

You are cordially invited to visit with us at a time convenient to you. Deer Park Lake Estates may be just the place you have been looking for.



Deer Park Lake Estates, Inc.

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Deer Park Lake Estates Offers 'The Good Life'

Many visitors to Western North Carolina come seeking the peaceful atmosphere of the fabulous Blue Ridge Mountains.

Charmed by the clean air, restful surroundings, and inspiring views, some remain to build permanent homes. Others build delightful vacation homes which provide havens of refuge for city dwellers during the working years and snug retreats for relaxed and rewarding periods of retirement, while still others, planning for the future, invest in building site for future enjoyment and security.

Whatever your plans, this good life can be yours at Deer Park Lake Estates. More than one thousand acres of beautiful mountain land, long a wildlife refuge, has been released for the enjoyment of a discriminating community of residents.

Many home sites face the lovely twenty-acre secluded private lake where fishing, boating and swimming are available. Others provide panoramic views of surrounding mountain peaks or quiet glens of privacy. Wild flowers and birds abound. All residents have full use of the facilities of the lake and its recreational beach areas regardless of property location.

The investment of Deer Park residents is protected by registered covenants and restrictions which run with the land. An architectural committee insures that each home constructed is a complement to its neighbor and the community as a whole.

Presently available are a number of different homes with spacious living areas located on 1/2-acre sites. Each home

is insulated, has three bedrooms, two baths, broad decks on 3 sides, real beam ceilings, and



wood burning fireplaces. The homes are reasonably priced with excellent financing

available on either the Deer Park Lake or Fawn Lake homes. Excellent roads run through the area. Water, power lines, and telephone service are installed and operating.

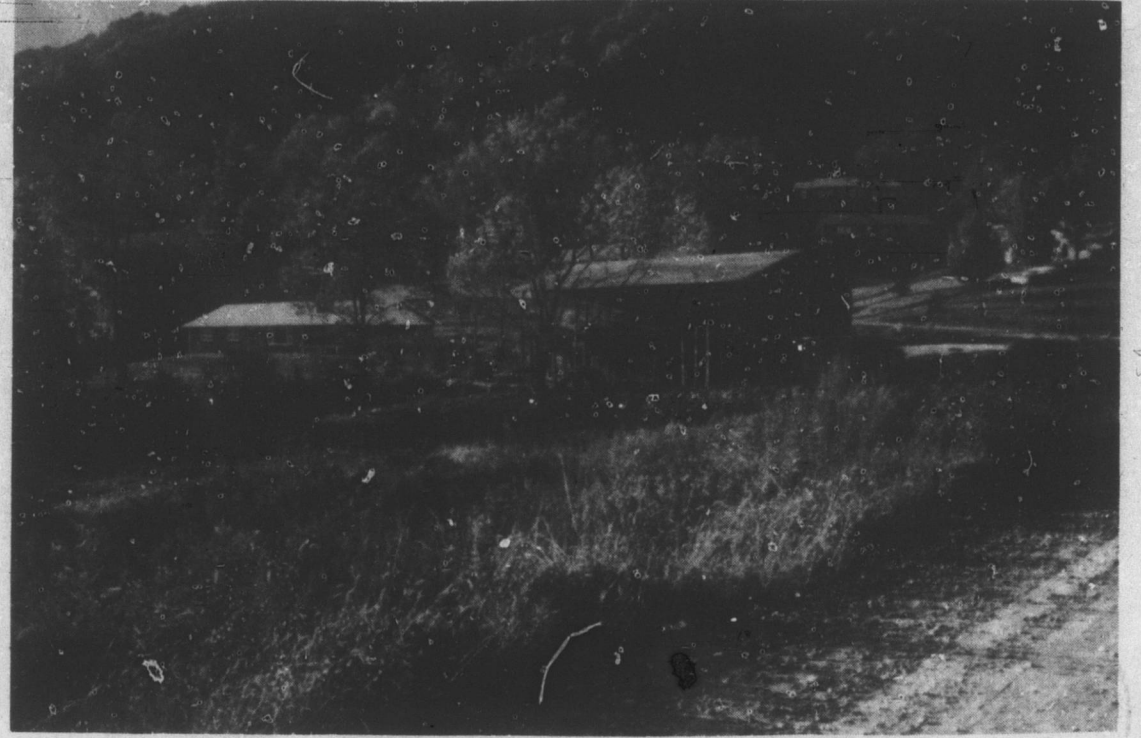
Nearby are schools, churches, hospital, a public library, stores, service stations, beauty shops, and related commercial enterprises.

Just minutes away is some of the best golf, riding, tennis, and snow skiing in the south. There is skiing on Beech and Sugar Mountains, and golfing privileges for homeowners at the Spruce Pine Golf and Country Club.

