

Private Historical Upland Hunting Preserve

OFFERING

Don't miss this rare opportunity to acquire an established Private Historical Upland Hunting Preserve. This club is the oldest private hunting club in Minnesota. Sixty-six years of operation and conservation. A 15-minute drive from downtown Saint Paul Minnesota, with growing hunting and target/sporting clay members. This is a well-run, established business with experienced management and employees in place.

The membership is made up of multiple generations within this well-run natural institution. The club house is set back on the property overlooking a 13-acre lake. It has a full kitchen, dining area for 50 guests and bar services. Members can relax and unwind, while enjoying many beautiful views; a large outdoor patio provides access to the lakes and walking trails.

There are fourteen challenging hunting areas, several acres farmed for natural cover, some flat ground with trees abounding, giving you that great outdoors upland pheasant hunting experience that you desire. Forty expert guides and their seasoned hunting dogs lend your members and their guests to confidence and success. Sporting clays with 5 heated boxes, and pistol ranges with 6 shooting lanes top off the magnificent offerings of this private preserve.



Offer Price & Terms

Business and Real Property: \$9,000,000

Furniture, Fixture, Equipment, and Inventory:
Estimated \$2.5M value included

Facility: 529 Acres, Club, Manager house, barn and along with 30 other building

Seller prefers C Corp Stock Sale, great opportunity for long-term-hold project

BUSINESS HIGHLIGHTS

- 66+ years in business with a well-established reputation.
- Turnkey operation or development potential possible.
- 529 Acres, 6 lakes, hiking trails and 30 free-standing buildings.
- 14 hunting areas, sporting clays (5 heated boxes), 6 shooting lanes.
- 15 Minutes from downtown St. Paul.
- Corporate and individual membership offered.

Growth Opportunities

Outdoor activities are unlimited and numerous. Infrastructures already exists and can be easily enhanced. Potential expansions include:

- Destination weddings
- Fund raising
- Corporate events / team building and Conservation Group meetings and training
- Signature Residences built in and around numerous lakes, ponds, timber and rolling hills.

Business is Priced at \$9,000,000 – NDA required to view information

Contact Sean Carey, Lead Advisor at sean@vrtwincities.com or (612) 816-2187
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