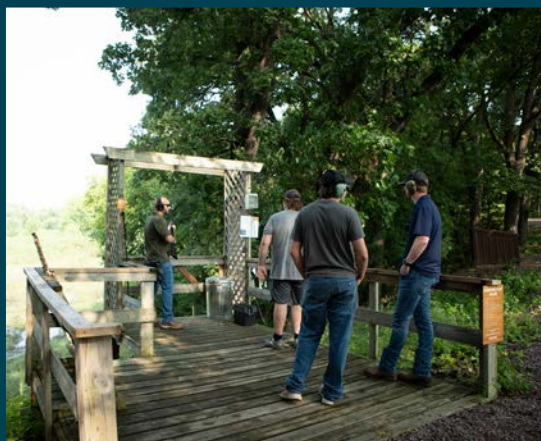


FOR SALE



Craig Loudon
612-916-9705
CCL92@frontiernet.net

Price: Negotiable
Total Acres: 218.4



FOR SALE

RIVER RIDGE SHOOTING CLUB
47028 547th Ln, Courtland, MN 56021



BUSINESS OVERVIEW

River Ridge Shooting Club is a one-of-a-kind shooting range and firearms retail outlet. This attractive business sits on three leasable parcels and is Southern Minnesota's premier shooting range featuring a 1,000-yard rifle range, pistol shooting, sporting clay course, trap shooting and an archery range. In addition to the state-of-the-art ranges, there is a stunning 7,852 SF Clubhouse with a member's clubroom, catering kitchen, bar, pro shop, classrooms, indoor shooting simulator, offices and an expansive patio with an indoor/outdoor fireplace. The club is currently open to the public as well as member-based but could be transitioned into a member-only format. The sale of this business includes all inventory, permits and licenses which means you can open the door immediately.

LOCATION OVERVIEW

Located in Courtland, Minnesota, just one mile off Highway 14, River Ridge Shooting Club is nestled near bluffs with spectacular views of the Minnesota River Valley. The scenic property features varied topography with a creek, ponds, wood areas and open fields.

HIGHLIGHTS

- Private, exclusive business offering
- Affordable lease terms available
- Owner financing available
- New construction with top-of-the-line craftsmanship, materials, equipment and amenities
- All new shooting equipment
- Expansive storage and multiple vaults for safe inventory storage
- USCCA partnership available
- Impressive 1,000-yard rifle range
- Business expansion opportunities — indoor shooting range, paintball, survivor training, VRBO and more
- Within 90 miles of MSP International Airport



DRONE VIDEOS

Scan to view drone footage of the property and shooting ranges.

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SHOOTING CLUB

FOR SALE

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PROPERTY MAP



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RIFLE RANGE



HIGHLIGHTS

- 1,000 yard range
- State-of-the-art sound mitigation
- Three shooting benches in heated shelter

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ARCHERY RANGE



HIGHLIGHTS

- Three outdoor archery lanes
- Takes advantage of sun angles with its north-facing shooting direction
- Targets at varying distances
- Easy access to clubhouse

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TRAP FIELDS



HIGHLIGHTS

- Four voice-activated trap fields
- Marked graduated lines
- Trap fields adhere to Minnesota State High School Clay Target League specifications

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PISTOL RANGE



HIGHLIGHTS

- Covered 12-lane pistol bay, targets vary 10-40 yards
- Four open 50 yard bays
- One open 80 yard bay

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SPORTING CLAYS COURSE



HIGHLIGHTS

- Automated 14-station course
- 1/2 mile loop
- Lead free shot required (steel)
- Nearby pavilion with storage

