



FIELD OF DREAMS

24226 LONE PINE ROAD, HINCKLEY, MN 55037



ZDERCHUK + SMITH

Lakes | Sotheby's
INTERNATIONAL REALTY

PROPERTY & LOCATION FEATURES

- Privately owned, public airport with three buildings and 2751' runway (FAA:04W) on 61.84 acres with self serve fueling
- Possibilities: Air Park, Drone Port, Home Sites, Business Flight Hub, Hangar Rentals, Hobby Projects
- No MAC fees/restrictions, control own fuel prices
- Property includes 3 hangars, office building addition with lounge, fireplace, kitchen, RR's, offices & conference rooms
- Located 2.5 miles off I-35W, next to Grand Casino Hinckley and Grand National Golf Club. Approx. 1 hour north of Minneapolis/St. Paul and south of Duluth. 45 minutes from Mille Lacs Lake.
- Field of Dreams Airport serves community aviation for corporate travel, Grand Casino Hinckley visitors & entertainers, charter, aircraft sales & maintenance, cabin goers, and more.

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PROPERTY DETAILS

Sale Price:	\$2,100,000
PID#:	03-0202-00
Lot Size:	61.84 Acres
Building Size:	13,412 SF Combined
Year Built:	2004
Zoning:	Agriculture and Seasonal Recreation Current CUP
Cross Street:	Old Government Road

MAIN HANGAR FEATURES

- Hangar 72' X 72' with 60' x 18' clear height door with auto lock & remote control
- In-floor heat, epoxy floor, spray foam insulation
- Security automation system
- "Future proof" wiring
- Phone system
- Air compressor w/ plumbing throughout
- Mezzanine with conference room, 3 offices, restroom, kitchenette, and storage with forced air heat & A/C
- Variable speed well pump
- Multi-room sound system
- Dish Network

OFFICE ADDITION

- Office Lobby building 24'x 48' attached to main hangar
- 2 private offices & conference room
- "Future proof" wiring throughout
- Multi-room sound system
- Central Vacuum
- Flight planning room w/ Meteorologix weather system
- Reception/Sales desk w/ display case
- Men's & women's restrooms w/ shower
- Kitchenette
- Large open lobby with fireplace & reception area
- Outdoor phone & restroom for after hours use
- In-floor heat, AC

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Field of Dreams Airport is a prime 61.84-acre property featuring two ponds and over 500 pine trees, situated 1,021 feet above sea level. Its gently sloping landscape allows for future expansion, making it ideal for additional buildings or an airpark. Located just one hour north of MSP (halfway between Minneapolis and Duluth), this property is near Grand Casino Hinckley and Grand National Golf Club as well as popular cabin areas. This is a fantastic opportunity for a potential airpark, hobby project, or excellent home sites.

RUNWAY FEATURES

- IFR 2751' (FAA:04W) x 75' wide asphalt runway
- Non-precision runway markings
- 240'x 430' asphalt ramp
- Pilot controlled medium density constant current lighting system
- Instrument approaches
- Pre-wired for future PAPI & REIL
- Illuminated windsock
- Beacon
- 4000 gallon, 100LL, above ground, 24 hour self-serve fuel system preconfigured for future Jet A tank
- Straight-in GPS approaches (rwy 06 & 24)
- AWOS-3

HANGARS

- One Main Hangar, approx. 8,000 SF, with mezzanine and attached office building, totaling approx. 13,412 SF
- Two additional 60'x 60' hangars
- Hangars have door clear height of 50' x 13' with auto lock
- Pre-plumbed for infloor heat
- Additional hangars may be added (6+)
- Outside of MAC control may use hangars for RV's or storage in addition to planes



