

## **Indus School Property Proposal**

*"Community is the heart of this initiative. Every phase reinforces local ties and invites shared prosperity, strengthening our region's resilience and connectivity."*

### **Phased Development of a Rural Recreation and Community Hub**

#### **Executive Summary**

This proposal outlines a multi-phase development plan to transform a beautiful and fully usable rural property into a dynamic destination for recreation, education, and essential services. With an emphasis on community enrichment, employment growth, and sustainable tourism, this initiative combines equine activities, camping, venue rentals, and vital infrastructure upgrades to serve both visitors and local residents.

#### **Phase 1: Equine Arena & Outdoor Recreation Launch**

##### **Objectives**

- Activate existing equine facilities to host clinics, competitions, and events
- Establish RV camping with full hookups to attract tourists and event attendees
- Open scenic horseback riding, walking and bike trails to the public

##### **Impact**

- **Employment:** Hiring event staff, groundskeepers, equine professionals, and hospitality team
- **Community Value:** Offers year-round recreational events, equine education, and local vendor opportunities
- **Revenue Streams:** Event fees, RV site rentals, equine programming, concessions

#### **Phase 2: School Repurposing & Keytrol Fuel Installation**

##### **Objectives**



- Recondition the school into a multi-use facility for workshops, youth programs, and rentals
- Offer indoor space for community gatherings and private events
- Install Keytrol fuel service for RVs, farm vehicles, and public access

### **Impact**

- **Employment:** Facility managers, rental coordinators, technicians, and support staff
- **Community Value:** Accessible venue for weddings, education, and group use; rural fuel access increases regional convenience
- **Revenue Streams:** Rental fees, fuel sales, educational program partnerships

## **Phase 3: Convenience Store & Repair Shop Development**

### **Objectives**

- Construct and stock a store selling everyday essentials, horse-related goods, snacks, and camping supplies
- Build and operate a repair shop for semi and vehicle service

### **Impact**

- **Employment:** Store clerks, inventory managers, mechanics, and delivery services
- **Community Value:** Local access to supplies and repairs fosters regional resilience
- **Revenue Streams:** Retail sales, service charges, branded merchandise

## **Long-Term Vision**

- Establish the site as a sought-after destination for rural and water recreation, equine enthusiasts, and family travel
- Position the development as a self-sustaining hub supporting tourism, education, and essential services
- Build partnerships with nearby towns, agricultural communities, and schools for shared programming and mutual growth



- Support local farms and feed fresh with livestock grazing and on-site meat processing

## Conclusion

This phased initiative leverages a ready-to-use location with existing assets to create a flourishing community and visitor destination. It integrates practical infrastructure with enriching experiences, all while strengthening rural economies and enhancing quality of life.

### *Interested Buyers*

Anthony and Lori Reller

45892 County Road 4 Roseau, MN 56751

Phone: 218-242-1544

Neil Reller

Highway 53 Ray, MN 56669

Phone: 218-240-9234

Financial offer will be made @ the meeting.

Thank you!