

Durham County Horse and Farm

693.80 Acres

Durham County, NC

\$8,500,000



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TOTAL ACRES:

693.80

PRICE:

\$8,500,000

COUNTY:

Durham County

CLOSEST TOWN:

Durham, NC

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Hayden Outdoors is proud to present this beautiful farm in the heart of North Carolina! Covering close to 700 contiguous acres, this property has been a fully functioning farm and equestrian facility for over 30 years with the current owners! The property has multiple homes, barns, workshops, a great road system and some of the most fertile dry ground in the state!



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Conservation Easement
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber
Water Access
Waterfront
Wooded

Land Details

Address: 1403 Moores Mill Road, Rougemont, North Carolina 27572, USA
Closest Town: Durham, NC
Total Acres: 693.80
Zoning: Agricultural
Elevation: 574
Topography: Farmland and rolling hills and timber.
Vegetation: Crops, Pastures, Timberland
Tillable/Crop/Orchard Acres: 242
Pasture Acres: 154
Source of lot size: Assessor/Tax Data

Building Details

Homes: 3
Homes: Ranch, 2 story, Manufactured
Style of Home(s): 2 story, Manufactured, Ranch
Bedrooms: 3 | Full Bathrooms: 2
Basement: None
Parking Types: Attached Garage, Driveway
Outbuildings: 4
Types of Outbuildings: Hay barn, Pole barn, Covered horse arena, Workshop & Horse barn
Fence Type: Wooden and Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air



Land

694 +/- acres of prime farmland and horse/cattle pastures. The designated farm ground is fertile red clay and is currently growing corn. Yield predictions for 2023 harvest are 200-250 bushels per acre. Soil Management test available upon request.

Rolling pastures and fencelines on the property are used for horses and cattle. The east side of the property touches the Flat River for a quarter of a mile. The property has 5 different ponds and 3 different creeks.





Improvements

- Main Residence: 2000 square foot home with two-car garage, back deck and wheelchair accessible ramp.
- Mobile Home: 1000 square feet mobile home has been updated throughout with new flooring, extra closet space, new paint, etc.
- Ranch house: This is currently leased to a third party.

The property also has a 60ft x 40ft workshop, a 100ft x 70ft 17-stall horse barn with storage above and tack room, 210ft x 80ft training arena/pole barn, 100ft x 60ft pole barn used for equipment and hay storage.

Several fences blanket the property with multiple sections and gates that are used for grazing with cattle and horses.

Recreation

Enjoy this enormous property with the many outdoor recreational opportunities it offers! Horseback riding, ride side by sides and ATVs, hunting and fishing just to mention a few!

Agriculture

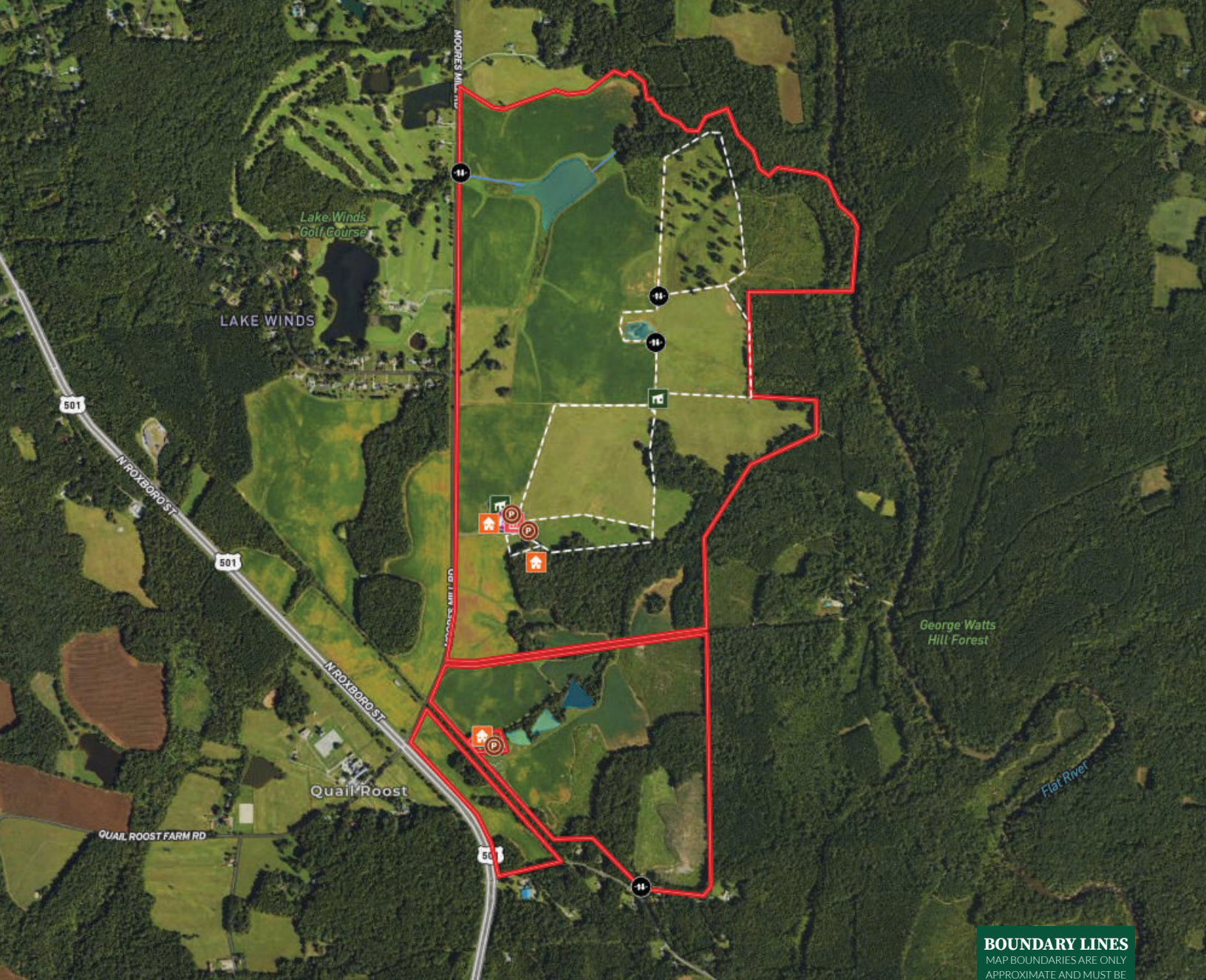
The farm land is rich, fertile North Carolina red clay and is yielding some of the best crops in the area! The current farming ground is planted in corn and will yield 200-250 bushels per acre for the 2023 harvest!

