

PRESS RELEASE

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For Immediate Release

KLEMM LISTS AIRPORT PROPERTY WITH NUMEROUS POSSIBILITIES

(Bethlehem, Connecticut) – Klemm Real Estate has listed Whelan Farms Airport, a beautifully groomed property which includes fields, woodlands, 5 small ponds - some stocked, and an authentically built 3-bedroom log cabin with stone fireplace. The Cabin is ideal as a property manager's residence but is easily expandable as a main residence. The property is situated in Litchfield County - the most coveted part of rural Connecticut.

Whelan Farms Airport's key feature is its Federal Aviation Administration licensing (CT01), a status that is very difficult to achieve. It is a private facility with a 1,400' turf landing strip reminiscent of a golf course. The licensing runs with the deed. Small aircraft, hot air balloons, and helicopters are permitted to take off and land at the discretion of the owner. Support buildings include 4 large heated, insulated, and alarmed hangars, each with massive doors, to house aircraft or collectors' cars. One building has solar panels and the facility is served by an 85 KVA generator.

Based in the town of Bethlehem, the 27.02-acre property is contiguous to two large tracts of protected land on both ends of the runway and only 15 minutes from the towns of Washington and Litchfield. The Farm is approached through a row of towering pines and a long, level driveway that leads to the cluster of buildings, which are completely private and not visible from the road. Whelan Farms Airport is on the market for the first time ever with an asking price of \$1,895,000.

"The property inspires creative use," stated listing agent Beverly Mosch. "Because of its location in southern Litchfield County and helicopter and plane landing capabilities, it facilitates discreet arrivals to fine area inns and weekend homes. Additionally, it could become a horse farm or a storage facility for car collections."

The airport was developed and meticulously maintained by Tom Whelan, a former corporate pilot who flew state-of-the-art jets for a Fortune 100 company for 35 years. The airport has always been managed with extreme safety precautions and consideration for neighbors through careful noise abatement. Take-offs and landings are required to be over the adjacent protected land.

Klemm Real Estate has offices located in Washington Depot, Woodbury, Litchfield, Roxbury, Lakeville/Salisbury and Sharon. Staffed by 40 associates serving Litchfield County for about 30 years.

For more information about the property: <http://www.klemmrealestate.com/pages/rPropertyDetails.php?1954>

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