There are plans for extensive recreation facilities in addition to the swimming, boating, and fishing already enjoyed by the Deer Park Lake residents.

The Deer Park Lake properties were sold a few years ago by descendants of a pioneer settler, John Bailey, and are overlooked by a mountain named for him, Bailey Peak. His son, James Bailey, established "Deer Park" as a game refuge.

Col. James E. Bannon, the general manager, and his wife, have lived in Spruce Pine since his retirement from the Army.



Scenic Peterson And Banks Development Near Burnsville

Permanent Homes For Year-Round

The "Peterson & Banks" Project has been planned as a community of permanent homes for year-round residents, says Ivan "Pete" Peterson of his housing development west of Burnsville on Mountain View Road.

Each home is built on a large lot with seeded lawn and good access road, according to Pete and every house has a separate design, giving them a distinctive style usually found only in much higher priced homes.

"We sell only Cold Medalion total electric homes here in the Peterson & Banks community," states Pete. And he adds that he believes that for convenience and dependability, electric is the best form of heating.

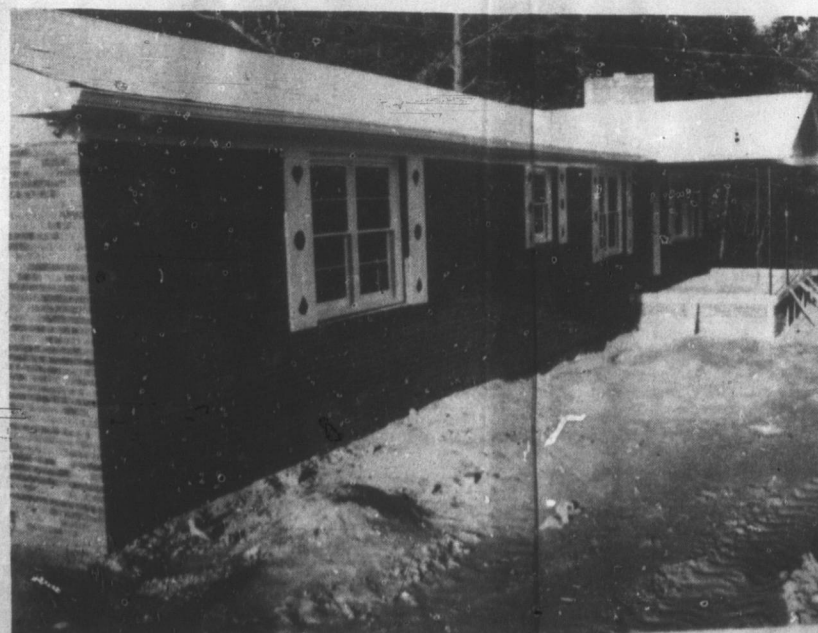
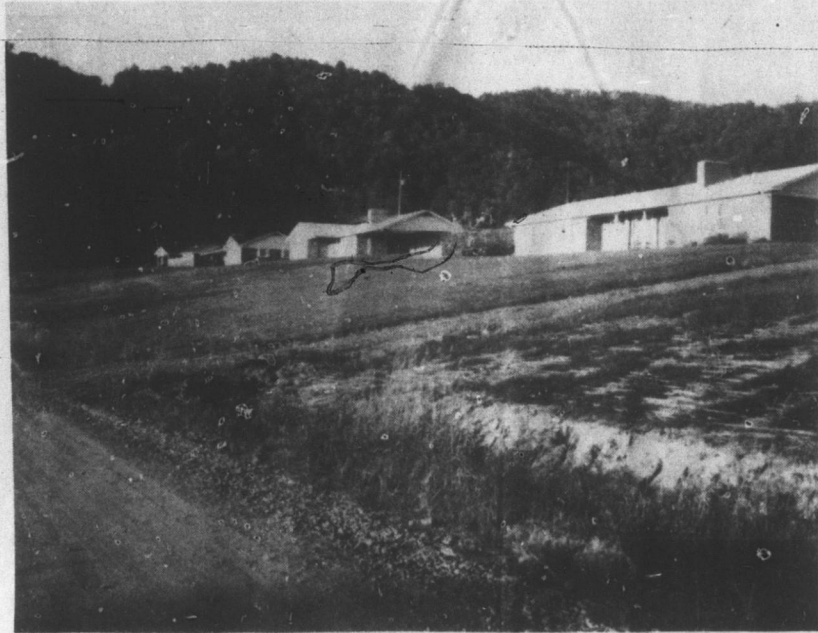
Each home is built with brick exterior and has a full basement

as well as a two-car garage. Each home also has a fireplace to add to the charm and comfort of the living area. The average home has 3 bedrooms, a good-sized kitchen and two baths.

