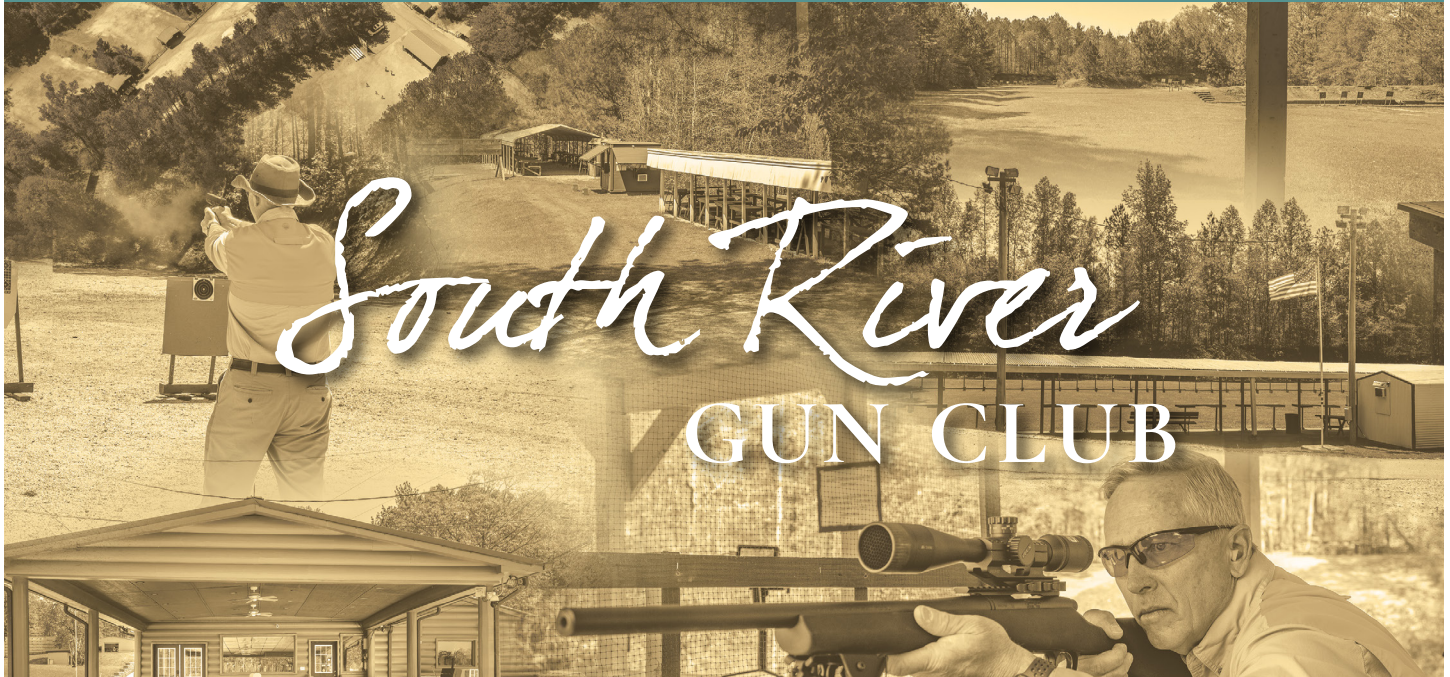


# A ONCE-IN-A-LIFETIME OPPORTUNITY TO OWN GEORGIA'S PREMIER GUN CLUB

180 ACRES. FULLY OPERATIONAL. BUILT FOR PURPOSE. READY TO OWN.



5205 HIGHWAY 212 N COVINGTON, GA 30016



50, 100, 200, 300  
Yard Rifle Range



11 Trap + 5 Skeet  
Fields



22 Action  
Pistol Bays



25/50 Yard  
Bullseye Range



Full-Service  
Clubhouse + Pro Shop

## PROPERTY SUMMARY

A remarkable 180-acre property in Newton County, currently home to a successful and well-established gun club with approximately 800 members. This is a rare investment opportunity, offering stable income from a proven tenant operating under a unique and hard-to-replicate land use. With its size and location, the property also presents significant long-term potential for future residential development—whether for large estate lots or a mini-farm community.

