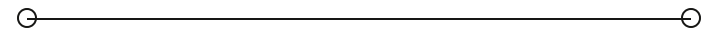


SALE BROCHURE

Blackberry Ridge Golf Club

3125 CLUBHOUSE RD

Sartell, MN 56377



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,193,000
LOT SIZE:	184.16 Acres
CLUBHOUSE SF:	14,715
PAR / YARDAGE:	72 / 6,992
RATING / SLOPE:	74.5 / 143
ZONING:	Comm/Industrial/Public Utility
LISTING WEBSITE:	northco.com
BUSINESS WEBSITE:	blackberryridgegolf.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present Blackberry Ridge Golf Club (“Property”), one of the finest 18-hole public golf courses in Central Minnesota, located in the thriving community of Sartell. Situated on 184.16 pristine acres, Blackberry Ridge combines rolling wooded terrain with a championship-style layout that stretches nearly 7,000 yards from the back tees. With five sets of tee markers on every hole, the course is designed to challenge seasoned players while remaining enjoyable for golfers of all skill levels.

The property features a breathtaking clubhouse with floor-to-ceiling windows, crystal chandeliers, and a wrap-around patio that overlooks the course, creating a stunning setting for golf, dining, and events. On-site amenities include Grill19, a full-service restaurant and bar, a professional golf shop, and a premier wedding and event venue. Blackberry Ridge has become a sought-after destination for weddings and special occasions in Central Minnesota, offering couples a one-of-a-kind experience from the moment they arrive. Blackberry Ridge provides year-round entertainment with its golf simulator, allowing players to practice and perfect their swing during the off-season. Golfers can also join leagues, take lessons from an experienced golf professional, and enjoy a variety of recreational and social opportunities.



SALE HIGHLIGHTS

- Premier 18-hole championship golf course on 184.16 acres of rolling, wooded terrain in Sartell, Minnesota
- Voted Best Golf Course in Central MN multiple years
- Built in 2001 and was designed by renowned architect Joel Goldstand
- Included in the sale: 18-hole golf course, full-service clubhouse with event spaces, restaurant and bar (Grill19), pro shop, golf simulator, maintenance buildings with equipment and cart storage building
- Championship layout measuring nearly 7,000 yards from the back tees with 5 sets of tee markers, designed to challenge all levels of golfers
- The 2-story clubhouse (14,715 sq. ft.) features floor-to-ceiling windows, crystal chandeliers, and a wrap-around patio overlooking the course
- Numerous golf amenities, including year-round golf instruction from PGA professionals, active leagues, full practice facilities including the addition of year-round practice opportunities with a state-of-the-art golf simulator, and professional club sales and fittings.
- Blackberry Ridge is host to the Scott Dirck Golf Academy
- Positioned for continued growth in this rapidly growing community providing strong local demand for golf, dining, weddings, and private events
- Recognized as one of the premier wedding and event venues in Central Minnesota, this full service event venue includes a professional event coordinator, a variety of elegant spaces for groups from 2-300, delightful cuisine and service-oriented staff
- Grill19 Bar & Restaurant (3,512 sq. ft.) has its own full kitchen and seating capacity for 114 guests. A favorite spot for locals and visitors alike
- The conference & event center (4,828 sq. ft.) is equipped with a dedicated kitchen, storage, and has capacity for up to 300 guests
- Additional buildings include the cart storage building, maintenance building, practice hitting bays, irrigation pump house, and storage building.
- Award-Winning Golf Destination recognized by the St. Cloud Times Readers as Best Golf Course in Central Minnesota (2015, 2016, 2017, 2019, 2020), recipient of the 2020 The Knot Best of Weddings award, and ranked as a Top Minnesota Course by Golf Digest
- Additional information including financials, etc. can be found in the document vault on the listing website at northco.com

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



SARTELL, MN

The property is located in Sartell, a thriving and rapidly growing community in Central Minnesota, just minutes north of St. Cloud. Known for its strong sense of community and family-friendly atmosphere, Sartell offers an ideal blend of small-town charm and modern convenience. Positioned along the scenic Mississippi River, the city provides a picturesque setting with riverfront views, expansive parks, and abundant recreational opportunities.

The greater St. Cloud metro area serves as a regional hub for healthcare, education, and commerce, driving consistent population and economic growth. Major employers, retail development, and infrastructure investment continue to fuel expansion, making the area increasingly attractive for residents, visitors, and businesses alike. Sartell, in particular, has experienced significant residential and commercial growth in recent years, further enhancing its appeal as a destination community.

