

FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln
Courtland, MN 56021

Price: Negotiable

Total Acres: 218.4



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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021



PARCEL SUMMARY

RIVER RIDGE SHOOTING CLUB PROPERTY

Property Address	ID	Sec/Twp/Rng	Acres	Includes
Parcel 1: Property Address: 47028 547th Ln Courtland, MN 56021	04.201.0800	01/109/030	114.74 AC	Clubhouse, carriage house, covered shooting shelters
Parcel 2: N/A	04.201.0210	01/109/030	44.8 AC	Rifle range shooting shelter, storage building
<i>The parcels above are included in Conditional Use Permit for operation of River Ridge Shooting Club.</i>				
Parcel 3: N/A	04.212.0100	12/109/030	49.0 AC	Acreage south of sporting clays along river

RIVER RIDGE ADJACENT PROPERTY

Property Address	ID	Sec/Twp/Rng	Acres	Includes
Parcel 4: 46882 547th Ln Courtland, MN 56021	04.306.0500	06/109/209	9.86 AC	Rental home, two heated storage buildings
<u>Total Acreage- 218.4 Acers</u>				

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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

PROPERTY OFFERING SUMMARY

PARCEL 1 (04.201.0800)

Sale Price: Available upon request

Acres: 114.74 AC

Building Square Footage:

Clubhouse = 7,852 SF, Carriage House = 2,420 SF, Rifle Range Shooting Shelter = 704 SF, Storage Building = 3,000 SF
Pavilion with Storage = 576 SF

PARCEL 2 (04.201.0210)

Sale Price: Available upon request

Acres: 44.8 AC

PARCEL 3 (04.212.0100)

Sale Price: Available upon request

Acres: 49.0 AC

ADJACENT PROPERTY (04.306.0500)

Sale Price: Available upon request

Acres: 9.86 AC

Building Square Footage:

Rental Home = 1,927 SF, Shop Building = 2,266 SF, Warehouse Building = 2,560 SF

PROPERTY OVERVIEW

The River Ridge Shooting Club property is one of a kind. This is a three-parcel offering with an adjacent rental property. It is currently home to Southern Minnesota's premier shooting range featuring a 1,000-yard rifle range, pistol shooting, shotgun sports and archery range but would also be an ideal location for a number of other business or investment opportunities. In addition to the state-of-the-art ranges, it has 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 property's two-story, 2,420 SF Carriage House is equipped with an elevator and a tuck under 4-stall garage with a workshop, vault and more. The adjacent property has a rental home and two large storage buildings.

LOCATION OVERVIEW

Located in Courtland, Minnesota, just one mile off Highway 14, these parcels are nestled near bluffs with spectacular views of the Minnesota River Valley.



DRONE VIDEOS

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

PROPERTY HIGHLIGHTS

- Fully furnished, turnkey operation
- New construction with top-of-the-line craftsmanship, materials, equipment and amenities
- Lease revenue opportunities – existing commercial and residential
- Multiple parcels with varied topography (creek, ponds, wooded areas, open fields, etc.)
- Classroom space is perfect for employee training or client education and is a beautiful compliment to all the offerings on the outdoors ranges
- Well-appointed catering kitchen is set to go for caterers or personal chefs, entertain guests in the Clubroom as finishing touches are added to meals
- Within 90 miles of MSP International Airport

INVESTMENT OPPORTUNITIES

- Versatile – corporate retreat, training facility, family compound, event venue, campground or VRBO
- Year round recreational use – heated rifle shelter, cross country skiing, snowmobiling, snow shoeing, paintball, survivor training, obstacle courses
- Ideal location to combine business with leisure—work hard, play hard

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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

PROPERTY MAP



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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

RIFLE RANGE



HIGHLIGHTS

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

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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

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

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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

TRAP FIELDS



HIGHLIGHTS

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

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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

PISTOL RANGE



HIGHLIGHTS

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

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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