8000 SF MAIN HANGAR, 24' X 48' OFFICE BUILDING ATTACHED,
PLUS TWO ADDITIONAL HANGARS W/ LAND FOR EXPANSION



MAIN HANGAR 60'X 18' CLEAR HT DOOR, AUTO
LOCK, REMOTE CONTROL



MAIN HANGAR HAS MEZZANINE, CONFERENCE RM,
3 OFFICES, RR, KITCHENETTE





RECEPTION/
SALES DESK



KITCHENETTE, TWO RESTROOMS
W/ SHOWER



LOBBY
WITH FIREPLACE

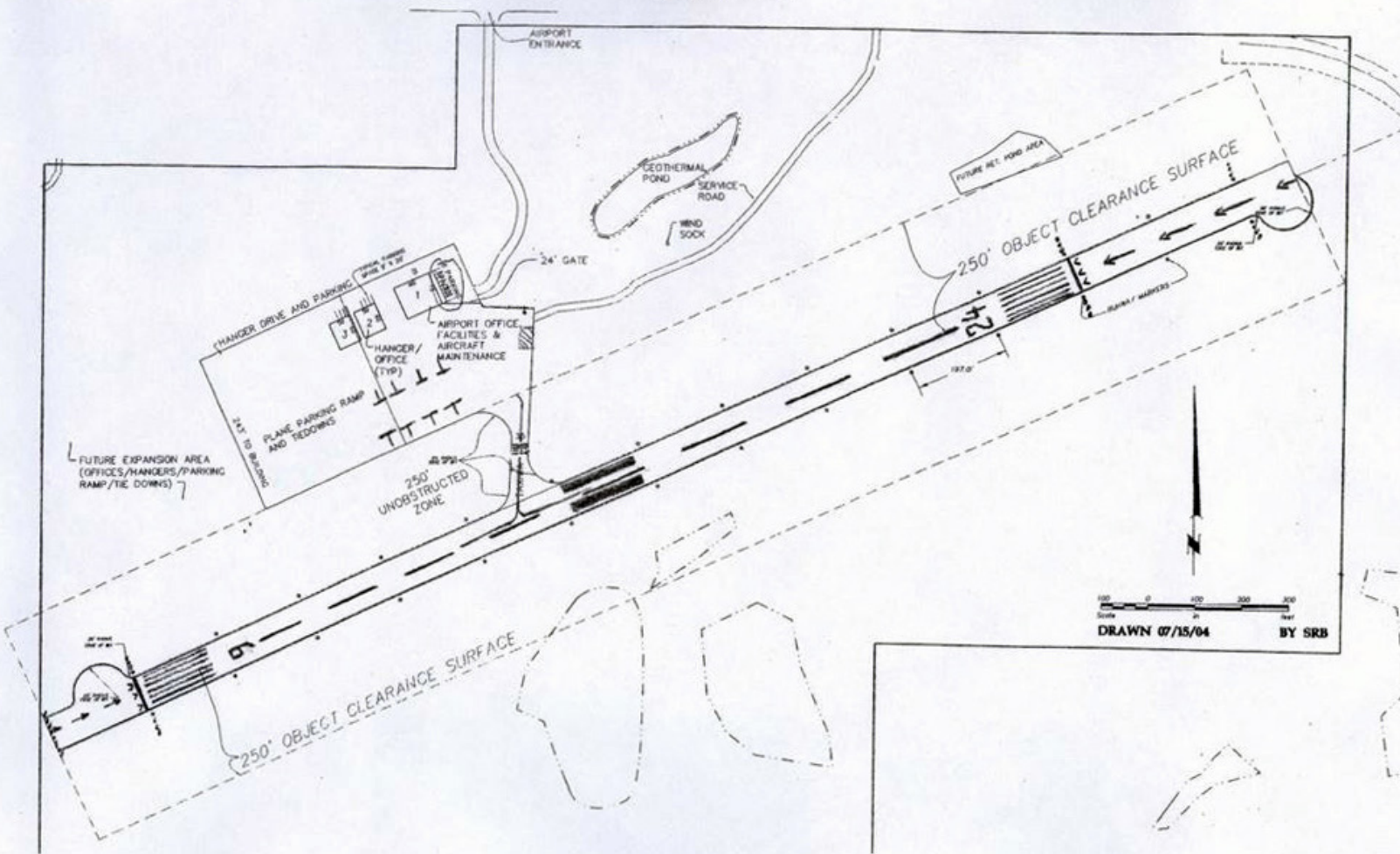


MAIN ENTRY TO OFFICE ADDITION
WITH ADJACENT PARKING

SITE PLAN

