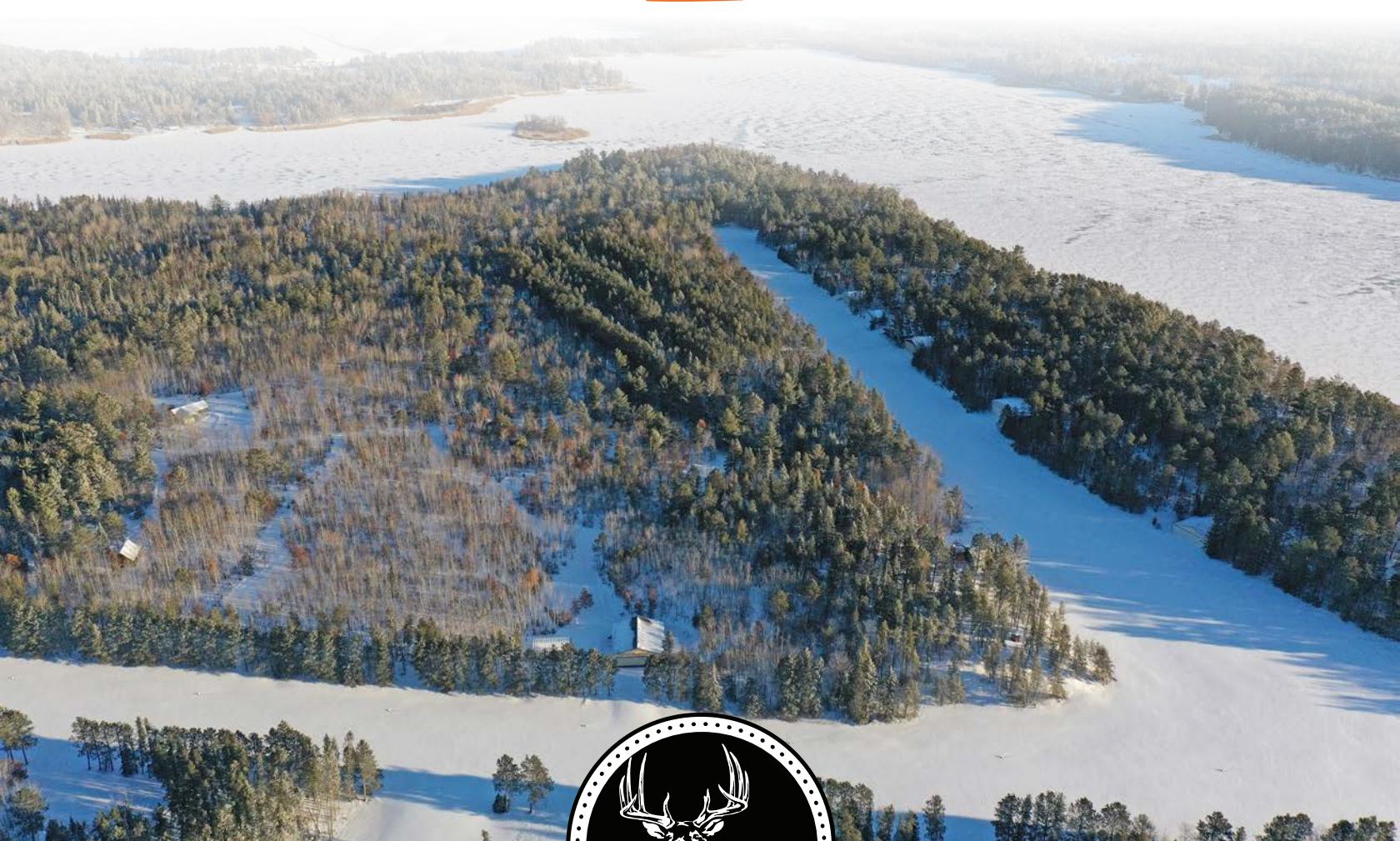


MIDWEST LAND GROUP PRESENTS

4.5 ACRES IN

HUBBARD COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PILOT OPPORTUNITY: BARNDOMINIUM BLISS, PERSONAL HANGAR, PRIVATE AIRSTRIP IN THE HEART OF THE LEGENDARY LAKE COUNTY

The 4.5-acre lot is located at Sky Manor Aero Estates, just a short scenic drive north of Park Rapids, Minnesota.

