



SALE BROCHURE

River Crest Golf Course

4490 U.S. 212

Montevideo, MN 56265

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$799,000
LOT SIZE:	136.81 Acres
CLUBHOUSE SIZE:	9,184 Sq.Ft.
PAR / YARDAGE:	72 / 6,227
RATING / SLOPE:	71.1 / 122
ZONING:	Commercial
LISTING WEBSITE:	northco.com
APN(S):	17-218-3010, 17-219-2010, 10-0031-000, 10-0032-010, 10-0098-000

PROPERTY OVERVIEW

SVN | Northco is pleased to present the listing of River Crest Golf Course (“Property”), a well-established 18-hole public golf course located in Montevideo, where the Chippewa River meets the Minnesota River. Originally developed in 1923 as a nine-hole course and later expanded in 1994 to a full 18 holes, the Property offers a mature and thoughtfully designed layout featuring rolling hills, well-contoured greens, and strategically placed bunkers that provide an enjoyable challenge for golfers of all skill levels. River Crest has built a strong presence in West-Central Minnesota being one of a few 18-hole options in the area. Additionally, a newly remodeled clubhouse servicing the West-Central Minnesota communities offers opportunities for growth.

PROPERTY HIGHLIGHTS

- 18-hole golf course, restaurant and event center on 136+ acres in the scenic Minnesota River Valley
- Includes practice amenities such as a grass tee full driving range with targets, putting green, and a separate pitching practice hole up to 90-yards with practice bunker
- Clubhouse includes the pro shop along with a beautifully remodeled upscale restaurant and event space, enhancing both golfer and community experience. The restaurant is not currently being operated providing a great growth opportunity for the next owner



SALE HIGHLIGHTS

- 18-hole golf course on 136.81 acres on mature rolling hills at the confluence of the Minnesota and Chippewa Rivers in Montevideo, Minnesota
- An established and growing community located just outside the city of Montevideo
- Strong local following with an active membership base and a well-established calendar of tournaments and events
- River Crest golf offers annual membership and amenities passes, leagues, tournaments, and more
- The 9,184 sq. ft. clubhouse includes a pro shop, recently remodeled restaurant & bar featuring both indoor and outdoor dining options, a separate event room, office space, and basement space with multiple walk in coolers and storage
- Fully equipped kitchen suitable for an upscale restaurant and events
- The restaurant is not currently being operated providing a great growth opportunity for the next owner. Historic operations saw over \$800K in revenue annually. The owners may also entertain selling the restaurant separately
- Pro shop stocked with essential merchandise and equipment to meet golfers' needs
- Versatile event and banquet area available for private events, tournaments, and special gatherings
- 5,000 sq. ft. building with a heated maintenance shop, equipment cold storage and rentable golf cart storage spaces. There is also an additional cold storage building for storage of maintenance equipment
- Golf cart fleet and all maintenance equipment are owned
- Ample parking for both golf and restaurant operations
- River Crest Golf Course members have reciprocity with Ortonville Golf Course, Benson Golf Club, and Pomme De Terre Golf Club - \$35 for golf and cart
- Additional information including financials, etc. can be found in the document vault on the listing website at northco.com

