



# Caribou Gun Club Property Prospectus

Listing Price: \$19,000,000

*A world-class, full service gun club featuring sporting clays, trap & skeet, rifle & pistol range and a hunting preserve of over 640 pristine acres located in Le Sueur, Minnesota.*

Presented by Craig Loudon • Exit Northstar Realty



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## OVERVIEW OF THE CARIBOU GUN CLUB



The Caribou Gun club is a turn key business complete with all the equipment and customer base needed for an easy transition for an investor. It located in LeSueur County, adjacent to LeSueur County Road 69, approximately six miles southeast of the City of LeSueur. The 640 acre site can be described as flat to rolling with areas of farmland.

With a history of over 40 years, the facilities on the site include up to 12 sporting clay courses, six trap ranges and one skeet field, a 25 to 500-yard rifle and pistol range, 3D archery, driven tower shoots, a fully equipped pro shop and 3 to 50-acre hunting fields. The property also has a log cabin for rental, 5 additional houses, 28 RV-hookups with electricity, and 350-seat banquet hall.

This property has hosted several international, national, and regional shooting competitions as well as the Warrior Dash (a Sk obstacle course competition). The Gun Club is also used by four local high school trap teams. The infrastructure is in place to host another U.S. Open for Sporting Clays with over \$800,000 of improvements. The land uses adjacent to the site are rural in nature with large areas of farmland and dispersed residences.

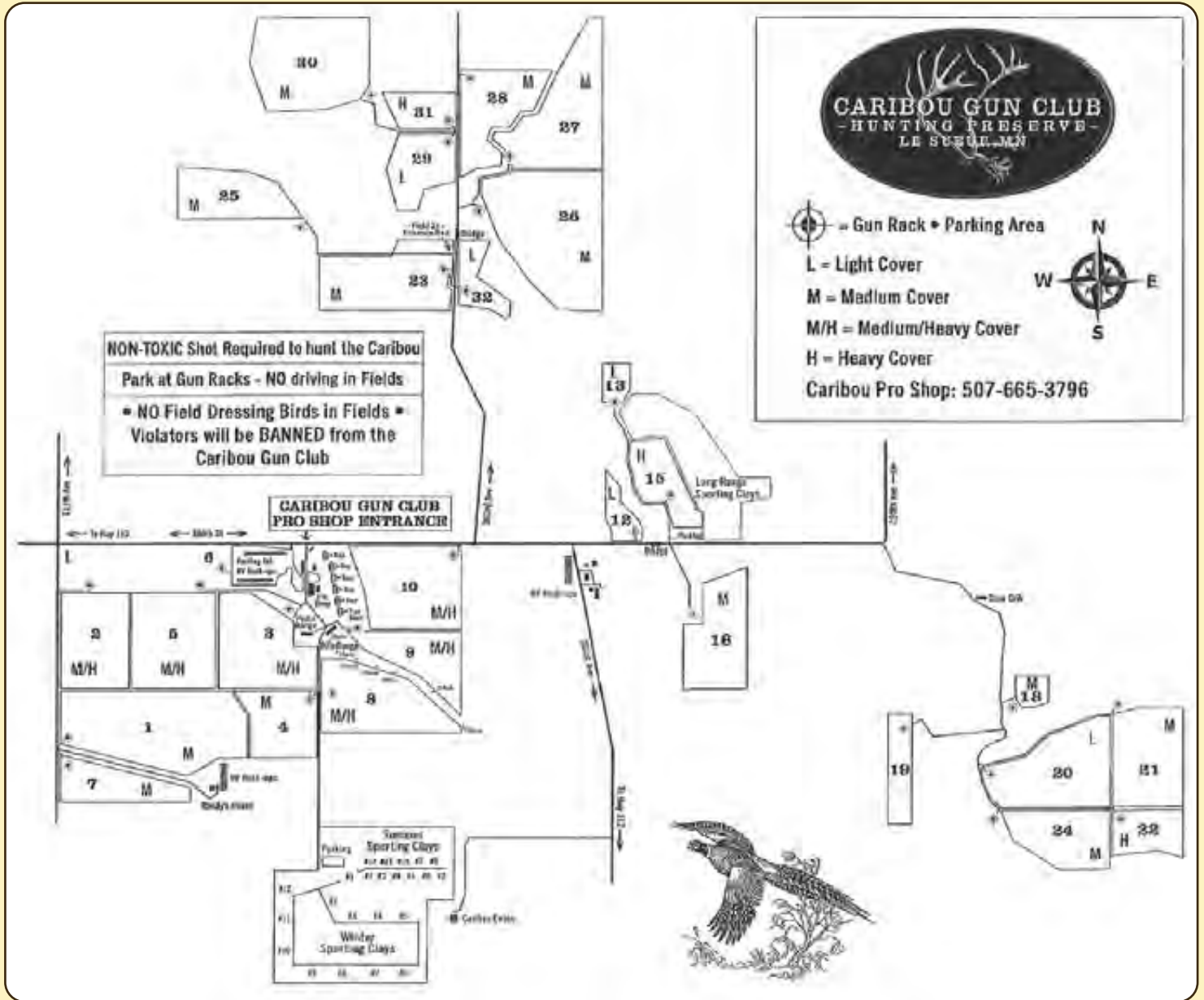
There is potential to add on an Olympic shooting facility, supported by the following points.

