

STONEBRIDGE™ VILLAGE

P.O. BOX 1587, BRANSON, MISSOURI 65615-9903

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It's early morning. You step onto the veranda of your retreat in the foothills of the Ozark Mountains to watch deer, chipmunk, fox, and rabbits play among the tall cedar, birch, oak, and maple in your back yard.

You sip from a steaming mug of coffee as you wait for Tom and Mary, your golf partners, to pick you up. After a 2-minute ride, you play 18 holes on a championship golf course, resplendent with its bentgrass greens and zoysia fairways (continued inside)...



Be our guest at the breathtaking Chateau on the Lake ... details inside.

Experience relaxed, elegant Golf Course living in Branson, MO...

*Where to Retire
magazine voted
StoneBridge
one of
"America's Best
Master Planned
Communities."*



*at a price
you can
afford!*



*Respond today for our preview vacation package ...
and be our guest at the incredible Chateau on the Lake.*



StoneBridge Preview Package Vacation \$309 GIFT CERTIFICATE

You are invited to find out more about *STONEBRIDGE VILLAGE*
with this 3-Day, 2-Night Preview Package Vacation
in beautiful Ozark Mountain Country

TOTAL PACKAGE VALUE.....\$458.00
LESS CERTIFICATE.....\$309.00

YOUR COST IS ONLY.....\$149.00

PACKAGE INCLUDES:


- 2-Nights, 3-Days at the CHATEAU ON THE LAKE for two.
- \$100 OUTLET MALL Shopping Certificate.

PAY TO THE ORDER OF:

STONEBRIDGE
VILLAGE

stonebridgenorth.com

Let *STONEBRIDGE VILLAGE* help make your dreams come true...
CALL 1-888-457-8233 and make plans for your stay.



This real estate opportunity is designed for individuals or families that have a legitimate interest in land, condos, cottages, or estate homes at StoneBridge Village, Branson, Mo.

There is no purchase requirement and you will be treated with the utmost respect and professionalism.

This promotional offer is limited to homeowners over the age of 35 who are gainfully employed or retired, with a combined household annual income of \$75,000.00 or more. If married, both spouses must attend the presentation.*

This offer is subject to availability and may be withdrawn or altered at anytime without notice.

**If retired, annual income requirement is \$50,000.00.*

Obtain the Property Report required by Federal Law and read it before signing anything.
No Federal Agency has judged the merits or value, if any, of this property.

Live your dreams...




STONEBRIDGE
V I L L A G E



*...at
StoneBridge*

Lots of people have dreams. Many dream of vacationing or retiring in luxury, in a place where peace and tranquility reign supreme...but where sports, recreation, and an exciting night life are only minutes away.

Find out whether StoneBridge Village can help make your dreams come true. Complete and mail the enclosed reply card today to receive your FREE Information Kit. No salesperson will visit. And there is no cost or obligation of any kind.

YES, I'm interested in taking a closer look at StoneBridge Village!

I am interested in a:

- Home
- Townhouse
- Condo
- \$149 Vacation Package

Name _____ Phone _____

Address _____ Email _____

City _____ State _____ Zip _____

We are thinking of owning a home or homesite for:

- weekend getaway
- retirement
- investment
- other:

Our time frame for making this investment:

- immediately
- next 6 months
- 6-12 months
- no immediate plans



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BRANSON, MO 65615-9903



Is the Phone Faster?

*To get your **FREE** Information Package on Stonebridge Village homes and home sites... or make reservations for your two-night Preview package mini-vacation— call **TOLL-FREE 888-457-8233** today. Or visit us on the web at stonebridgenorth.com*


STONEBRIDGE[™]
V I L L A G E



STONEBRIDGE™
VILLAGE

It's early morning. You step onto the veranda of your retreat in the foothills of the Ozark Mountains to watch deer, chipmunk, fox, and rabbits play among the tall cedar, birch, oak, and maple in your back yard.

You sip from a steaming mug of coffee as you wait for Tom and Mary, your golf partners, to pick you up. After a 2-minute ride, you play 18 holes on a championship golf course, resplendent with its bentgrass greens and zoysia fairways.

After golf, you lunch at your gorgeous new community clubhouse, a stunning structure built from native stone and glass. Although you'd like to head back home and laze in your hammock, Mary suggests a game of tennis on one of the clubhouse's new courts.

As you get ready to play, Tom casually mentions he has tickets to a theater in Branson, which is only a 10-minute drive from the clubhouse. Maybe Tony Orlando is playing. Or it might be the Osmonds, or Mel Tillis, or Bobby Vinton, or Charley Pride.

For a moment, you think you have died and gone to heaven.

