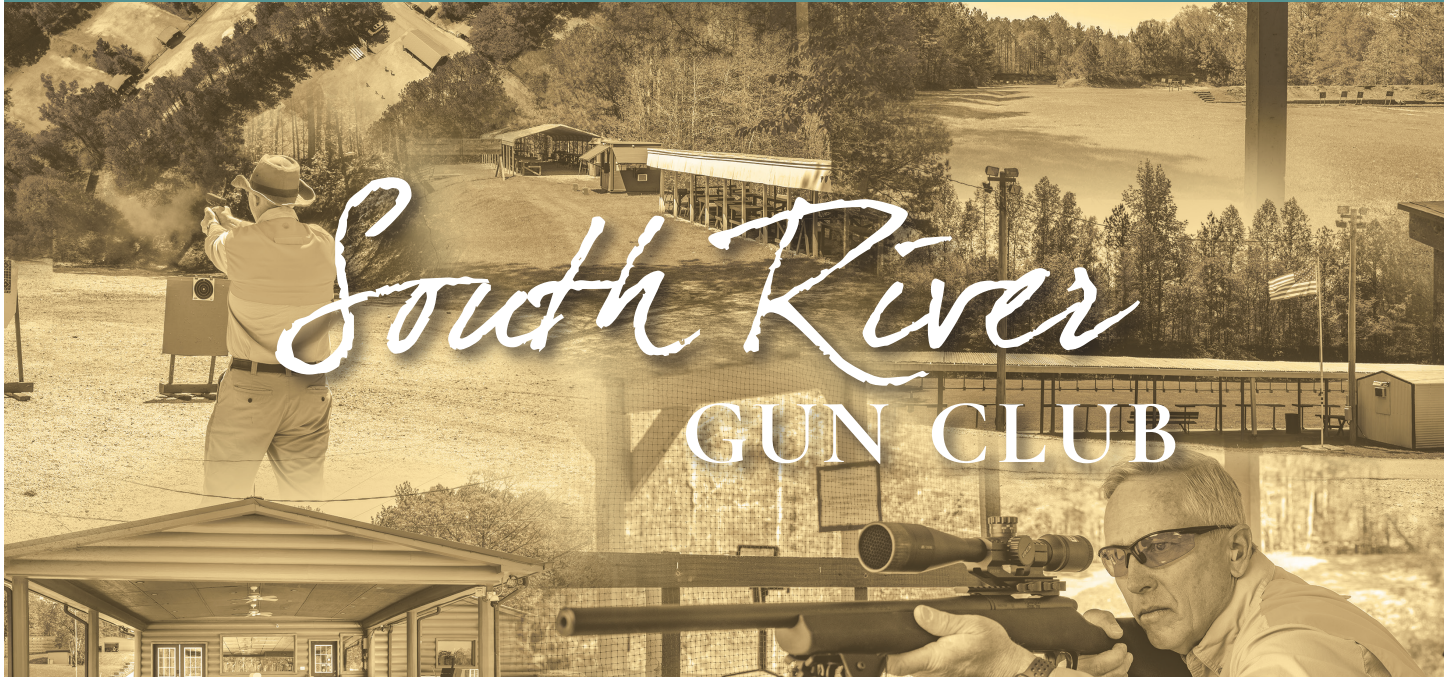


A ONCE-IN-A-LIFETIME OPPORTUNITY TO OWN GEORGIA'S PREMIER GUN CLUB

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

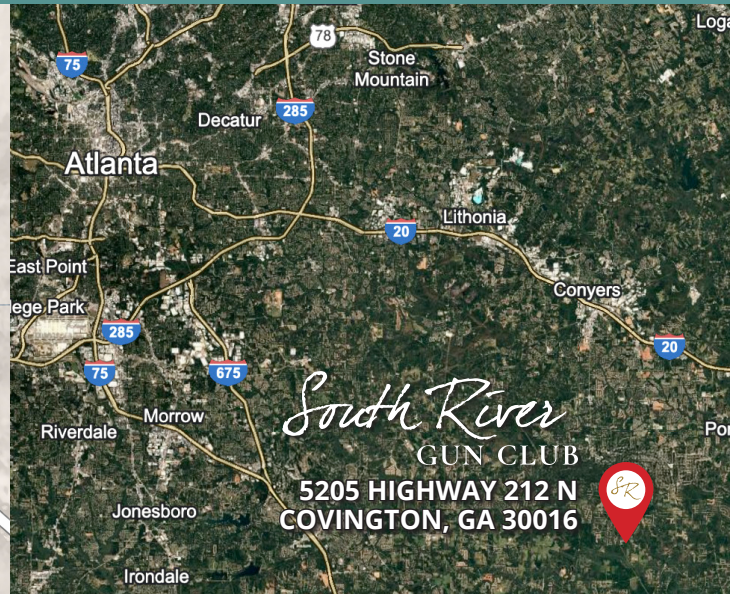
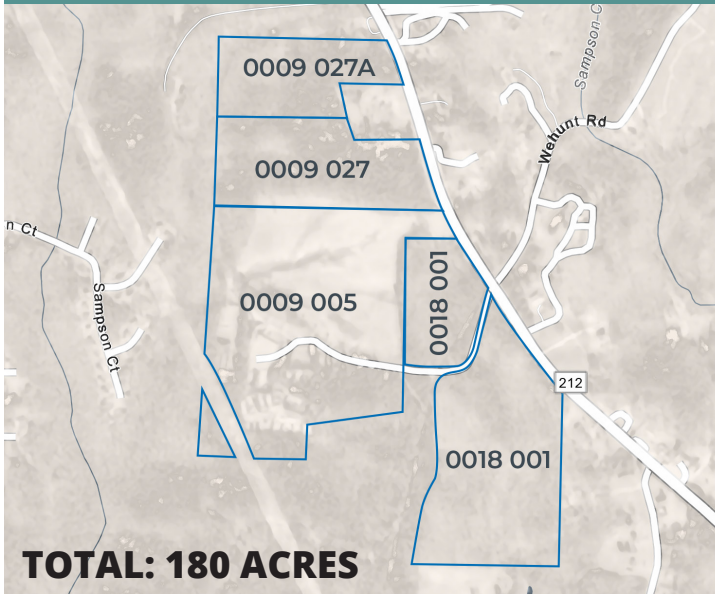
A remarkable 180-acre property in Newton County, currently home to a successful and well-established gun club with approximately 800 members. This is a rare investment opportunity, offering stable income from a proven tenant operating under a unique and hard-to-replicate land use. With its size and location, 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.

TRANSWESTERN
REAL ESTATE
SERVICES

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



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



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