- The site would meet the minimum acreage required based on previous concept designs.
- There is adequate transportation infrastructure, with access to us Highway 169 and is located approximately 1 hour from Minneapolis/St. Paul International Airport and other Twin Cities amenities.
- Supporting infrastructure in surrounding communities (LeSueur) is adequate for holding a competition or event.
- Currently this facility is being used for a gun club and there has been no local opposition.
- This location could have the potential for partial donation.

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# CARIBOU GUN CLUB PROPERTY MAP



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## OUR PROLIFIC HISTORY AT CARIBOU



Founded in 1953, by Earl Voss, the Caribou Gun Club has been serving the sporting public with great passion and expertise for more than 60 years.

Earl started the Club with one Trap field next to his garage, expanded the facility in 1960 and progressed to hosting ATA registered shoots by 1972.

The Skeet Range was added in 1975 with the Rifle Range to follow in 1981. The Rifle Range received a major remodel and expansion in 2008. 25 to 500 Yard Range! A new paper and automated Pistol Range was constructed in 2019, with 32 lanes.

After breaking and still holding several ATA Trap Shooting records as a teenager, Randy Voss was recruited by the U. S. Marksmanship Unit out of high school. Randy became one of the top International Trap Shooters in the world, after his U. S. Army Trap Team took Gold in the 1978 World Championships, in Seoul, South Korea.

Randy and Earl expanded the Gun Club to include the Hunting Preserve in 1985, continually expanding the Preserve's capabilities to its present configuration, of 28 hunting fields, covering over 750 acres.

The Club's first Sporting Clays course was installed in 1987, with additional courses created from 1994 to 2015, to accommodate large sporting clays events.

Today the Caribou Gun Club Sporting Clays facility is considered one of the premiere shooting destinations in North America, having hosted the 2012 U.S. Open and 2015 World FITASC. The Caribou has property capabilities to set, up to 12 Sporting Clays courses for one event.

The Caribou Log Cabin, a hand honed log cabin, was built in 1996 and the Caribou Banquet Hall added in 2001 to facilitate the needs of the sporting public.

The Caribou is nestled in the Minnesota River Valley, just 50 miles southwest of the Minneapolis/St. Paul, MN metropolitan area.

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## FACILITY EQUIPMENT HIGHLIGHTS



- New 225 high speed WiFi with new security system
- 78 wireless card traps with WiCard system to buy clays
- 4 Pro 10 traps (Holds 400 targets)
- 2 Wobble Double traps (Holds 550 targets)
- 2 Signature Series stand target
- John Deer Dozer 2005 700 LGP with track with 6 way blade
- 2005 580 Case backhoe with 4x4
- 2015 Track C232 skid steer
- 2019 John Deer Tractor 4660R with cab
- 1993 John Deer 4x4 8650 with low hours
- 2015 John Deer mower with two 6 ft rough cut mowers, brush hog
- 8 corn mowers
- Saw Mill 52" blade, Detroit motor
- 1991 GMC 7000 single axle dump truck
- 1992 2,000 gallon GMC water truck
- 2010 6 ft Zero Turn 360 mower
- 2018 835M Gator
- 2018 835R Gator with AC
- 2020 Japanese Truck
- 42 Camp sites with RV hook up. 30-50 amp
- Kitchen equipment
- Planting EQ
- Drill for planting
- 200hp 4x4 Tractor
- 5 Homes
- 1 Cabin
- New 30'x60' building to be built in 2021 for pheasants