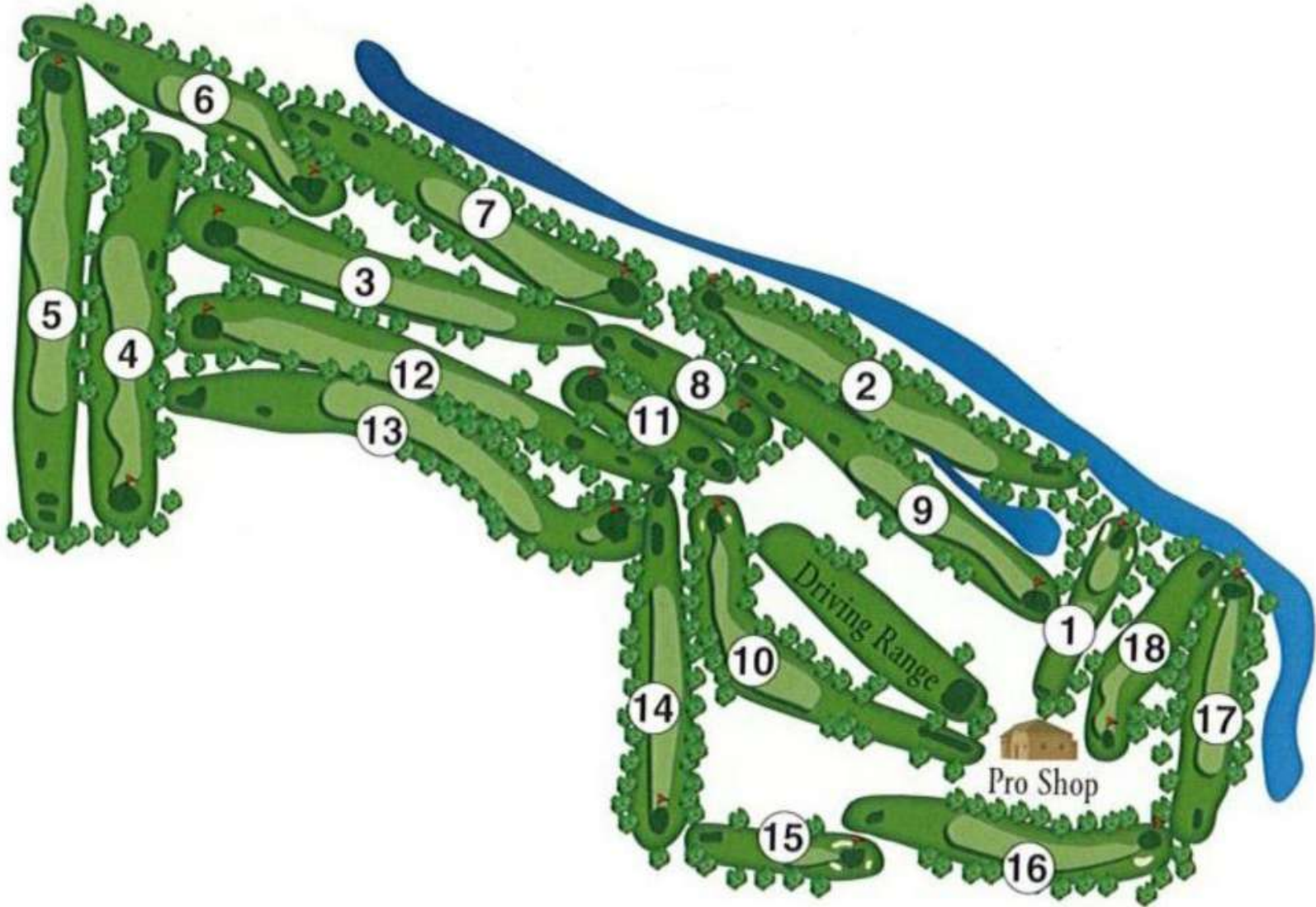
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



COURSE MAP



LOCATION OVERVIEW



MONTEVIDEO, MN

Montevideo, Minnesota, is a welcoming community located in Chippewa County in west-central Minnesota. Positioned where the Minnesota River and Chippewa River meet, Montevideo features picturesque waterfront views and functions as a regional center for outdoor recreation, agriculture, and small-town living. Outdoor enthusiasts are drawn to the area for its abundant recreational opportunities, including fishing, boating, and kayaking along the rivers, as well as hiking and biking on nearby trails. Lagoon Park is a local highlight, featuring a swimming lagoon, campground, and access to the river, making it a popular destination for both residents and visitors during the warmer months.

The town features a charming downtown with local shops, dining, and community events throughout the year. Montevideo embraces its heritage through attractions like the Chippewa County Historical Society Museum, which preserves and showcases the area's history and culture.

Surrounding Montevideo, the region is characterized by farmland, open landscapes, and a relaxed pace of life, making it ideal for those seeking a balance between rural tranquility and community connectivity.