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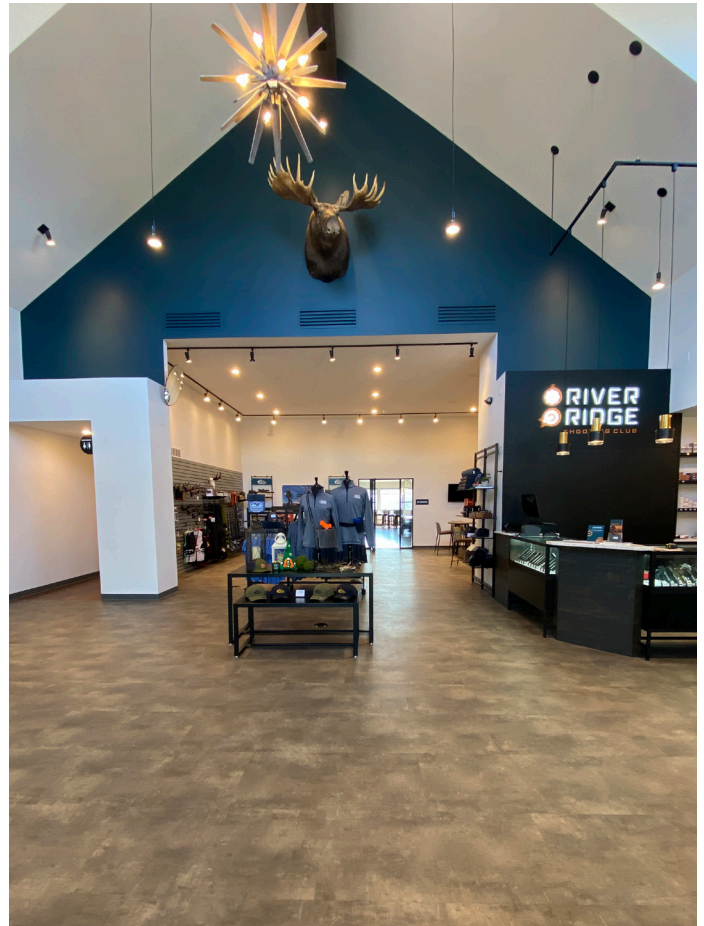
RIVER RIDGE SHOOTING CLUB
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CLUBHOUSE



HIGHLIGHTS

- Pro shop
- Shooting simulator
- Classrooms
- Members clubroom with fireplace and bar
- Patio overlooking fields
- Offices and conference room
- Catering kitchen
- Gun vaults



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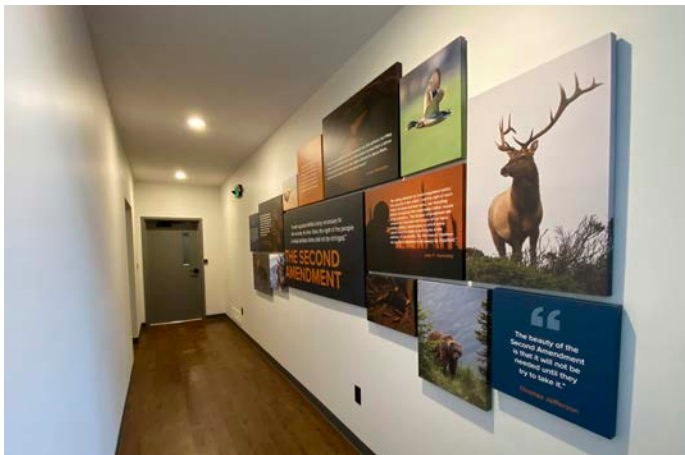
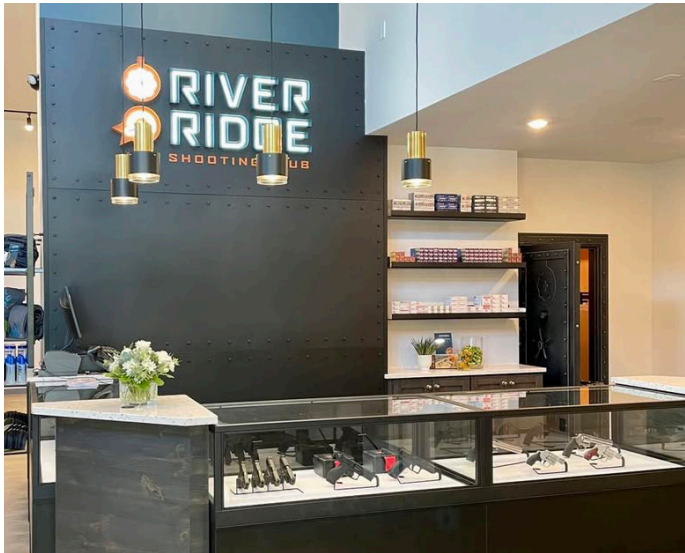