But this paradise is real. And affordable. In fact, it costs only one fourth as much to live this dream lifestyle...as it would to buy into a community not half as nice in Tahoe, Vegas, Arizona or Myrtle Beach.

Dear Friend:

Now you can make your dreams of a second home, vacation getaway, or retirement paradise come true...at about one-fourth the cost others are paying.

Welcome to StoneBridge Village. Nestled in the foothills of the peaceful Ozark Mountains, StoneBridge is a unique luxury vacation and retirement living community. Unique because it duplicates or exceeds the beauty and amenities of the world's finest managed communities in Tahoe, Las Vegas, Arizona, and Myrtle Beach...at about one-fourth the cost of acquiring land or homes in those areas.

The stunning beauty of the mountains...in the entertainment capital of the midwest!

I have lived my entire life in this area, yet I still am awed by the breathtaking beauty of the Ozark Mountains.

The mountain air is pure, crisp, and sweet with the scent of birch and maple. The many brooks, streams, and lakes are crystal-clear.

StoneBridge Village is a private, gated community, set in 3,200 pristine acres among the foothills, surrounded by green forest and fast-flowing creeks. A recent article in *Where to Retire* magazine voted StoneBridge one of "America's Best Master Planned Communities."

But not all our owners are retired. Some are, of course. Others come to StoneBridge for periodic vacations or weekend getaways. Still others have bought land or properties as an investment for their future. It's up to you.

The entertainment capital of the midwest.

StoneBridge Village is not much more than a stone's throw from Branson, Missouri...four miles, to be precise.

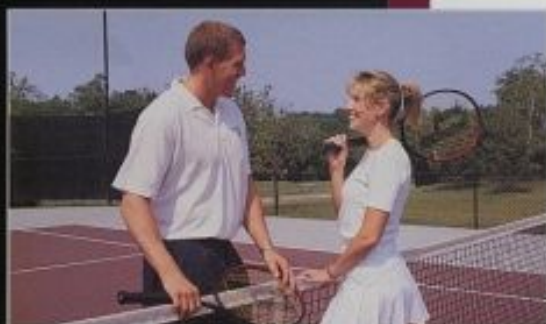
Millions of Americans make pilgrimages to Branson annually. Branson's known as the entertainment capitol of the midwest. And with good reason.

Some of the top entertainment superstars of all time – performers who have appeared in every venue from Las Vegas to Hollywood, and who have had some of the best-selling gold and platinum records – now make Branson their home.

*"Golf, play tennis,
exercise, or just sit
all day and drink
iced tea."*



Golf



Tennis



Tranquility

The Osmond Family...Tony Orlando...Bobby Vinton...
Mel Tillis...Charley Pride...Andy Williams...Mickey Gilley...
The Oak Ridge Boys.

At night, the streets of Branson are lit up from the lights of its many music theaters where you can be entertained all week long with headliner shows.

During the days, the busiest place in the area is Silver Dollar City, Branson's world class theme park. With its turn of the century theme, ever changing festivals, awesome rides and attractions for the kids...there's something there for everyone. This year's new arrival is the new roller coaster—Wildfire! You've got to take the kids or grandkids to check this out!

Speaking of kids and grandkids, another Branson attraction that appeals to kids of all ages is nearby Table Rock Lake. And it's literally across the street from StoneBridge Village -- you can be there in minutes from your condo, town home, or private house.

You can go boating, fishing, or swimming. Even keep your own boat at the marina, if you wish. I've caught some mighty fine bass at Table Rock Lake. Perch, catfish, and walleye too. As for trout fishing, you can catch rainbows and browns at nearby Lake Taneycomo.

If music shows and dining in Branson, or recreation at Table Rock Lake and the nearby theme parks were all there was to do, you'd be busy for a lifetime.

But with StoneBridge Village, the fun doesn't stop there...

*Golf, play tennis, exercise, or just sit all day
and drink iced tea.*

The jewel of StoneBridge Village is LedgeStone Course, an 18-hole championship golf course. If you're a casual golfer, you'll appreciate having a course of this caliber to play on, whenever you choose. If you're truly a golf nut, you might consider owning a StoneBridge condo right on the course.

Golf writer Grant Hall calls LedgeStone "a triumph of mountain golf course architecture." It was rated a "Top 10 Best in State" golf course by *Golf Digest*, which also nominated LedgeStone for its prestigious "Best Course of the Year" award.

LedgeStone meanders along picturesque Roarke Creek, and water comes into play on 12 of its 18 holes. Natural still pools and rock outcroppings from the stream have been harmoniously incorporated into the course design. Holes 5 and 15 drop some 100 feet from tee boxes to green.