Proximity to Larger Cities:

110 miles west of Minneapolis, MN

105 miles northwest of Mankato, MN

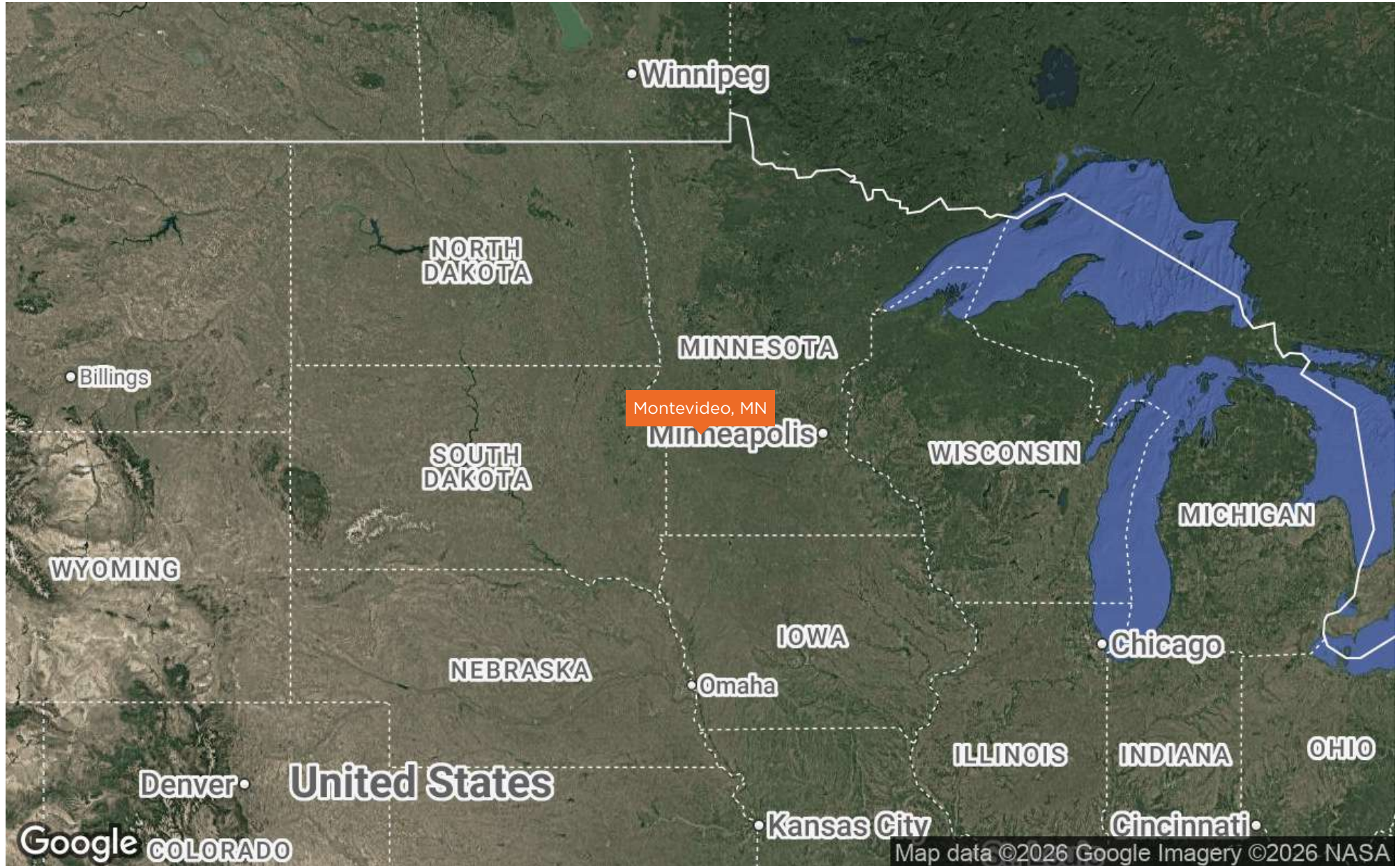
140 miles southeast of Fargo, ND