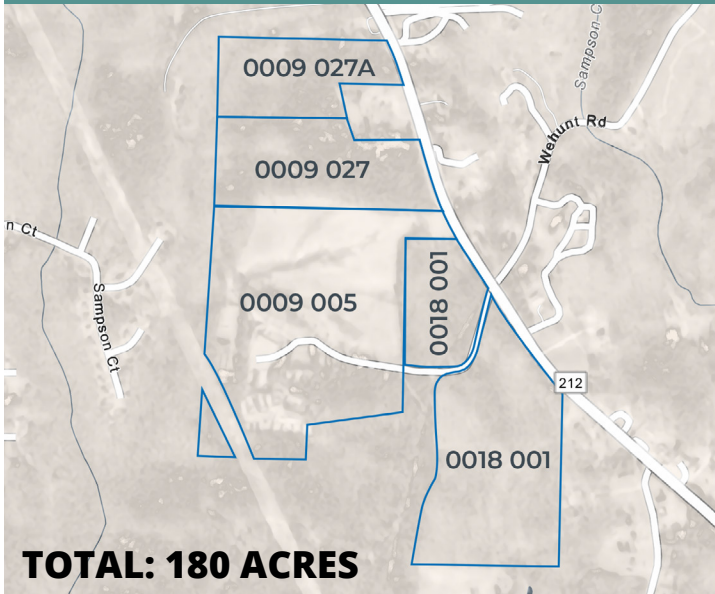




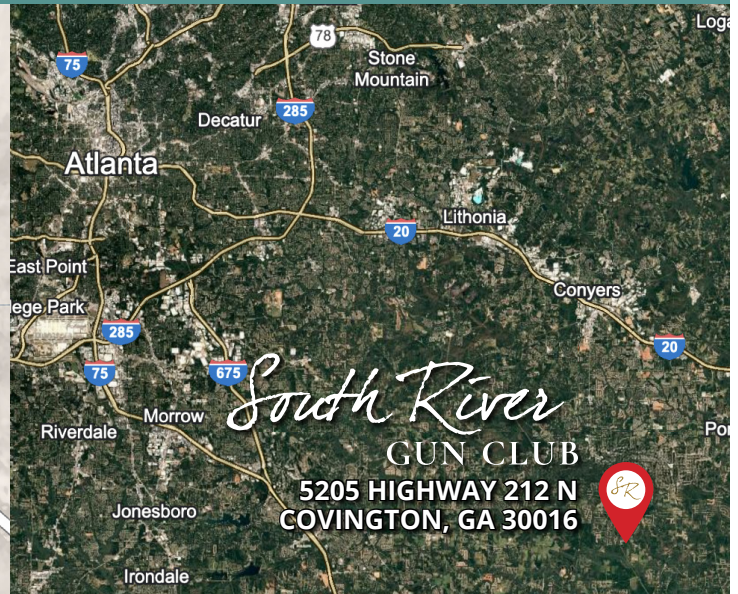
# BUILT FOR THE ENTHUSIAST. READY FOR YOUR LEGACY.



**SPECIAL-USE GRANDFATHERED IN – ZONED. PERMITTED. IRREPLACEABLE.**



**TOTAL: 180 ACRES**



Beautiful property, already being operated as a successful gun club. Permission from the county for this type of club and this land use is **RARE**, and **UNIQUE** and would not be allowed today for any other property. If this club closes they will lose the license and **NOT** be able to get it back.

- Active gun club with irreplaceable county permit
- 800 current members, with capacity to grow
- 180 acre site
- Future development opportunity
- 22 pistol bays. 11 trap fields. 5 skeet fields
- 25- and 50-yard bullseye range
- Rifle range offering 50, 100, 200, and 300-yard distances
- Existing management and property maintenance staff
- Multiple shooting events annually, with capacity for more
- Convenient to Atlanta but a world away
- 60+ RV parking and hookups
- Full service clubhouse, pro shop, lounge, dining room and event facility
- Price: Negotiable



**Bradley Fulkerson**  
Senior Manager Director

404.216.6743  
bradley.fulkerson@transwestern.com



**Peyton Wimberly**  
Managing Director

404.842.6563  
peyton.wimberly@transwestern.com



**Austin Hibbard**  
Vice President

404.814.1525  
austin.hibbard@transwestern.com