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CLUBHOUSE



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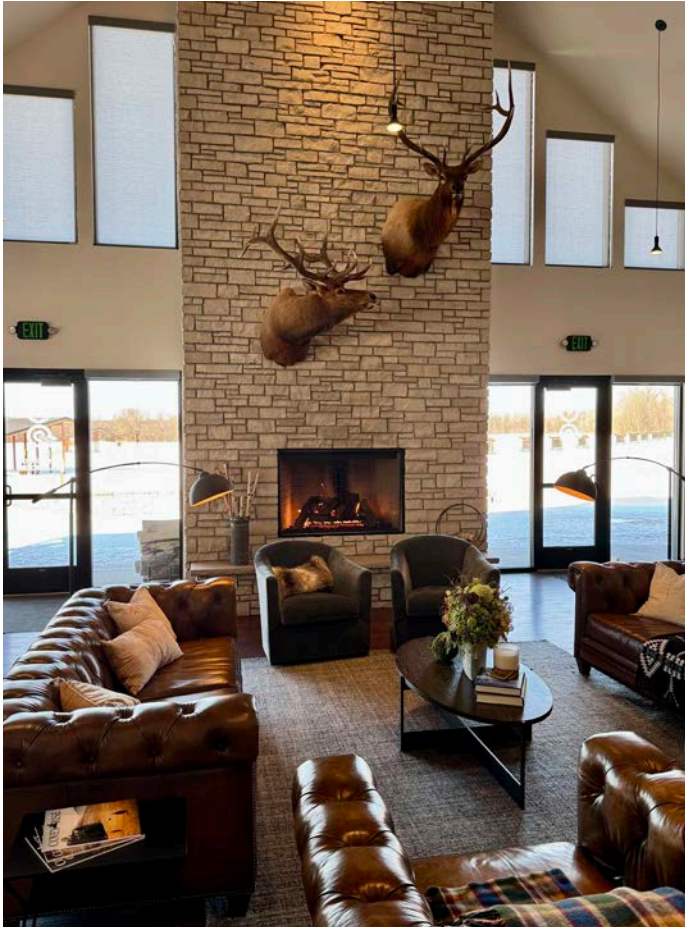


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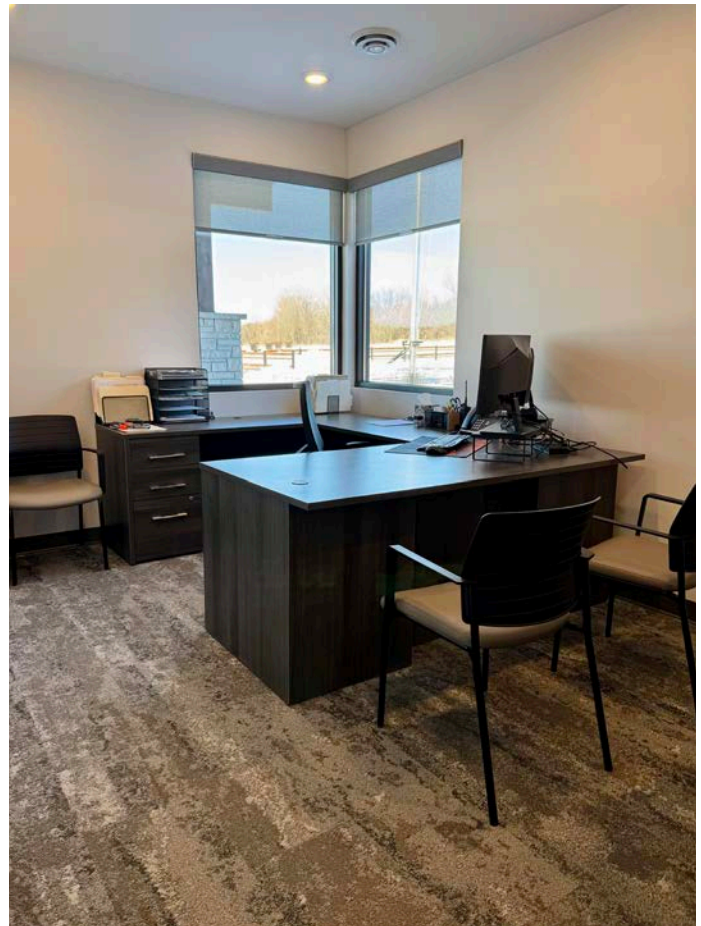