130 miles northeast of Sioux Falls, SD

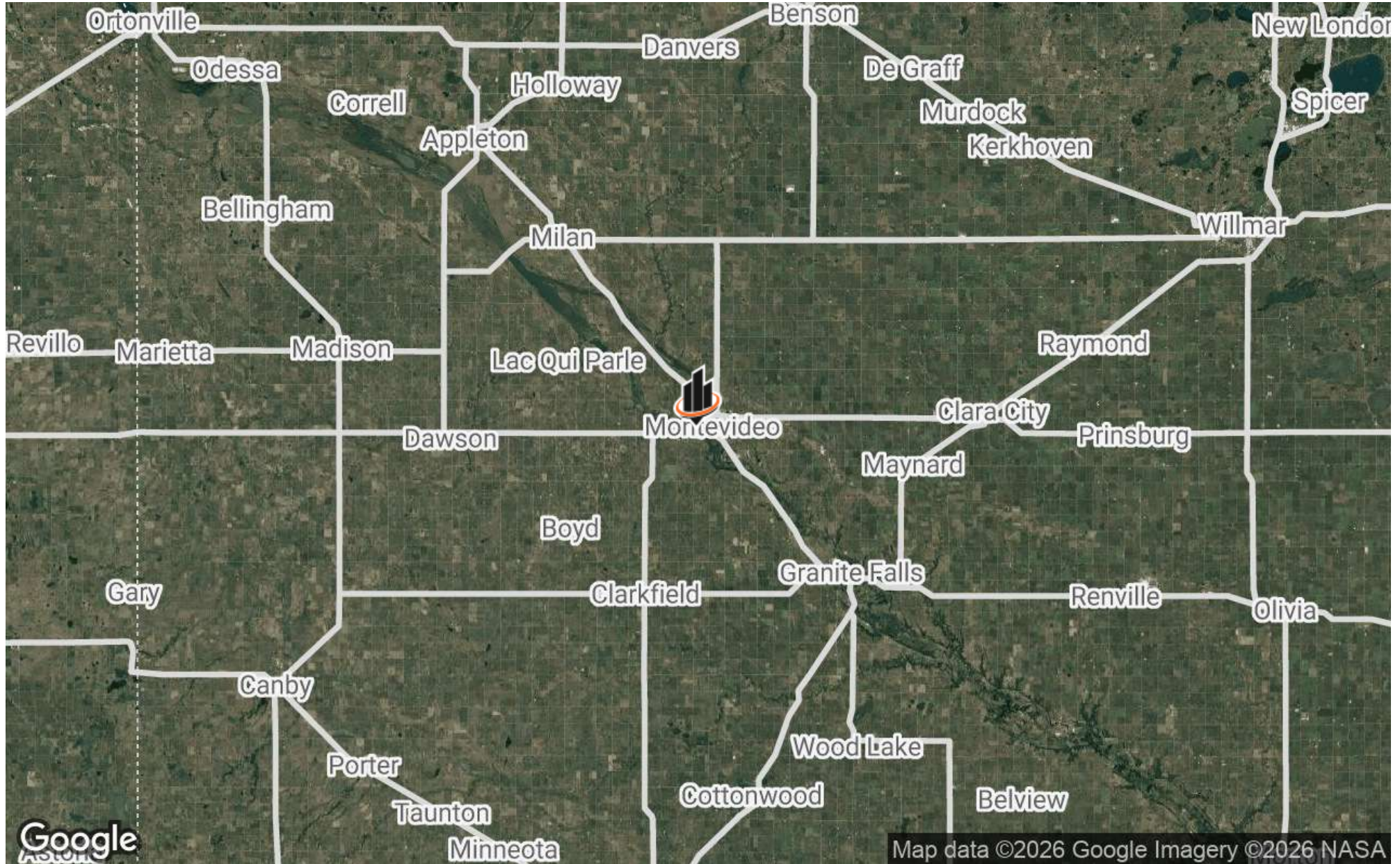
Nearby airports include Minneapolis–Saint Paul International Airport (110 miles) and Watertown Regional Airport (85 miles)