Ivan Peterson and Janet Banks, co-developers of the burgeoning community, had long realized the need for a year-round housing development in Yancey County. The demand for already-constructed homes has been unparalleled in the past few years and many people have turned to mobile homes as the answer. "Most people simply have not the time or experience to go through the process of selecting a house plan, finding a contractor and taking care of the numerous details, large and small, which go into the construction of a home. For them, our development is the perfect answer says Pete. We have taken care of the smallest details and all a prospective buyer needs to do is come in and see the end results.

Three homes are presently available and can be shown at almost reasonable time by Ivan Peterson, who personally supervises the building of each home.

A lot of time was spent in planning and laying the ground work for the development, according to Pete, and he feels the time was well spent. The community has a planned and cared-for look with homes being built in an orderly manner. "A permanent look is what we were after," said Pete, "and we are well pleased with the result



A PLANNED COMMUNITY

OF PERMANENT HOMES

PETERSON & BANKS DEVELOPMENT

MT. VIEW ROAD

Phone: 682-2857

WEST OF BURNSVILLE

North Carolina Counties Receive Receipts

Forest Supervisor, Del W. Thorsen said today that twenty-four counties in North Carolina will receive a total of \$234,761 as their share of receipts from National Forest Operation during the past fiscal year, which ended June 30. National Forest receipts to the counties last year totaled \$206,731.

The amount for Yancey County is \$4,135.32. Mitchell County received \$2,151.91 from National Forest receipts.

The amount each county receives is based on the number of acres of National Forest land within the county. Federal law calls for 25 percent of the receipts to go back to the counties for use on schools and roads. Thorsen said, that based on the number of acres of National Forest Land in the State the money going to the counties averaged 21 cents an acre.

Another 10 percent of the gross Forest receipts is made available to the Forest Service for roads and trails within the National Forests. This 10 percent is supplemented by allocations which brought the total spent on road maintenance and construction during the 1972 fiscal year to \$878,825--an average of 77 cents for each acre of National Forest Land spent on a 1,041 mile road system.

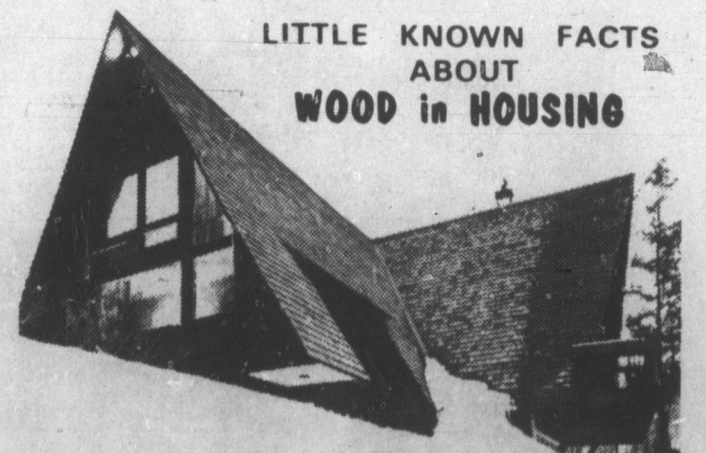
In addition to these road expenditures, special Forest Highway Funds in the amount of

\$423,000 were made available by the Forest Service to the Bureau of Public Roads for the Whitewater Falls Road in Highlands. Another contract for \$190,000 was let for accelerated timber access road near Franklin.

Timber harvesting by private operators accounts for the biggest single amount in the receipts and during the past year

timber operations brought in \$882,604. Other National Forest resources are water, recreation, wildlife, and forage.

Thorsen said, "The Forest Service's system of land management makes certain there will always be a supply of timber for the Nation. It also provides for protection of wildlife, recreation and aesthetic values of the forests."



LITTLE KNOWN FACTS ABOUT WOOD IN HOUSING

A little-known fact about wood explains why this house is just as comfortable on an August afternoon as it is when the residents are snowed in.

Everybody knows that wood keeps a home looking beautiful. But did you know that wood also keeps a home warmer in winter, cooler in summer?

Wood insulates six times better than brick, 15 times better than concrete, 1770 times better than aluminum.

This means a wood frame house will save you money on heating and cooling bills. Exactly how much we can't say. But one university test showed

that a wood house used 23% less fuel in the heating season and 30% less in the air conditioning season than an identical masonry house.

Wood is a natural insulator. And that's one reason why it makes sense to demand wood in a new home--not only wood framing and sheathing, but wood roofing, siding, flooring and windows.

To learn more about this unique material, write for a free copy of "Some little-known facts about wood." Send your name and address to American Wood Council, Dept. NA, 1619 Massachusetts Avenue, N.W., Washington, D.C. 20036.