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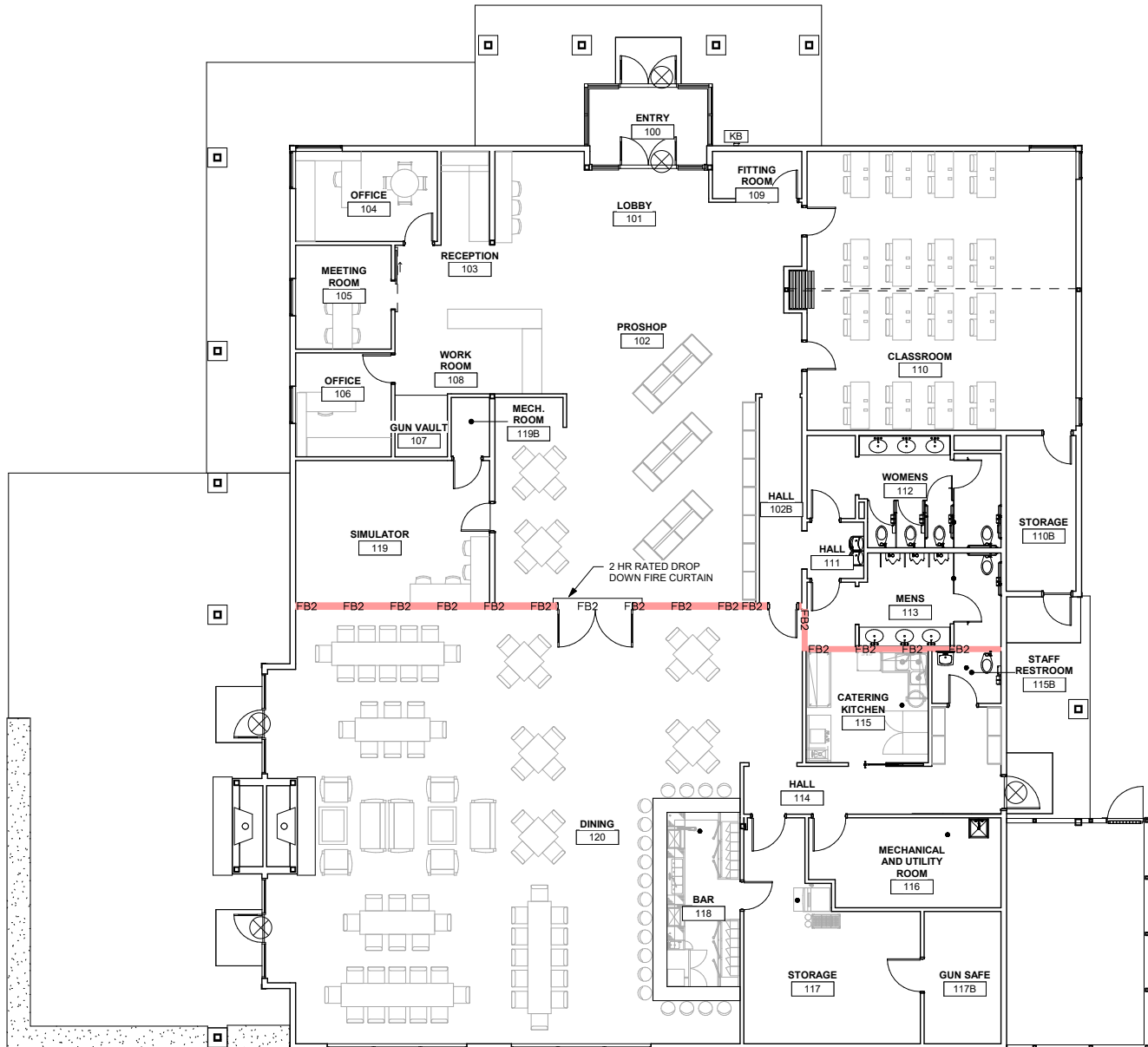