SPORTING CLAYS COURSE



HIGHLIGHTS

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

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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CLUBHOUSE



HIGHLIGHTS

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



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

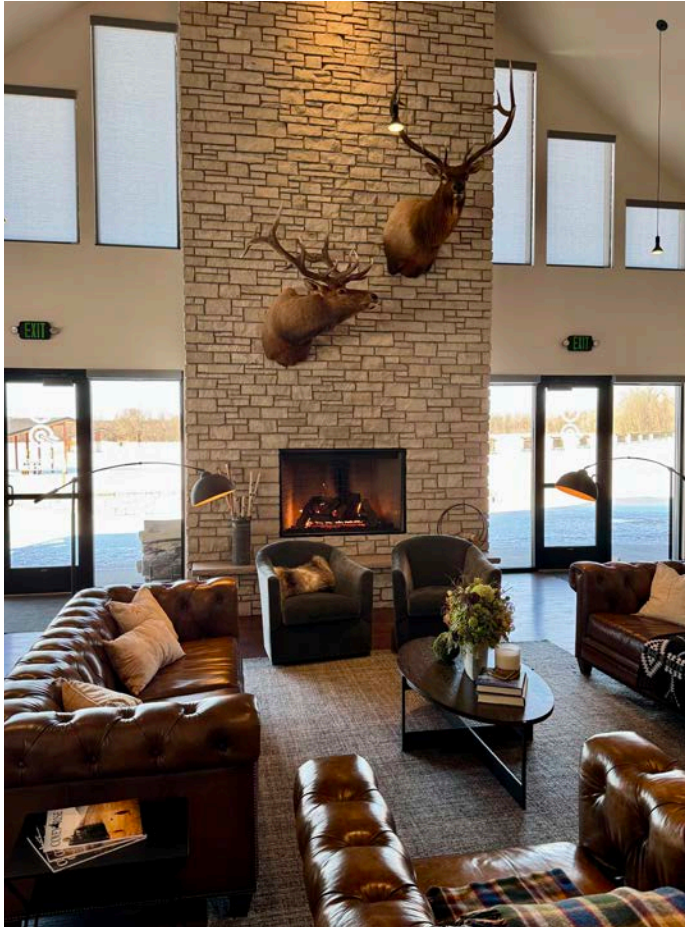


FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CLUBHOUSE



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

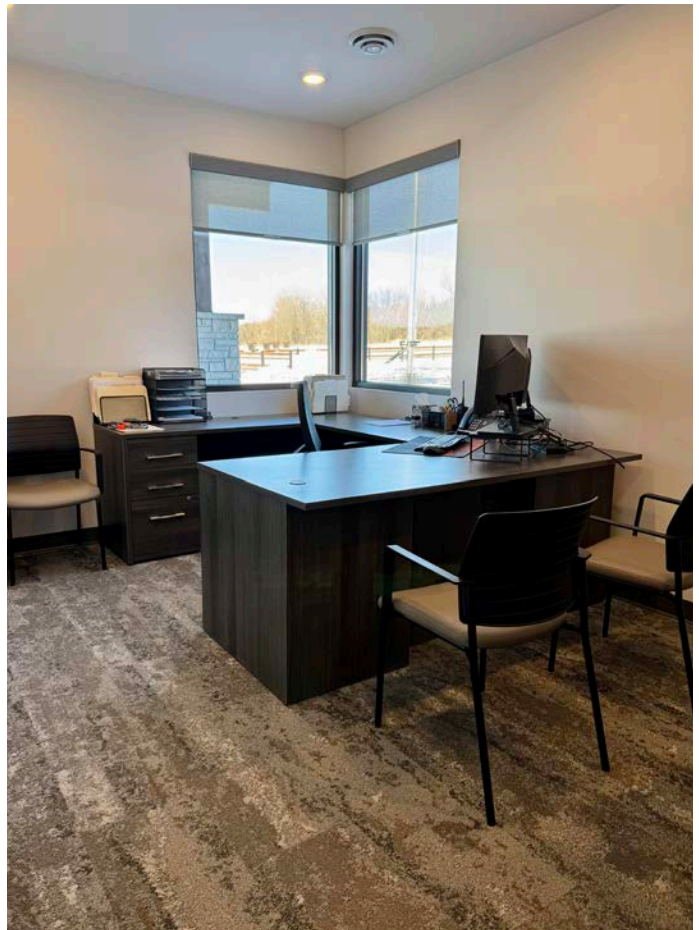


FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CLUBHOUSE