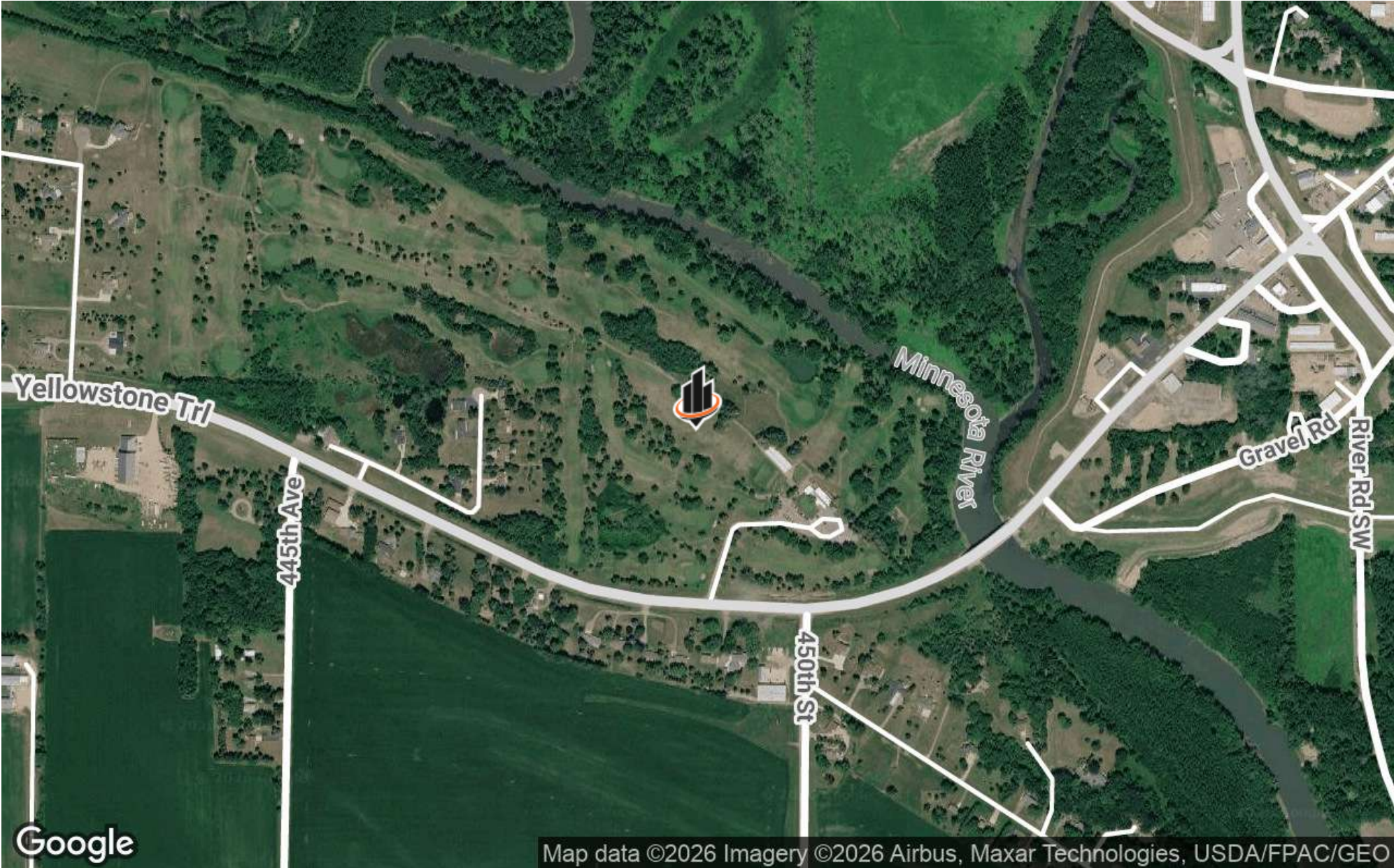
REGIONAL MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

15 MILES 30 MILES 60 MILES

	15 MILES	30 MILES	60 MILES
TOTAL POPULATION	14,780	43,463	200,128
AVERAGE AGE	42.8	42.5	41.7
AVERAGE AGE (MALE)	41.4	41.3	40.8
AVERAGE AGE (FEMALE)	44.6	43.9	42.8

HOUSEHOLDS & INCOME

15 MILES 30 MILES 60 MILES

	15 MILES	30 MILES	60 MILES
TOTAL HOUSEHOLDS	6,222	18,105	81,681
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$87,300	\$89,186	\$91,110
AVERAGE HOUSE VALUE	\$169,211	\$178,149	\$220,741

2023 American Community Survey (ACS)

