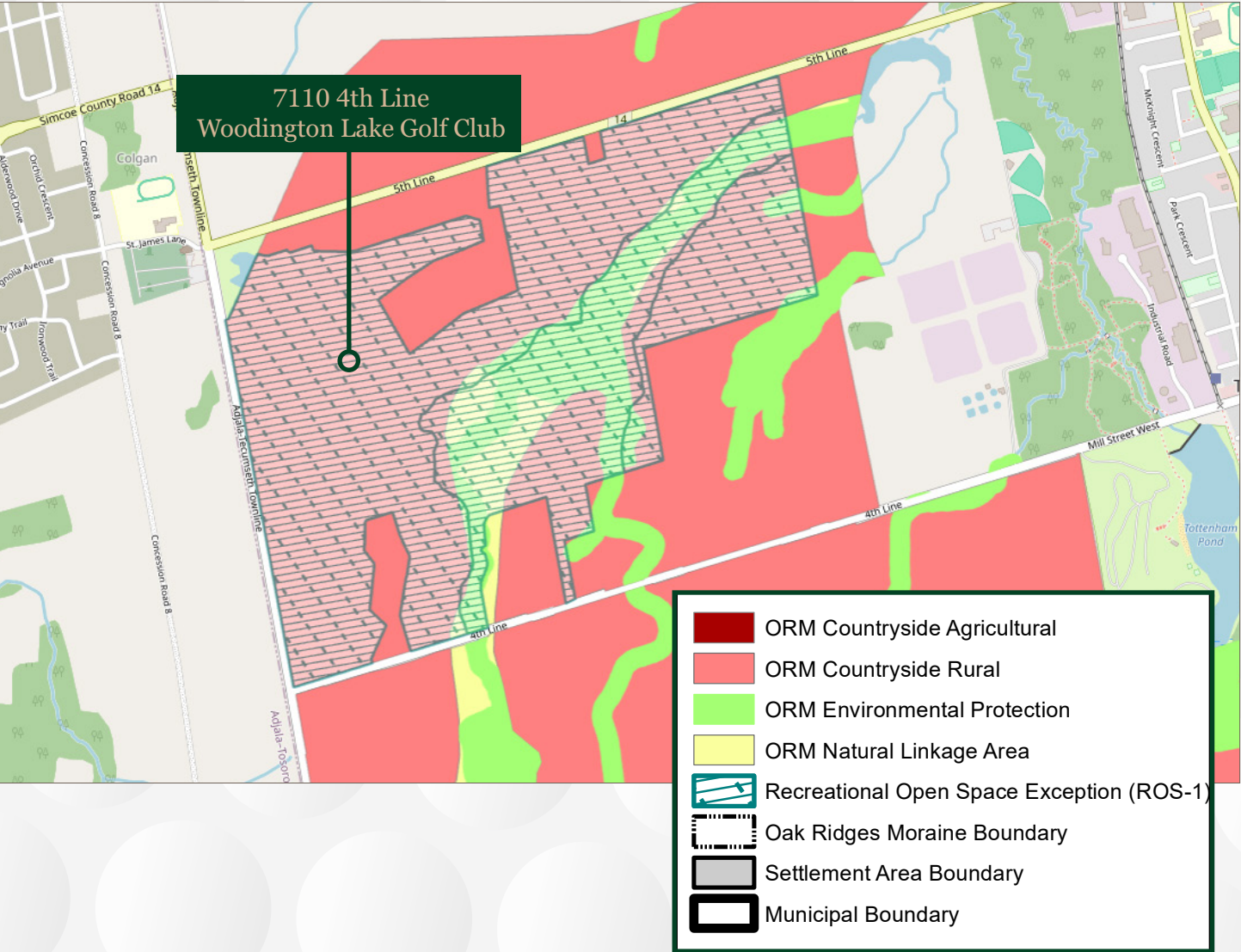
Permitted uses under the ORM Countryside Area, ORM Natural Linkage Area, Major Recreation, Rural include a variety of recreational, agricultural, and residential uses.

Official Plan Compliance

The subject's current use as a golf course appears to conform to the general policies of the Official Plan. Written confirmation from the municipality is recommended for certainty.

Zoning

The Municipal Official Plan is a policy document that provides direction for planning and development activities. It is intended to co-ordinate the effects of change and future development in the best long-term interests of the Municipality and the Region. The intentions of the Official Plan are implemented through creation of Zoning By-laws and other local regulations. The Town of New Tecumseth Official Plan designates the subject property as ORM Countryside Area, ORM Natural Linkage Area, Major Recreation, Rural.



Municipality Governing Zoning

Zoning Bylaw Number

Current Zoning

Current Use

Town of Tecumseth

2021-128

ORM Countryside Rural, Recreational Open Space Exception, ORM Environmental Protection, Recreational Open Space, Agricultural One (ORM CS-RL, ROS-1, ORM EP, ROS, A1)

Golf Course

Nearby Developer Ownership Map



Offering Guidelines

Lennard Commercial Realty (“Advisor”) has been retained by the Receiver, Albert Gelman Inc., to act as its manager and listing agent in connection with the marketing of Woodington Lake Golf Club and obtaining competitive bids for the golf course located at 7110 4th Line, Tottenham, ON (“Property”).

The Property is offered for sale on an unpriced as-is where-is basis. Purchaser is to satisfy themselves on all aspects of the Property. All information is provided without any representation or warranty with respect to the accuracy and completeness thereof.

Offer submissions to be received on or before Friday September 26th, 2025 by 5pm EST. All inquiries and Offers should be addressed to the attention of the Listing Team, as noted below.



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.