



WHELAN FARMS AIRPORT
Bethlehem, Connecticut

KLEMM REAL ESTATE Inc
Litchfield County's Premier Brokers

Bethlehem, Connecticut

Litchfield County / New York City - 80± miles

Whelan Farms Airport

Located in Litchfield County – the most coveted part of rural Connecticut. The 27.02± acre property is contiguous to two large tracts of protected land and only 15 minutes from the towns of Washington and Litchfield. Long, level driveway leads to the cluster of buildings completely private and not visible from the road. The beautifully groomed property includes an authentically built three bedroom log cabin with stone fireplace which would be an ideal caretaker's residence but could easily be expanded as a main residence. There are also open fields, woodlands and five small ponds (some stocked). The main feature of Whelan Farms Airport, a federally licensed private facility, is the 1,400' turf landing strip, reminiscent of a golf course. Aircraft, hot air balloons and helicopters are permitted to take off and land at the discretion of the owner. Support buildings include four large barn-style heated, insulated and alarmed hangars, each with massive doors, to house aircraft/boats/collectors' cars. The main building has solar panels and the entire property is served by an 85 KVA generator.



Address: 249 Hard Hill Road North, Bethlehem

Price: Upon Request

Style: Cape

Age: 1980

Sq. Ft.: 1,690±

Acreage: 27.02±

Rooms: 5

Bedrooms: 3

Baths: 1 Full, 1 Half

Fireplaces: 1

Room Description	Size	Level	Room Features	Property Amenities
Kitchen	9 x 15	Main	Island, Beams, Cathedral Ceiling, Tile Floor	<ul style="list-style-type: none"> Federal Airport License 1,400' Turf Landing Strip Total Privacy 4 Barn-style Heated Hangars Storage for Planes/Collectors' Cars Beautifully Groomed Level Land 5 Ponds 85-KVA Generator
Living/Dining Room	19 x 23	Main	Fireplace, Woodstove, Beams, Cathedral Ceiling, Hardwood Floor	
Master Bedroom	15 x 21	Upper	Cathedral Ceiling, Ceiling Fan, Softwood Floor	
Bedroom 2	12.6 x 15	Main	Ceiling Fan, Laminate Floor	
Bedroom 3	15 x 15	Upper	Cathedral Ceiling, Ceiling Fan, Softwood Floor	

Listing Agent: Beverly Mosch

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All Data to be confirmed by Buyer.

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