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

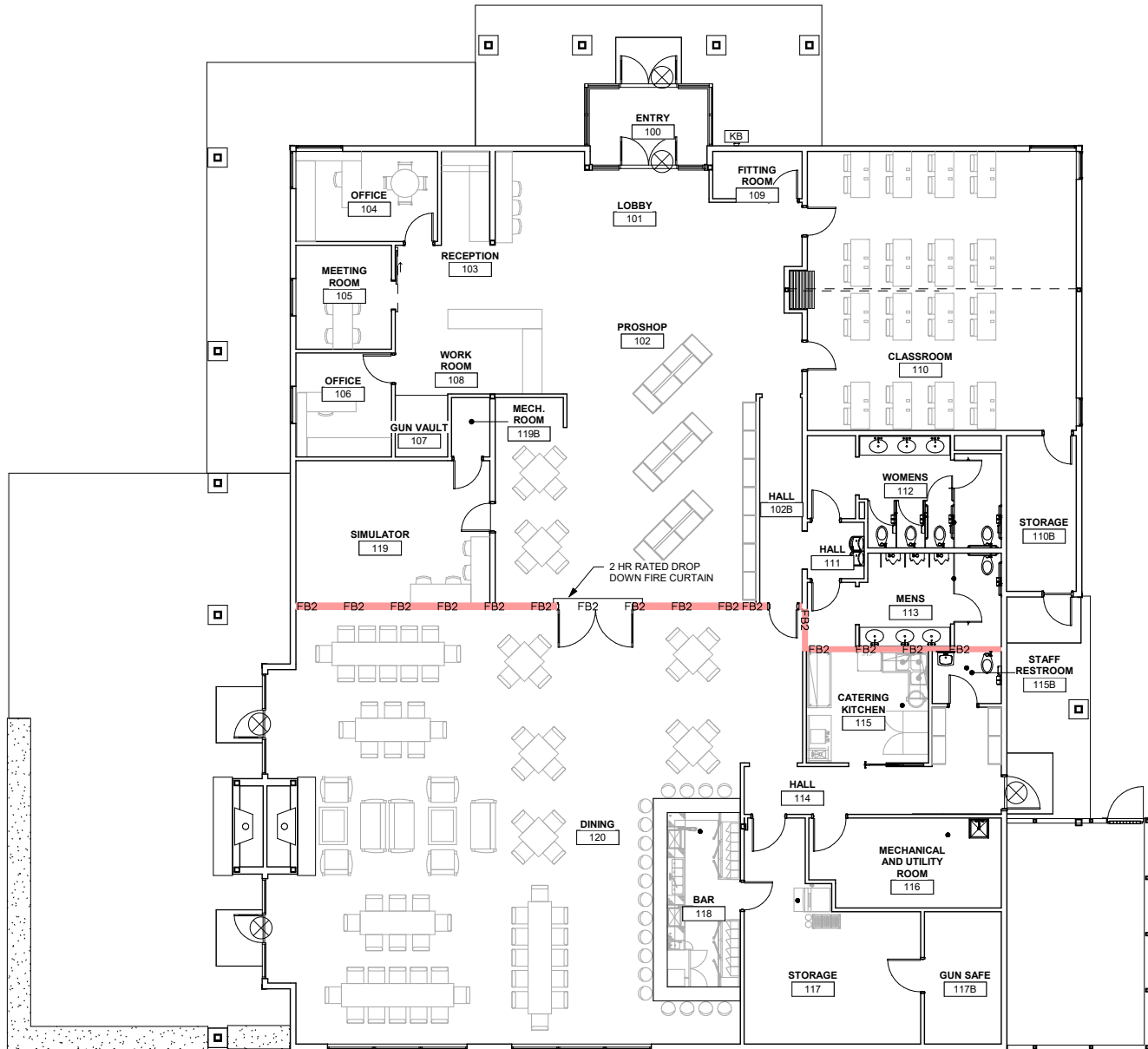


FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CLUBHOUSE FLOOR PLAN



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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CARRIAGE HOUSE



CARRIAGE HOUSE DETAILS

Bedrooms	3
Baths	2 Full
Garage	4 Stalls
Total SF	2,420 SF

The 2,420 SF Carriage House offers three bedrooms, two full baths, screened porch, and the convenience of a small elevator. The 4-stall tuck under garage is thoughtfully designed for flexibility. It can be divided to create a private, locked 2-stall garage and storage space