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Owners file suit to regain possession of golf course

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HOWELL — Four owners of Tyrone Hills Golf Course in northern Livingston County have filed suit against Outdoor Resorts of America to regain possession of the 166-acre course.

The owners, each having a 25 per cent interest in Tyrone Hills, Inc., claim Outdoor Resorts has defaulted for four months on $5,000 monthly payments of a land contract.

The suit, filed in Livingston County Circuit Court, asks that the warranty deed recorded in Livingston County be canceled.

The suit is the third court action against the company in three months. Outdoor Resorts, which is based in Nashville, Tenn., faces criminal charges of violating the State Land Sales Act.

Three salesmen connected with the Tyrone Hills project face charges of selling land without a license. A fourth salesman is charged with working for an employer that doesn't have a license to sell land.

$100,000 in funds

Outdoor Resorts plans to build a $20-million, 500-acre resort for camping vehicles about two miles west of the golf course. Tyrone Hills is at U.S. 23 and Center Rd., four miles south of Fenton.

The state Attorney General's Office and the Livingston County Prosecutor's Office filed the criminal charges in September and October. Hearings have not been set.

The owners listed in the suit are Robert A. Sullivan of Northville, president of Tyrone Hills; John N. Floyd, secretary-treasurer, no address listed; Wayne Hendrickson, Grand Blanc, and Thomas B. Newell, no address listed.

They claim that Outdoor Resorts bought the golf course in October, 1973, for $850,000, paying $150,000 down. The balance, plus interest, was to be paid in 10 years.

According to the suit, payments were to be $5,000 a month, rising in steps to $8,333 a month in four years. That payment would have stayed the same for six years.

In all, Outdoor Resorts would have paid $1,026,000 for the golf course, restaurant and clubhouse.

The owners also claim they sold six acres next to the golf course to Outdoor Resorts for $1 and signed an agreement not to develop a golf course within a 10-mile radius for 10 years.

Each owner was to receive $36,000 during a 10-year period for the agreement.

The suit wants those agreements voided.

Officials of Outdoor Resorts could not be reached for comment. It is not known if the suit will affect the recreational complex project, which is partially completed. Work was stopped by the previous suits.

Outdoor Resorts plans to build 2,500 campsites for camping vehicles near Lake Hoisington on the border of Tyrone and Deerfield townships. The company also plans to build swimming pools, tennis courts and a ski slope on Cloud Hill.

The campsites and ski slope are planned about four miles south of Linden.

Outdoor Resorts has developed five similar projects in Tennessee and Florida.

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