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CLUBHOUSE FLOOR PLAN



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ADJACENT PROPERTY

SHOP

- Heated concrete floors throughout the building
- Two-stall shop space with large workbench and storage shelves
- Desk area
- Bathroom
- Wired for WiFi
- Separate two-stall garage, locked independently for use by renters of onsite residence
- 2,266 SF

WAREHOUSE

- Heated concrete floors throughout the entire building
- Pallet racking for storage
- Two large open stalls for parking equipment
- Third stall is walled off for additional locked storage (includes pallet racking) with independent humidity control
- 2,560 SF



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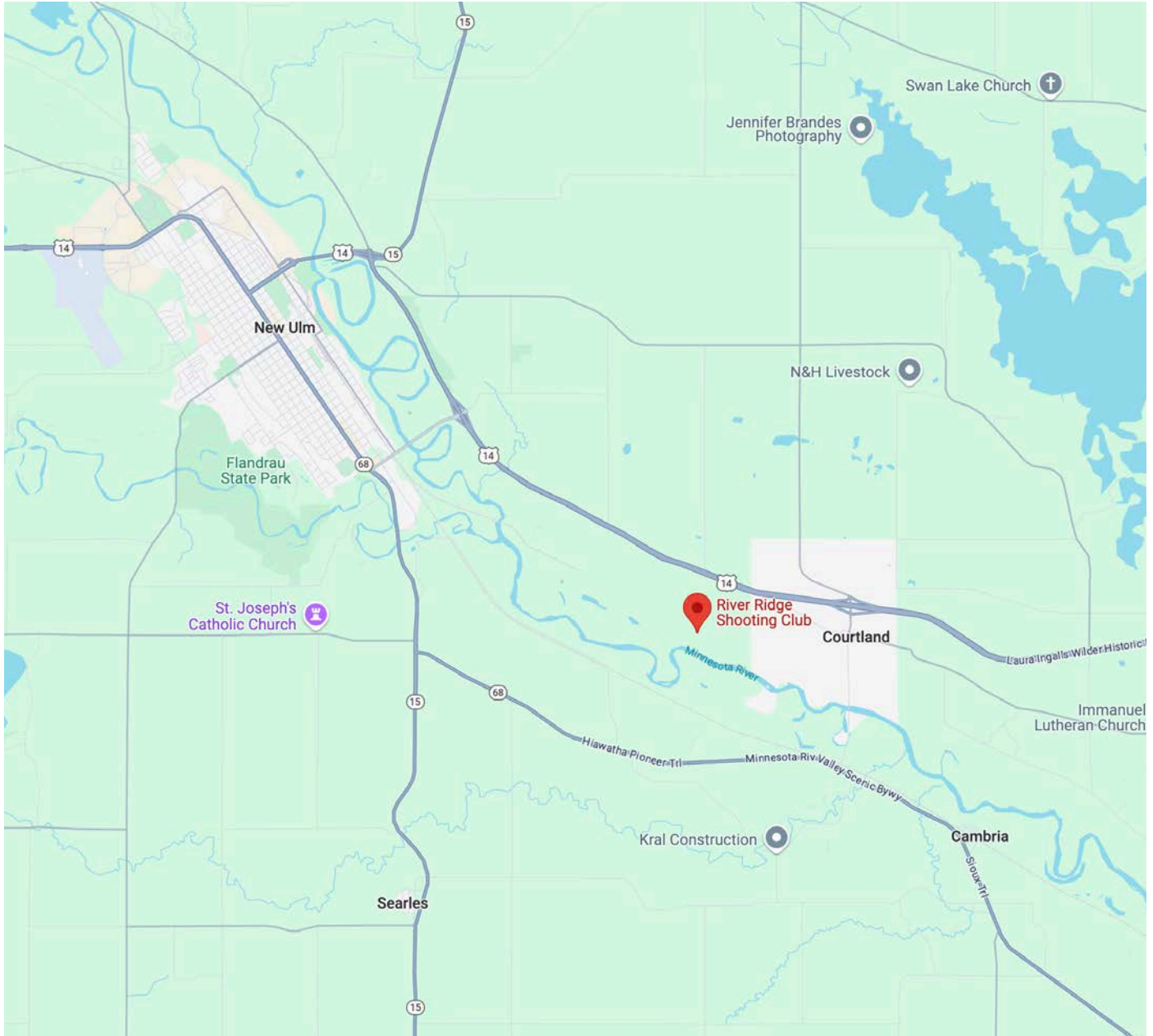