for the residence, while the remaining 2-stall garage is currently utilized as a secure gun storage area. This section includes a concrete vault, workshop, and a receiving room tailored for business operations.



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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CARRIAGE HOUSE



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

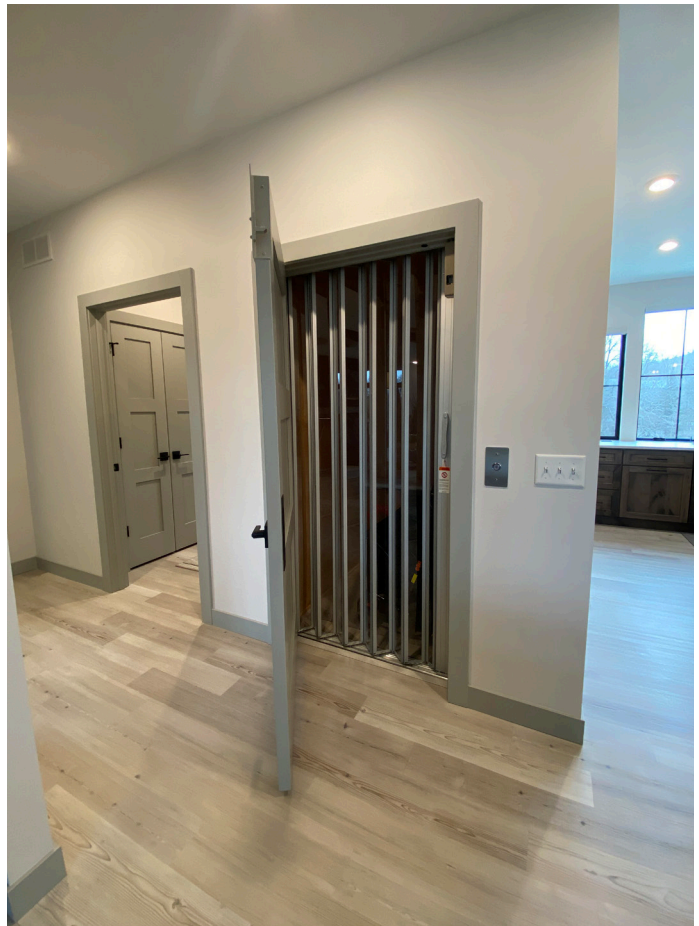


FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CARRIAGE HOUSE



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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CARRIAGE HOUSE