Golf not your thing? How about tennis? Our 27,000 square foot StoneBridge Village Clubhouse boasts three professional-quality tennis courts. There's also a fitness center, two heated pools, pro shop, lounge, dining room, and veranda overlooking the course.

Bike, stroll, or jog along our miles of hiking and nature trails. Watch the soft slant of the early morning light as it plays across the still mountain pools, green trees, and lush lawns of the fairways. Jump in the car and drive a few miles to the three Factory Outlet Malls, where you can shop to your heart's content.

Own a little slice of heaven...for a lot less than you'd expect to pay.

Two things make Branson an exceptional value in second homes for vacation or retirement.

First, real estate prices are lower here than in areas near major cities or resorts.

Second, the managing partner of our development, Missouri Partners, Inc.*, acquired StoneBridge's remaining 1600 acres with the amenities and most of the infrastructure in place. As a result, they are passing the savings on to you in the form of lower prices.

How much lower? Our standard lots start at only \$30,000. Two-bedroom condos, around \$140,000. You can get a beautiful 3-bedroom townhouse for \$200,000. For those home buyers seeking space, a huge four-bedroom private house, with 3,000 to 3,500 square feet of living space, will cost you less than \$400,000.

And the cost of living at StoneBridge is also low. Maintenance fees are around \$70 a month. Property tax on a \$175,000 home is approximately \$1,286 a year. Missouri ranks 40 on the list of 50 states with respect to state and local tax, making it one of the tax-friendliest states in the nation.

Right now, many investors are still licking their wounds from recent market downturns and wondering what to do with their money. Real estate provides welcome diversification from stocks and mutual funds, and StoneBridge Village allows you to own prime property at a very affordable cost. Financing is available.

Get the facts -- FREE!

Finding out more about StoneBridge Village is easy. Just complete and mail the enclosed reply card. We'll rush a FREE Information Kit with the facts about StoneBridge homes and home sites as soon as we hear from you.

But here's an even better deal. Take us up on our \$149 Preview Package offer and come see StoneBridge Village – and the beautiful Ozark Mountains – for yourself.

You get two nights of lodging, at the Chateau on the Lake, and a \$100 outlet mall shopping certificate (a \$460 retail value) for just \$149. You save over \$300! All we ask is that you (and



Commons



Condo



Cottage

"Own a little slice of heaven...for a lot less than you'd expect to pay"



One of many beautiful Home Sites.

your spouse, if married) take a brief tour of StoneBridge Village with us to see our lots, model homes, and clubhouse for yourself.

Lots of people have dreams. Many dream of vacationing or retiring in luxury, in a place where peace and tranquility reign supreme...but where sports, recreation, and an exciting night life are only minutes away.

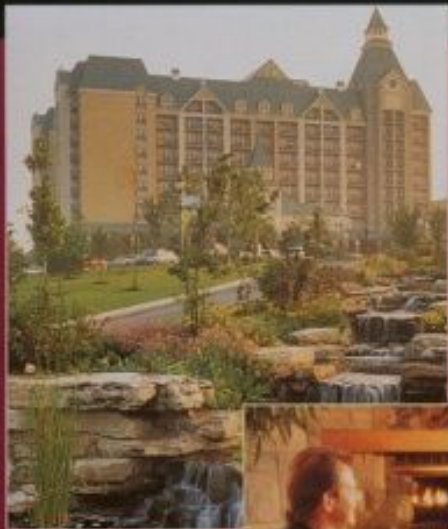
Find out whether StoneBridge Village can help make your dreams come true. Complete and mail the enclosed reply card today to

receive your FREE Information Kit. No salesperson will visit. And there is no cost or obligation of any kind.

Sincerely,

Roland Douglas
Village Director

P.S. Is the phone faster? To get your FREE Information Package on StoneBridge Village homes and home sites...or make reservations for your two-night Preview Package mini-vacation...call toll-free 1-888-457-8233 today. Or visit us on the web at - stonebridgenorth.com



Be our guest at the luxurious Chateau On The Lake

Find peace, quiet and total relaxation in any of the Chateau's 302 spacious guest rooms and suites. Surrounding the beautiful 10-story garden atrium, every room offers luxurious amenities including two dual-line phones with data-ports, high-speed Internet connection, coffeemaker and television. Many rooms also feature balconies with spectacular views.



The Chateau also offers fine lakeview dining at the Chateau Grill. Featuring a delicious array of entrées, the restaurant offers impeccable service and breathtaking views of Table Rock Lake. If you're looking for lighter fare, the Atrium Café serves sandwiches and salads. At the end of the evening, unwind with live entertainment and your favorite cocktail in the comfortable Library Lounge.


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