The Park Rapids community is undoubtedly one of the finest destinations in the great state of Minnesota. Whether visiting to enjoy a few rounds at a number of gorgeous golf courses, launch a boat on literally 100s of lakes - truly world-class fishing within minutes of downtown - this unique property offers convenient airplane access topped off with luxury cabin living with private storage. Plus, it's fully furnished for immediate turn-key activation.

Beneath spacious 22-foot ceilings, the living quarters offer nearly 2,000 square feet of fully furnished Northwoods cabin comforts - right down to the silverware. The layout includes three bedrooms, two full baths, an upstairs lounge, and an outdoor deck. The full kitchen comes standard with custom granite countertops, custom hickory cabinets, and is outfitted with modern appliances such as a dishwasher, garbage

disposal, water softener, and stacked washer/dryer. The climate is controlled by a forced-air heat, in-floor heat, an elevated radiant heat system, and a classic hearth-backed fireplace.

The flying enthusiast will appreciate the 3,000-foot, grass-manicured runway, and especially the other half of the comfy barndominium. The amazing hangar is ready to store your aircraft, but it doesn't stop there. The 25'x50' hangar space is accessible through an impressive 40'x16' Schweiss hangar door, but the area also offers plenty of workshop space, additional vehicle parking, more furniture, a cool bar, and much more.

The property also features a recently built 30'x40' quonset with a 10-foot door and established workshop, perfect for boat or vehicle maintenance and storage. And, there are plenty of deer and turkeys frequenting the 4.5 acres for those who appreciate regular wildlife encounters, only adding to the mystique of this unique property.



PROPERTY FEATURES

COUNTY: **HUBBARD** | STATE: **MINNESOTA** | ACRES: **4.5**

- Excellent investment opportunity
- Immediately available with turn-key enjoyment
- Easy access to countless lakes, local eateries, and meat raffles
- Located mere minutes from popular snowmobile and bike trails
- Fully furnished 3 bedroom/2 bath move-in ready living quarters
- Modern appliances and climate control
- Vintage Northwoods cabin interior
- 3,000-foot runway will accommodate most single-engine aircraft
- 25'x50' hangar space
- 26'x16' side storage lean-to complete with dual 10-foot garage doors
- 30'x40' quonset
- Comfortable and private
- Plentiful wildlife and hunting opportunities



FULLY FURNISHED LIVING QUARTERS

Beneath spacious 22-foot ceilings, the living quarters offer nearly 2,000 square feet of fully furnished Northwoods cabin comforts - right down to the silverware.