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# CARIBOU GUN CLUB BANQUET HALL



The Caribou Banquet Hall features a full commercial kitchen, full bar, dance floor and seating for 350 guests. This is the perfect venue for weddings to corporate outings to family gatherings. The Caribou Banquet Hall will provide year round income with our expertise & dedicated staff.



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# HOUSING ON THE PROPERTY



The 5 homes on the property offer options for a master residence and guest rentals.



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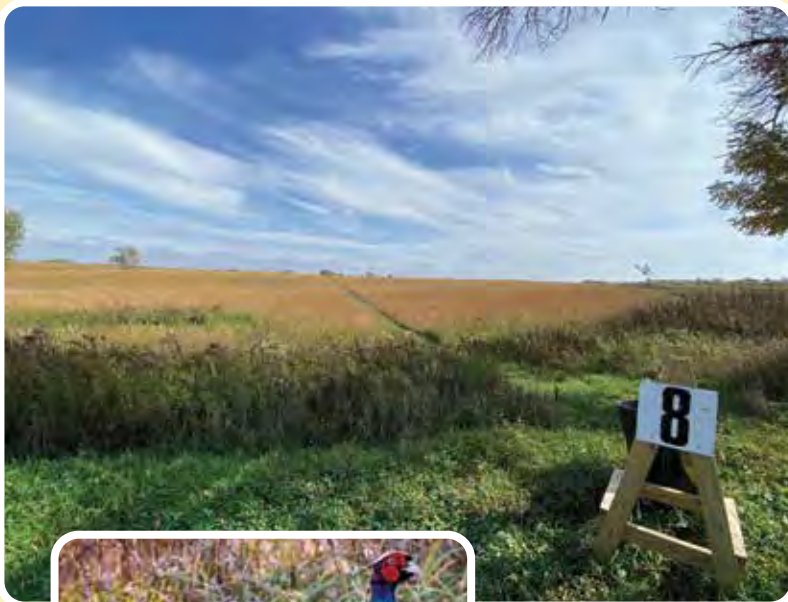




# HUNTING PRESERVE



The Caribou Hunting Preserve encompasses 24 separate hunting fields, spread over 640 acres of varying terrain. From Big Blue Stem prairie grass, to Sorghum, to knee high Brome grass, the Caribou has the finest Hunting Preserve cover in the Midwest. Pheasants & Chukar are the preferred quarry. Professional Guides with experienced dogs are always available upon request. Pigeons are usually on hand for the dog trainer. Preserve hunting starts on September 1st and ends on April 1st.



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# SHOOTING: SPORTING CLAYS, TRAP & SKEET, RIFLE & PISTOL RANGE



The Caribou Gun Club Sporting Clays facility is considered one of the premiere shooting destinations in North America. The Caribou has hosted over 96 sporting clays/FITASC events since 1995, including the 2012 U.S. Open and 2015 World FITASC.

The owner invested over \$800,000 to improve the facility for the 2018 U.S. Open. The infrastructure is in place to host future U.S. Open events.

The Caribou has property capabilities to set up to 12 Sporting Clays courses for one event. The Woods Course is used for fall & winter Sporting Clays daily shooting, open to the Public.

The Caribou also has an 12 trap "Long Range Course" set up on the North Course during the summer months.

Four local High School Trap teams (LeSueur/Henderson, Belle Plaine, Cleveland and St. Peter) shoot at the Caribou. They participate in the Minnesota State High School Trap League, which includes over 12,000 MN High School Trapshooters and is the fastest growing high school sport in the nation.

The Caribou has 6 Trap fields and one Skeet range. The Caribou Rifle Range consists of 10 covered Shooting Stations, 25-500 yd. targets.

The Caribou Pistol Range has both Paper & Big Boy Automated Steel Targets. There are 32 lanes: 9 paper and 23 Automated Steel Targets.



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