Residents and visitors enjoy year-round outdoor activities, including hiking, biking, fishing, kayaking, and cross-country skiing. The city features excellent schools, well-maintained neighborhoods, and a variety of local shops and dining options. Recreational amenities such as Pinecone Regional Park and the popular Lake Francis area provide access to miles of trails, open space, and community gathering areas.

With its combination of natural beauty, strong local economy, and continued growth within the St. Cloud metro, Sartell offers a vibrant yet relaxed lifestyle and serves as an increasingly desirable destination in Central Minnesota.

Proximity to larger cities:

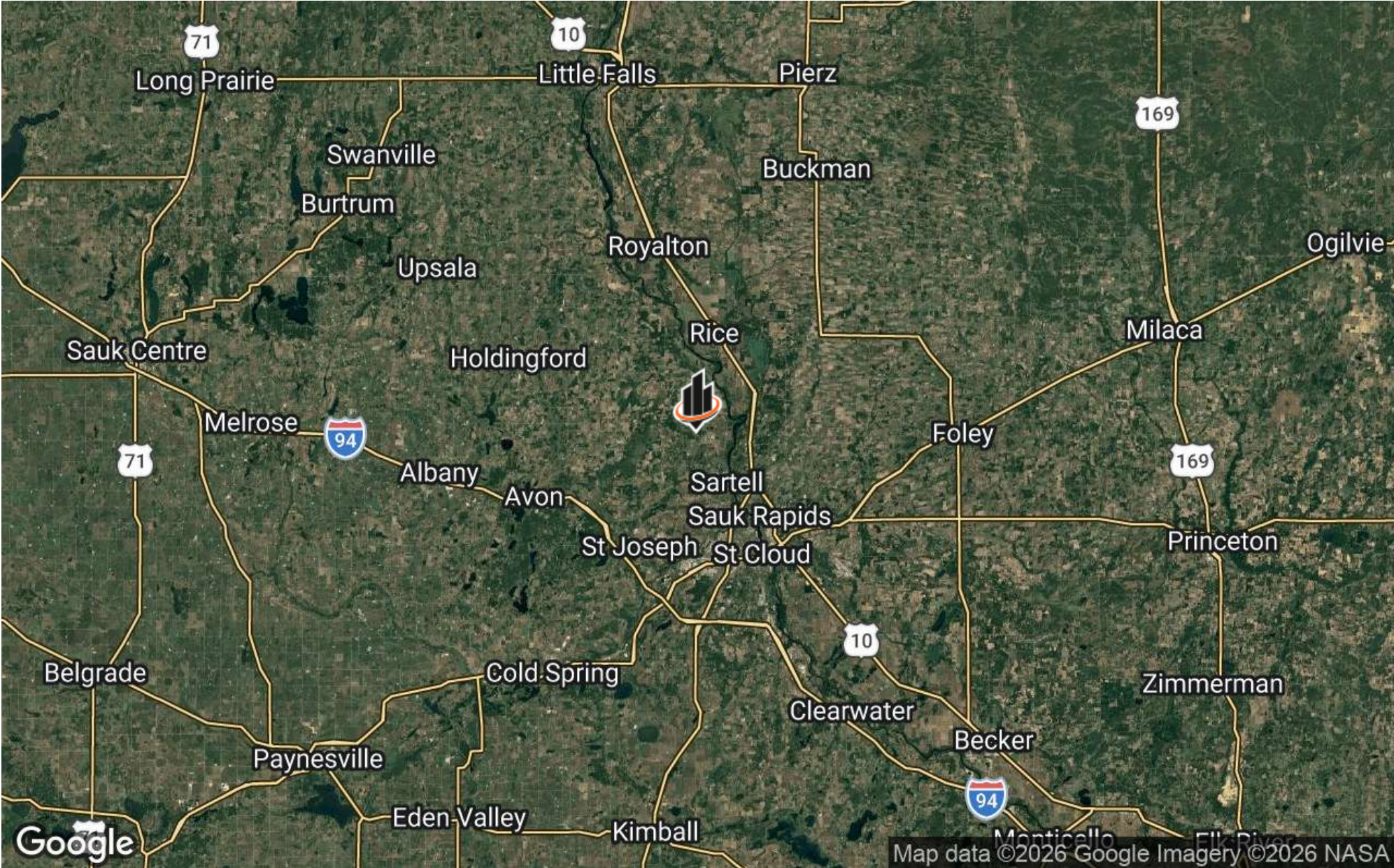
6 miles north of St. Cloud, MN
72 miles northwest of the Twin Cities
170 miles southeast of Fargo, ND

Airports in close proximity include St. Cloud Regional Airport (10 miles), Minneapolis-Saint Paul International Airport (85 miles), and Hector International Airport - Fargo, ND (150 miles).