3,000-FOOT RUNWAY

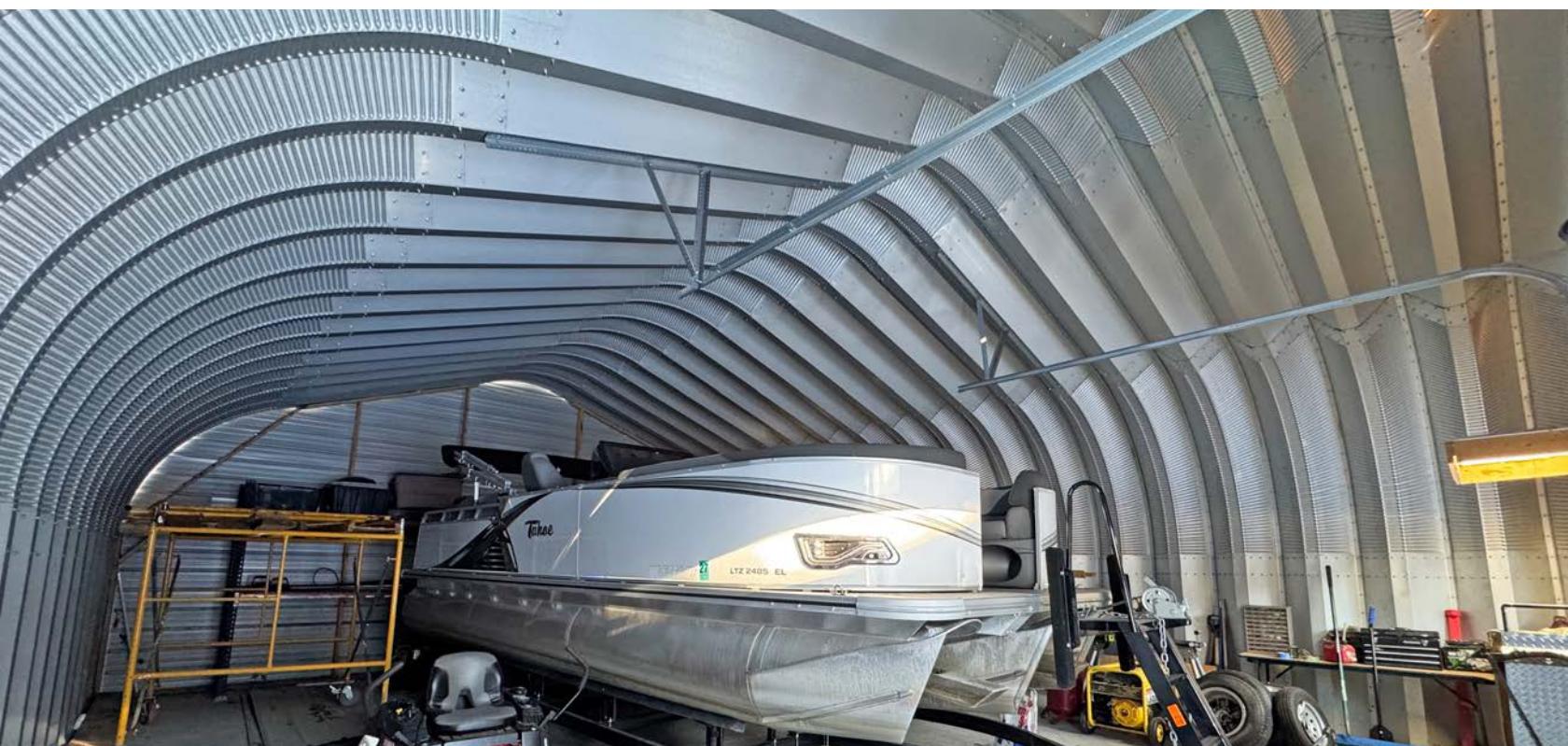


25'X50' HANGAR SPACE



30'X40' QUONSET

The property also features a recently built 30'x40' quonset with a 10-foot door and established workshop, perfect for boat or vehicle maintenance and storage.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