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LOCATION MAP



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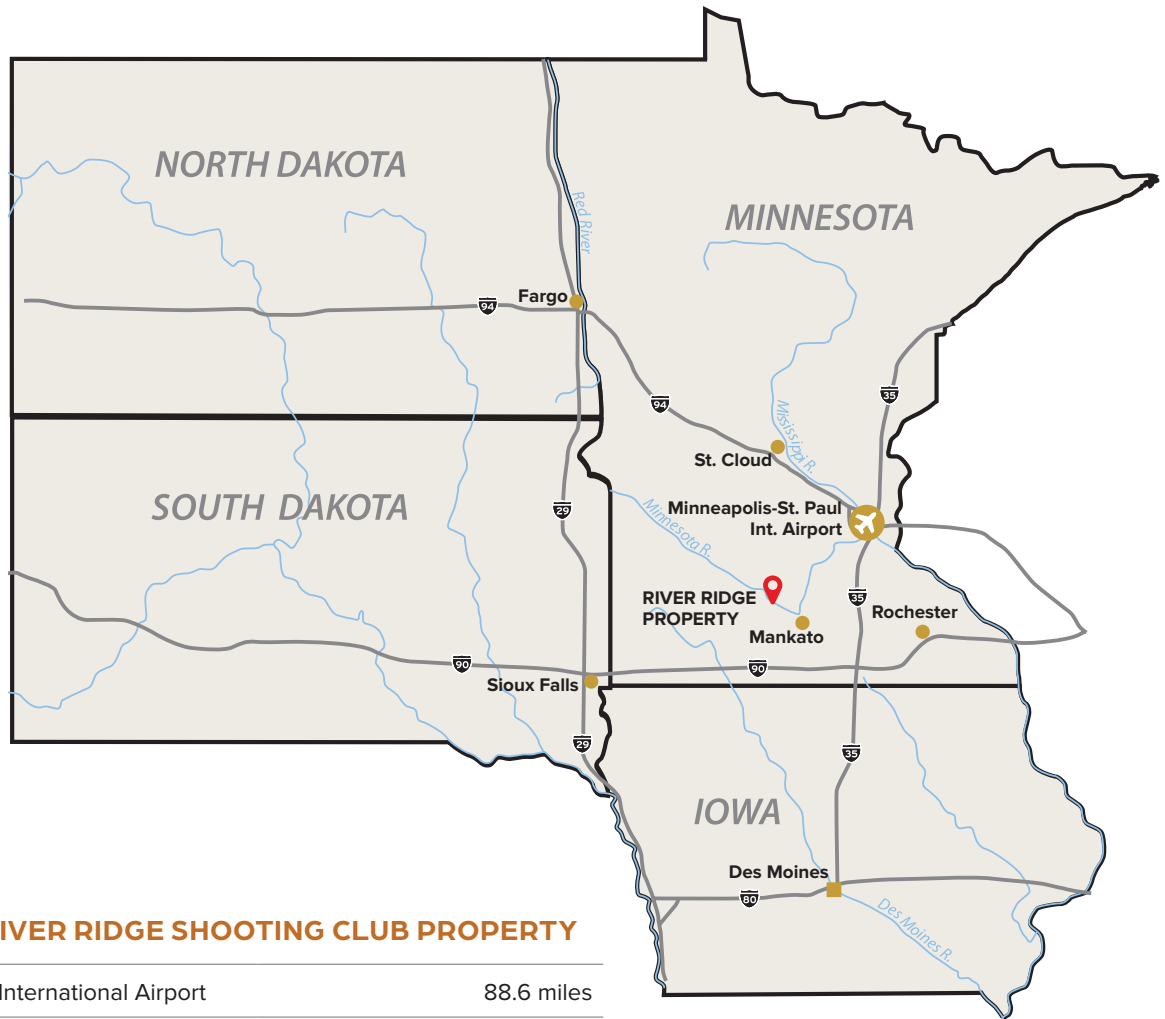