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

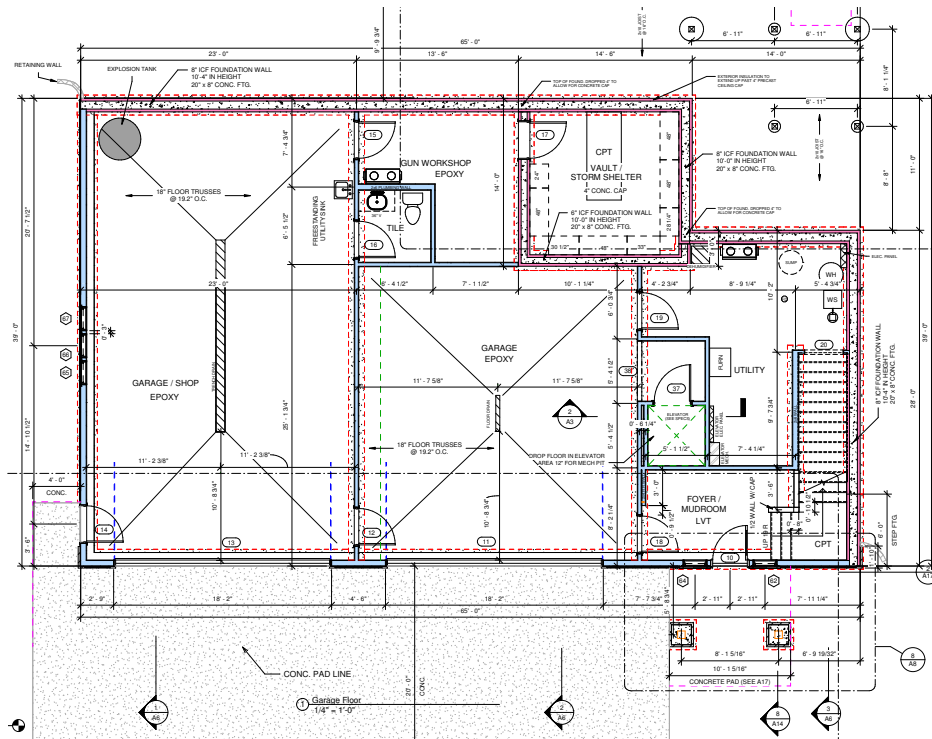


FOR SALE

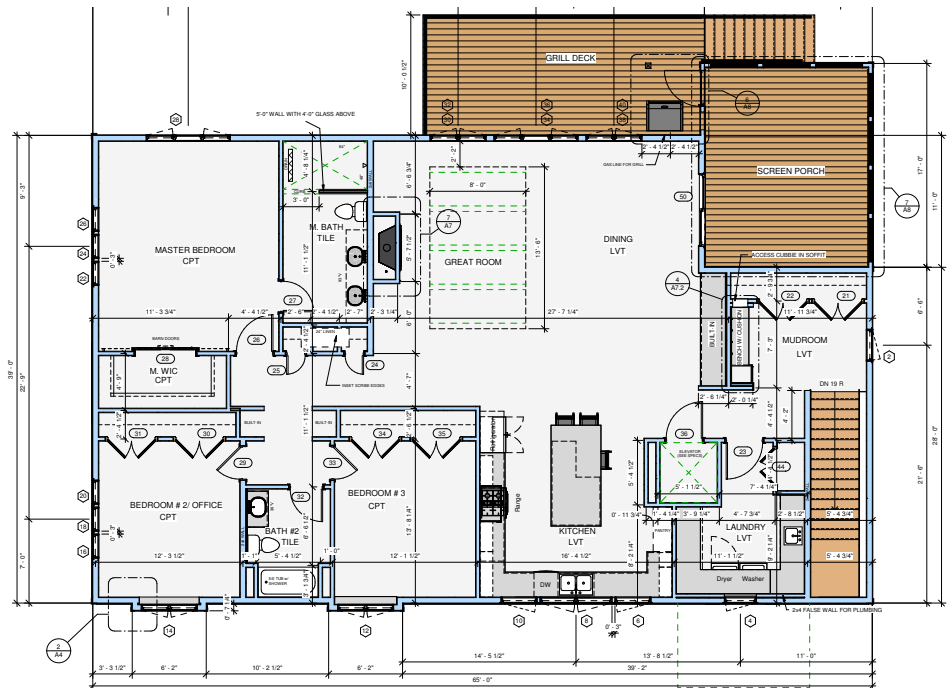
PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

CARRIAGE HOUSE FLOOR PLANS



GARAGE FLOOR



FIRST FLOOR

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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

ADJACENT PROPERTY



RENTAL HOUSE DETAILS

Bedrooms	3
Baths	2
Total SF	1,927 SF

Quaint house that can be used as a caretaker home or rental home. Separate two-stall garage attached to shop located onsite, locked independently for use by renters of onsite residence.