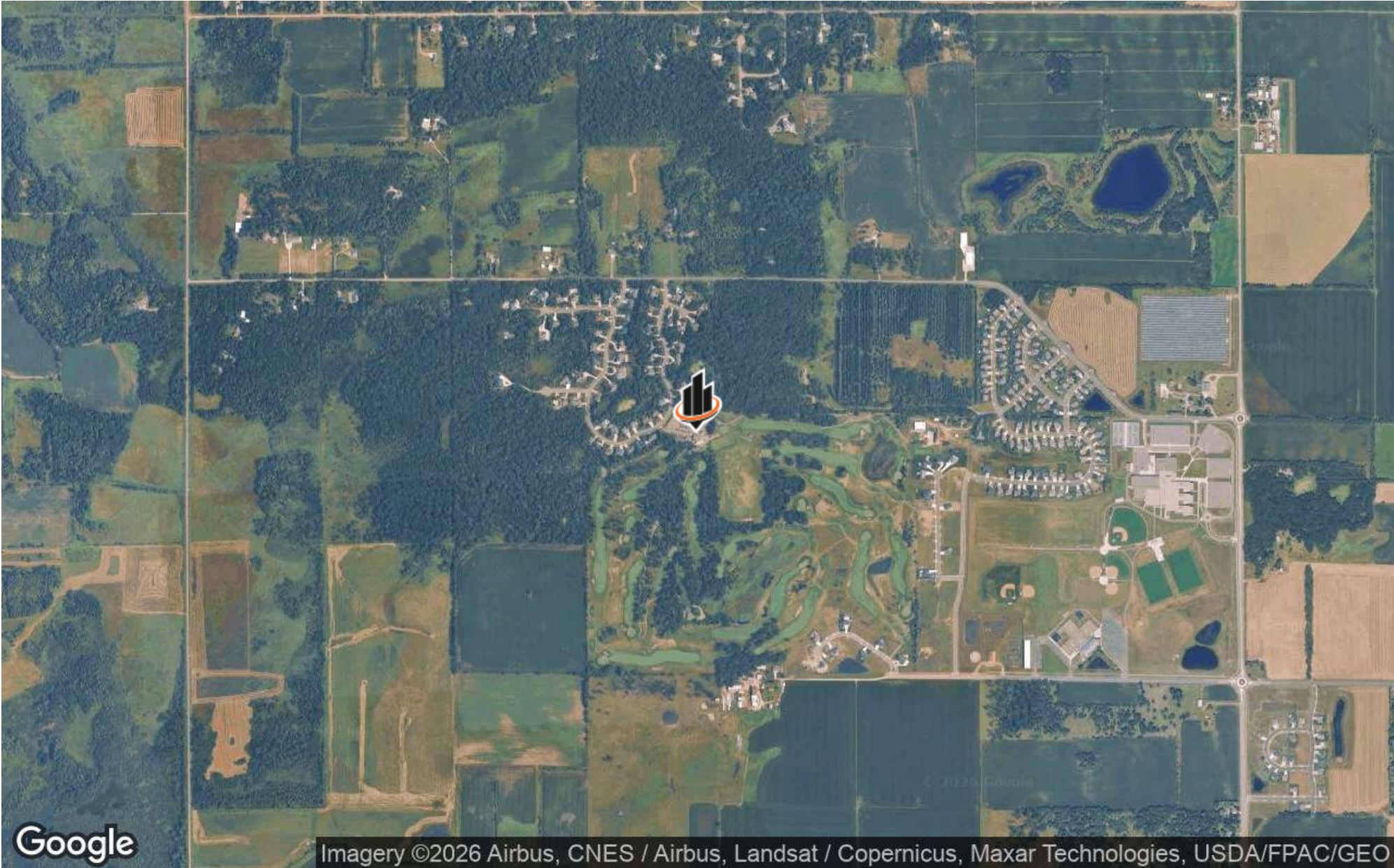
REGIONAL MAP



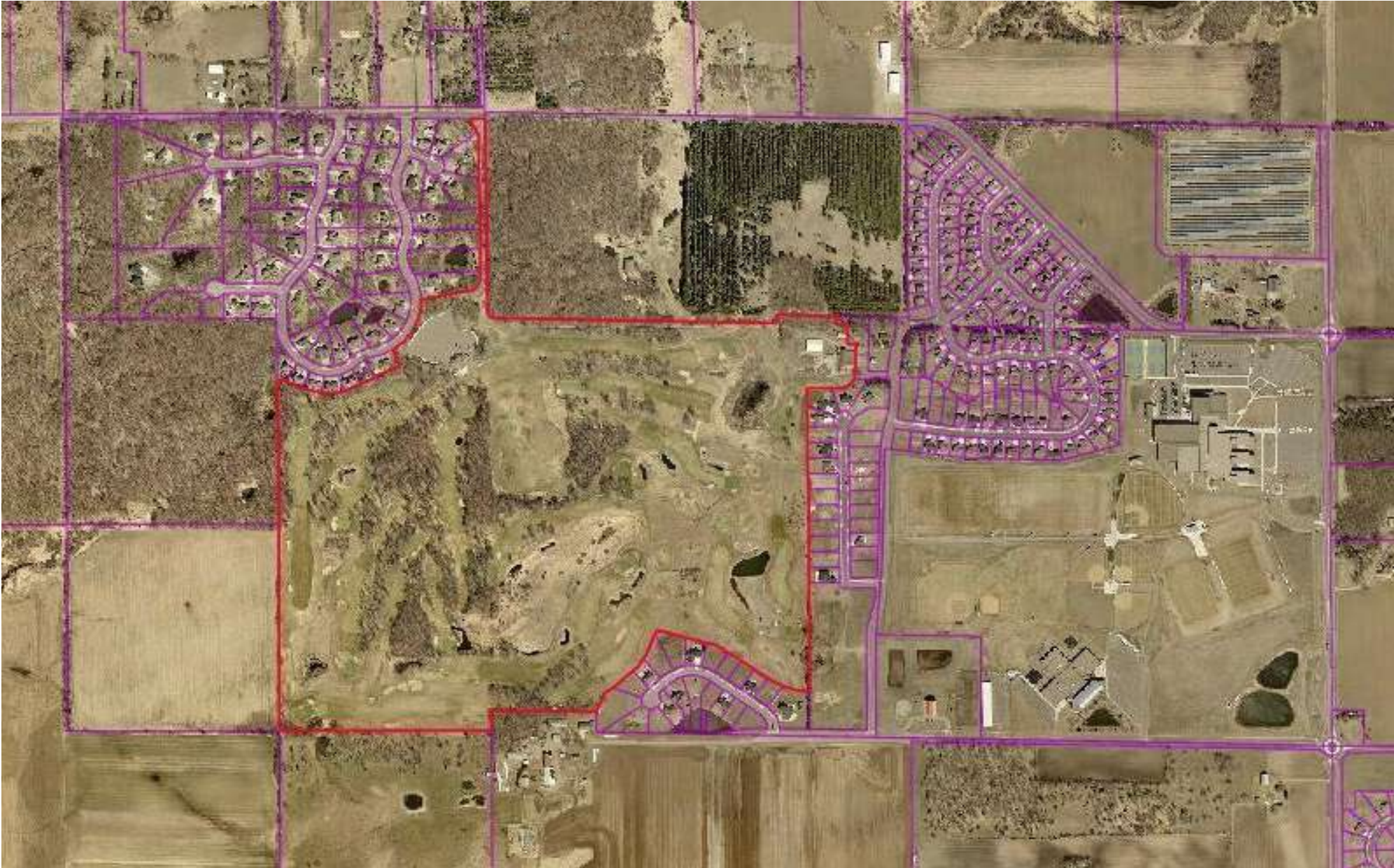
LOCATION MAP



AERIAL MAP



AERIAL PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	15 MILES	30 MILES	90 MILES
TOTAL POPULATION	156,478	271,266	4,253,921
AVERAGE AGE	36.1	38.2	39.7
AVERAGE AGE (MALE)	36.3	38.0	38.8
AVERAGE AGE (FEMALE)	37.0	39.0	40.4

HOUSEHOLDS & INCOME 15 MILES 30 MILES 90 MILES

	15 MILES	30 MILES	90 MILES
TOTAL HOUSEHOLDS	60,370	104,137	1,689,051
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$92,300	\$97,515	\$122,780
AVERAGE HOUSE VALUE	\$276,751	\$291,118	\$378,045

2023 American Community Survey (ACS)