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REGIONAL MAP



DISTANCE TO RIVER RIDGE SHOOTING CLUB PROPERTY

Minneapolis-St. Paul International Airport	88.6 miles
Mankato, MN	23.6 miles
Rochester, MN	105.0 miles
St. Cloud, MN	97.0 miles
Sioux Falls, SD	157.0 miles
Des Moines, IA	235.0 miles
Fargo, ND	252.0 miles

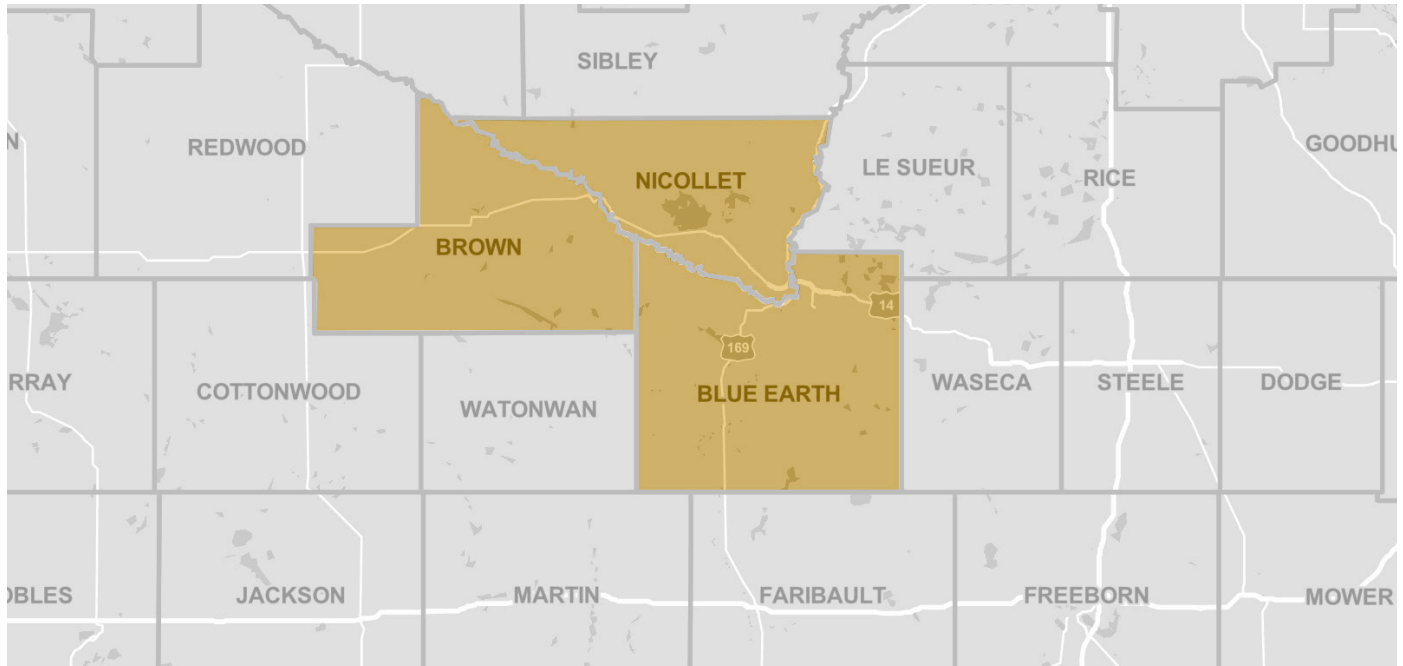
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NICOLLET COUNTY

Total Population	34,454
Average Age	37.8
Total Households	13,371
Average HH Income	\$80,362
Employment Rate	68.4%

BLUE EARTH COUNTY

Total Population	69,112
Average Age	31.1
Total Households	29,169
Average HH Income	\$66,249
Employment Rate	64.3%

BROWN COUNTY

Total Population	25,912
Average Age	42.4
Total Households	11,780
Average HH Income	\$68,690
Employment Rate	64.3%

**Demographic data derived from 2020 Decennial Census and 2023 American Community Survey 5-Year Estimates*

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