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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

ADJACENT PROPERTY



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



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

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



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

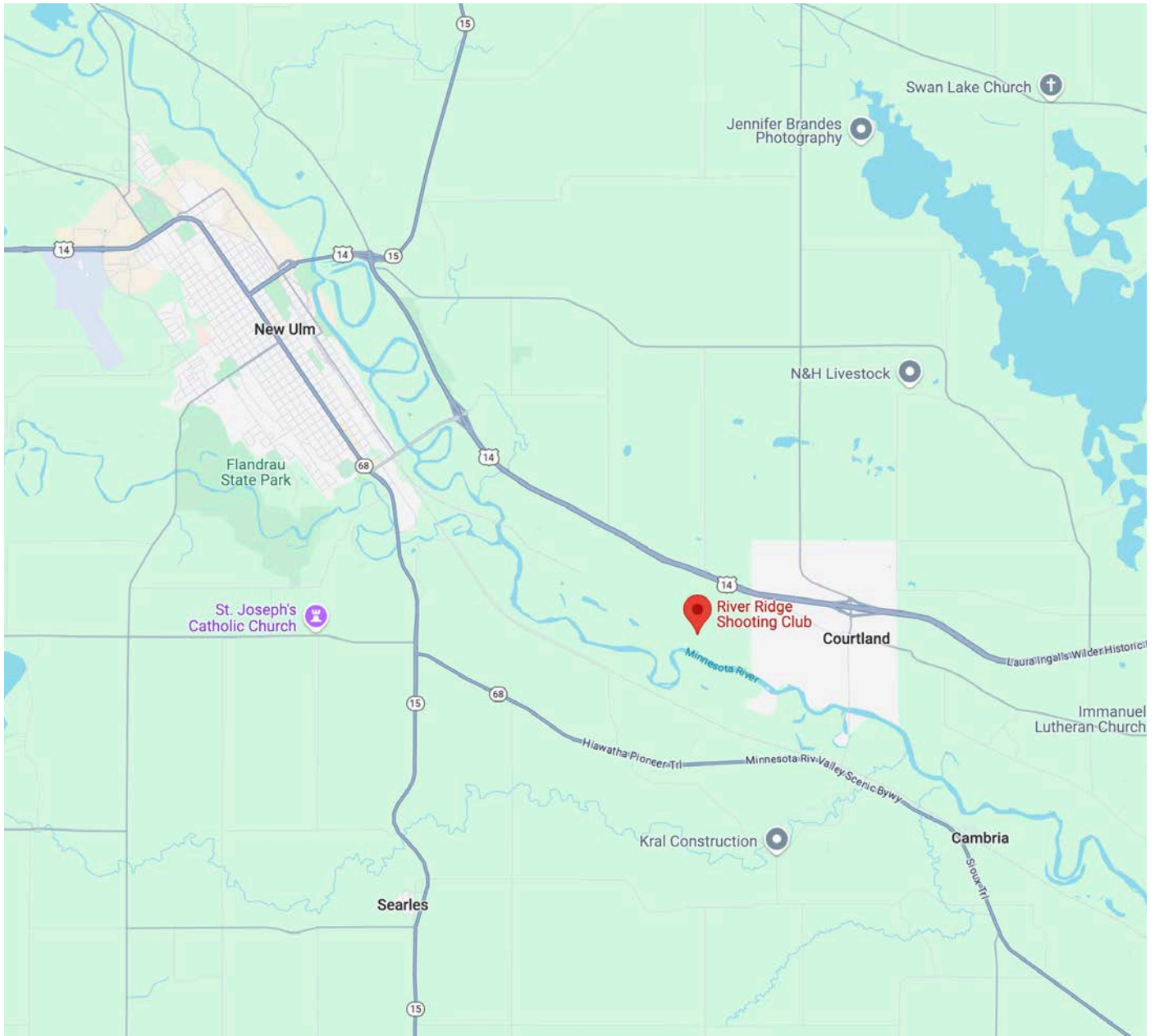


FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

LOCATION MAP



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

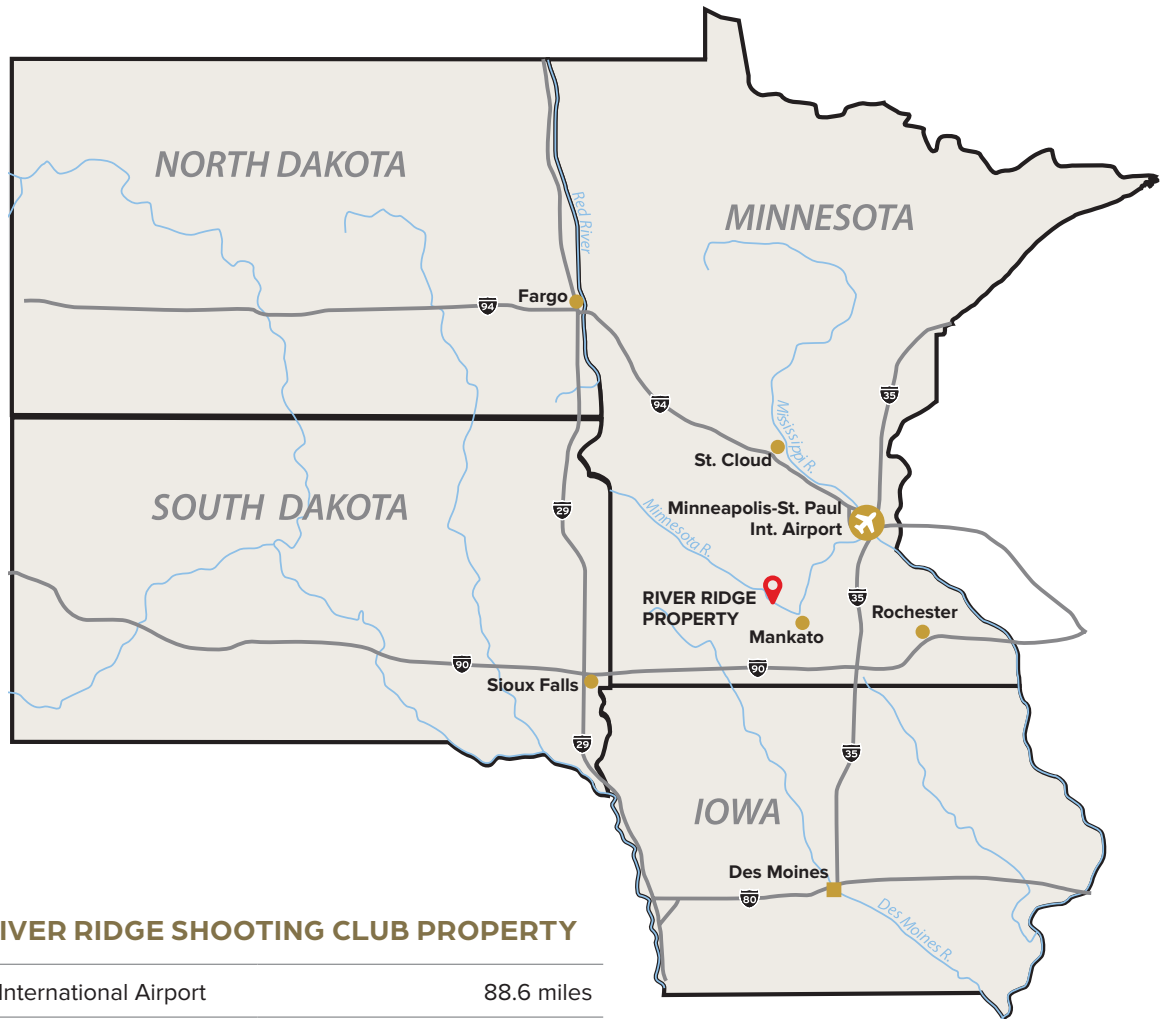


FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021

