



ESSENTIALS OF A SURVIVAL RETREAT
AS PROVIDED AT
SKY MANOR AERO ESTATES

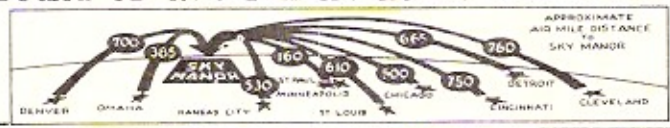
1. Sparcely Populated Area - Small Farms, Christmas Tree Plantations and Logging.
2. Good Distance From Metropolitan Area -
Nearest Town: Park Rapids, MN. - 10 Miles.
3. Aircraft Owner Community - Owner Homesites.
120 Acres of Timber for Fuel, If Needed.
4. Ample Area for Co-operative Farming - Raising of Meat and Dairy Animals, Poultry and Vegetables for Food. Hunting and Fishing A Plus Factor.
5. Ample Availability of Good Drinking Water.
6. High and Dry Elevation Free From Threat of Floods.
Average Elevation: 40 to 45 feet Above Lake Level.
7. Availability of Co-operative Professional and Vocational Services Among Present Property Owners - Medical - Dental - Farming - Building - Mechanical - Electrical
- 8 Adequate Firearms for Defense and/or Hunting.
9. Good Distance from Nuclear Target Centers.
10. On-Site Airport Facilities for Emergency Use of Member Aircraft Owners and Their Families.



SKY MANOR AIRPORT - Twin Cities Sectional Aeronautical Chart - is licensed as a "PRIVATE-COMMERCIAL AIRPORT", indicating that it meets the public airport licensing safety requirements, but is not open to public use. Rather, the airport owners can open the airport to anyone they want to by invitation.

Membership in the SKY MANOR AERO CLUB, INC. is restricted to Sky Manor property owners who, by virtue of a 99 year renewable lease owned by the CLUB, are assured the use of Sky Manor Airport facilities in perpetuity.

MULTI-USE CONCEPT: Week-end sojourns, extended 4-Season Vacations; Year-round or Retirement Home: EMERGENCY RETREAT.



SKY MANOR AERO ESTATES

SKYWAY LAKESHORE HOMESITES

W. K. "BILL" BLEWETT - (218) 732-5445 - PARK RAPIDS, MINNESOTA



A COMPARABLE

"PER HOMESITE VALUE"

OF SKY MANOR AIRPORT INCLUDING NEW ADDITION AS OUTLINED BELOW
 "Engineer Winston Larson of Detroit Lakes has drawn up plans
 for a 3,400 ft. grass strip and 1,700 ft. taxiway with a
 total pricetag of \$240,100

---PARK RAPIDS ENTERPRISE, January 16, 1975 *

PARK RAPIDS MUNICIPAL AIRPORT

PROPOSED ADDITIONS

GRASS CROSS-RUNWAY	3,400 ft.
GRASS TAXIWAY	<u>1,700 ft.</u>
TOTAL ADDITIONS	5,100 ft.

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SKY MANOR AIRPORT PLUS

PROPOSED ADDITIONS

EXISTING SE/NW GRASS RUNWAY	3,200 ft.
EXISTING N/S RUNWAY	2,000 ft.
ADDITION TO N/S RUNWAY	<u>600 ft.</u>
TOTAL GRASS RUNWAYS	5,800 ft.

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SKY MANOR AERO ESTATES

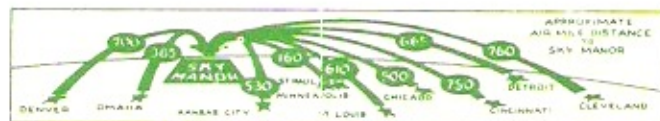
EXISTING NUMBER OF LAKESHORE HOMESITES ...	20
ADDITIONAL HOMESITES - MAIN RUNWAY	<u>12</u>
TOTAL PROPOSED HOMESITES	32

Using 4 year old figures submitted for Park Rapids Airport
 addition above quoted from Park Rapids Enterprise, we get:

$$\frac{\$240,000}{32} = \$7,500 \text{ AIRPORT VALUE PER HOMESITE}$$

over and above the property value of each homesite plus the
 shared lakeshore ownership and 'Direct Flight' convenience.

* Same firm employed 22 years ago to draw plans and
 supervise construction of Sky Manor Runway 13/31.



SKY MANOR AERO ESTATES

SKYWAY LAKESHORE HOMESITES

W. K. "BILL" BLEWETT • (218) 732-6446 • PARK RAPIDS, MINNESOTA



WHAT YOU ARE REALLY BUYING -

1. A **NORTHWOODS AIRPORT HOMESITE** AT WHICH YOU CAN LAND AND TAXI YOUR PLANE RIGHT UP TO YOUR DOOR
2. A **SHARED EQUITY** IN SKY MANOR AIRPORT
3. A **ONE-TWELFTH OWNERSHIP** IN 300 FEET OF **LAKESHORE** ADJACENT TO SKY MANOR AIRPORT
4. A HOME IN THE **"NORTH COUNTRREE"** WHERE SKY BLUE WATERS AND YEAR-ROUND SPORTS BLEND WITH CAREFREE LIVING
5. A **FAMILY SURVIVAL RETREAT** TO WHICH YOUR AIRPLANE COULD PROVIDE **"WINGS OF SURVIVAL"** IN CASE OF EMERGENCY



"Buy land. They ain't making any more of the stuff."

—Will Rogers

AIRPORT FACILITIES ASSURED **"IN PERPETUITY"** BY MEANS OF A 99 YEAR RENEWABLE LEASE HELD BY SKY MANOR AERO CLUB, INC., MEMBERSHIP IN SAME BEING RESTRICTED TO SKY MANOR ESTATES PROPERTY OWNERS.

BASED ON TODAY'S INFLATED COSTS THE **AIRPORT VALUE ALONE**, PRO-RATED AMONG THE THIRTY-TWO HOMESITES, APPROXIMATES **\$7,500 PER HOMESITE**