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FIELD OF DREAMS SITE PLAN



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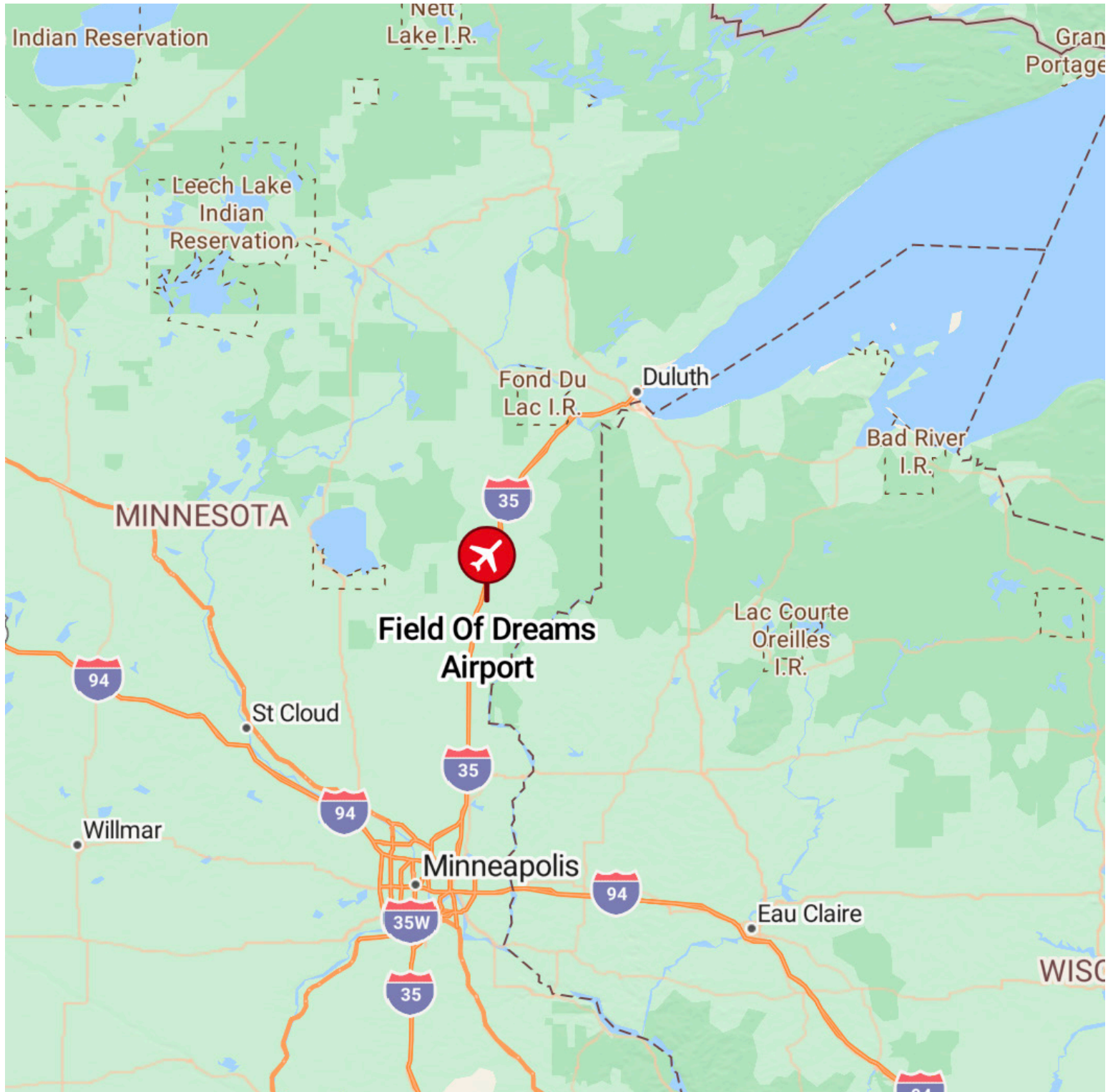
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REGIONAL MAP

24226 LONE PINE ROAD, HINCKLEY, MN 55037



HALFWAY BETWEEN MINNEAPOLIS AND DULUTH.
~1 HOUR DRIVE TO EACH. 45 MINUTES TO MILLE LACS LAKE.

ZOOMED IN

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