© AgriData, Inc. 2025

Boundary Center: 47° 2' 43.13, -95° 7' 1.48

0ft 178ft 357ft

9-141N-35W
Hubbard County
Minnesota



12/22/2025

TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025
www.AgniDataInc.com

Source: USGS 10 meter dem

0ft 206ft 412ft

Interval(ft): 2.0

Min: 1,468.8

Max: 1,489.4

Range: 20.6

Average: 1,481.9

Standard Deviation: 4.72 ft



9-141N-35W

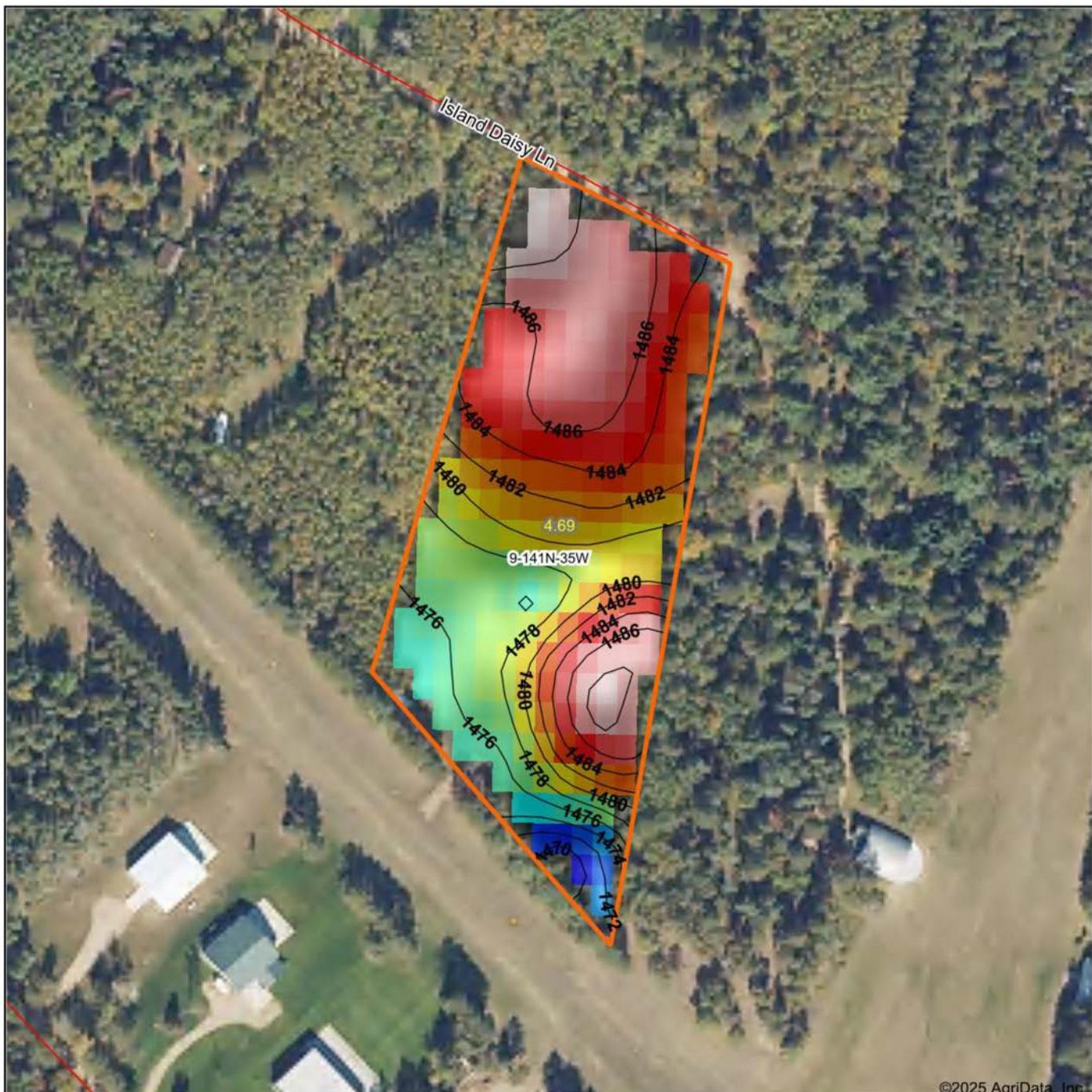
Hubbard County

Minnesota

12/22/2025

Boundary Center: 47° 2' 43.13, -95° 7' 1.48

HILLSHADE MAP



Source: USGS 10 meter dem

0ft 176ft 352ft

Interval(ft): 2

Min: 1,468.8

Max: 1,489.4

Range: 20.6

Average: 1,481.9

12/22/2025



9-141N-35W
Hubbard County
Minnesota

Boundary Center: 47° 2' 43.13, -95° 7' 1.48

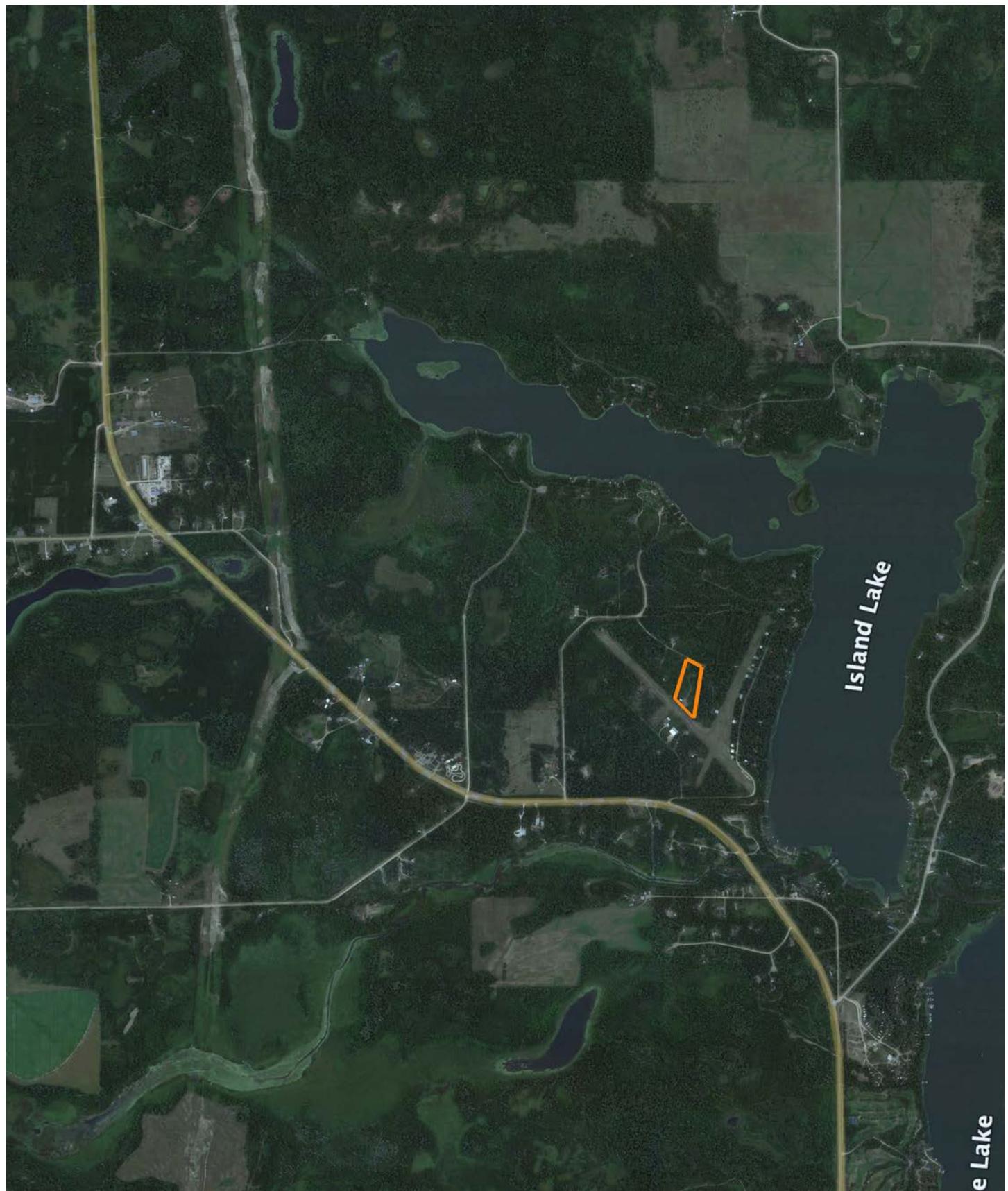


Maps Provided By:

surety[®]
CUSTOMIZED ONLINE MAPPING
www.AgniDataInc.com

© AgriData, Inc. 2025

OVERVIEW MAP



AGENT CONTACT

Thomas Allen has spent over four decades pursuing life in the great outdoors, which created a deep appreciation for the land and the opportunities it provides. Born in Wisconsin and raised in Eastern Iowa, he grew up exploring creeks, catching catfish, and learning every detail of the timber that surrounded him. Those early adventures led to a lifelong passion for bass and muskie fishing, and especially hunting spring turkeys and Midwestern whitetails. He has since chased gobblers across 15 states, but what he values most are the memories made in the field with his family.

Now living in Brainerd, Minnesota, Thomas and his wife, Kathryn, have been married since 2003 and share two children, Tommy and Taylor, who are both lethal spring turkey hunters. God, family and the Midwestern outdoors are top priorities for the Allens.

Before joining Midwest Land Group, Thomas built a 20-year career as an outdoor media and communications specialist, having held editor chairs at *The Iowa Sportsman*, *North American Fisherman*, *Bassmaster/B.A.S.S. Times* magazines—and most recently at *In-Fisherman* based out of Brainerd. His work has also appeared in respected publications including *North American Whitetail*, *Game & Fish*, *North American Hunter*, and many more. That experience has provided a unique ability to connect with fellow landowners, hunters, and outdoor enthusiasts who share the same love for the outdoor lifestyle.

Thomas' passion for the Midwestern hardwoods was naturally coupled with a love for land management, strategic food-plot establishment, treestand wizardry, and sharing the boat or shooting house with family and friends, whether behind the gun, bow or lens. It is this passionate expertise that will make for a confident experience buying and selling land through the team at Midwest Land Group. If you're in the market, give Thomas a call.



THOMAS ALLEN, LAND AGENT
218.656.0061

TAllen@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.