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

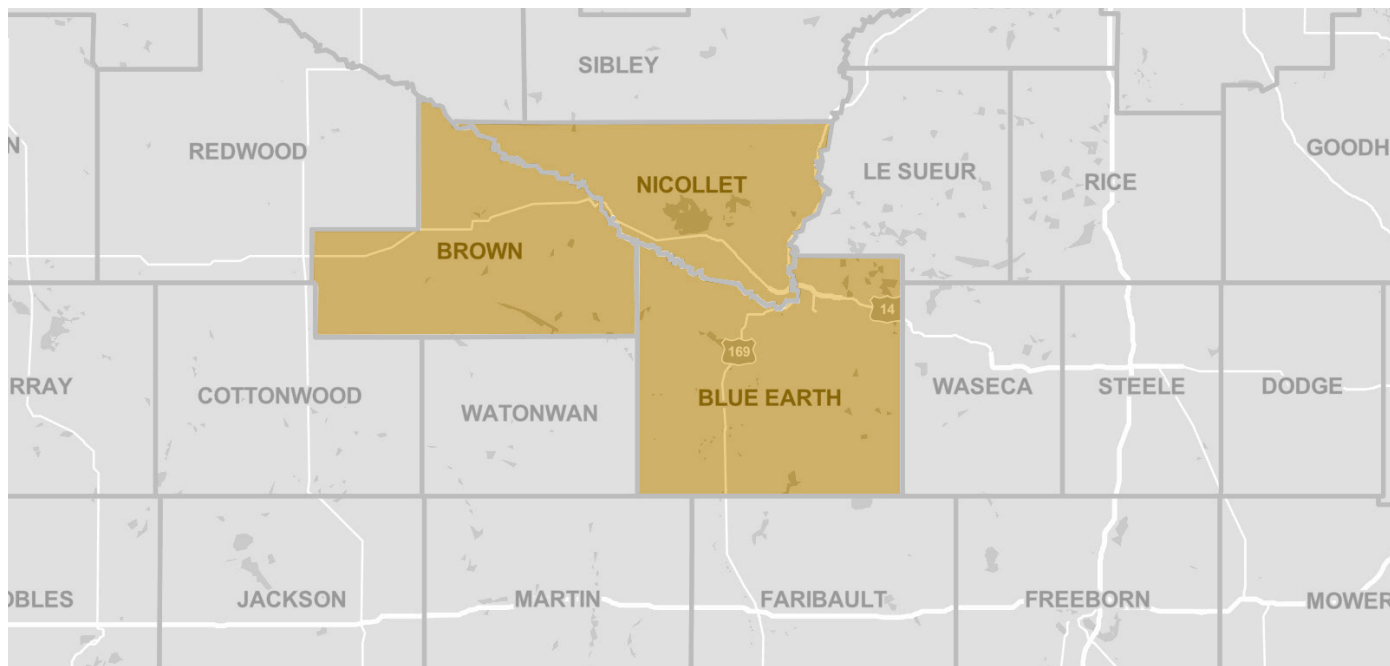
Craig Loudon
612-916-9705
CCL92@frontiernet.net



FOR SALE

PRIVATE RECREATIONAL SHOOTING CLUB

47028 547th Ln, Courtland, MN 56021



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*

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