Soil management information available upon request!

General Operations

Currently the farming rights are leased out for a 3 year contract that is currently in it's second year. As of the 2023 harvest projections, the farmer is expecting 200-250 bushels per acre which is some of the best in the state and way above average for dry ground crops!

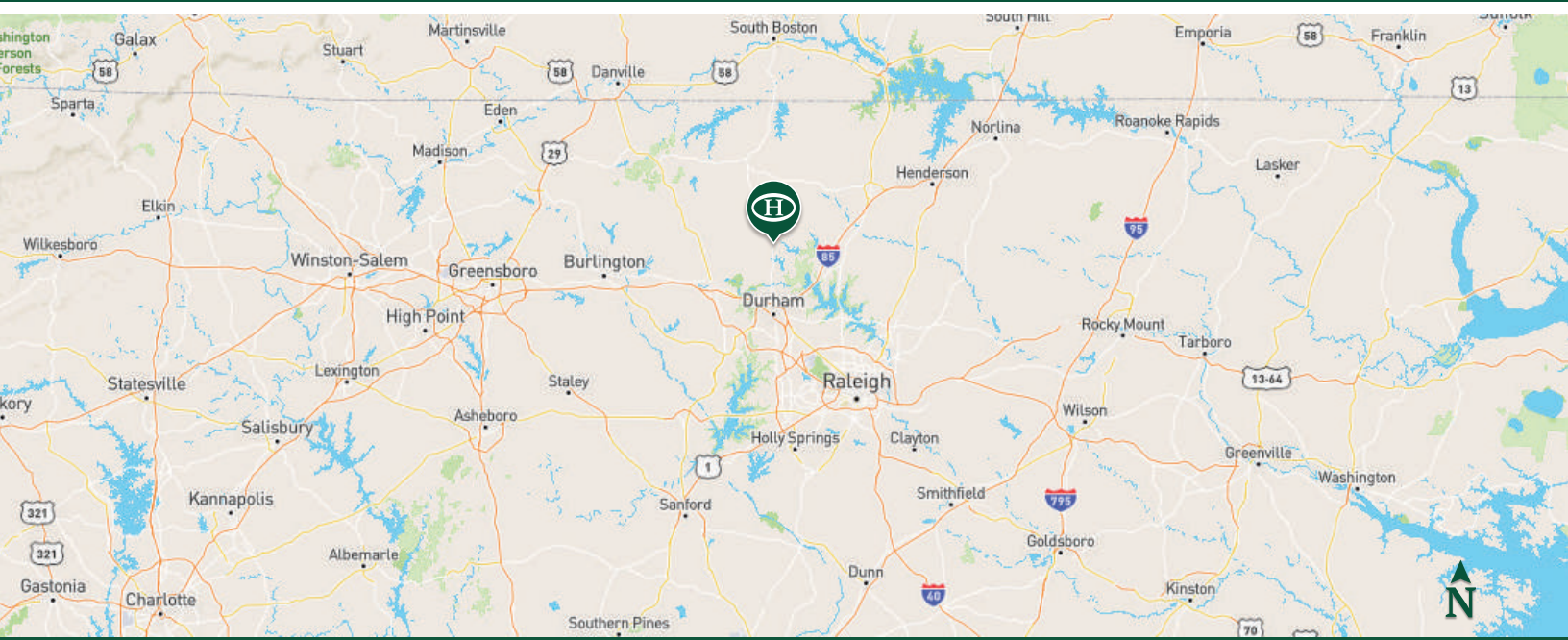




BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary
 Fence
 House
 Shed / Shack
 Horse Stable
 Barn
 Gate
 Pens





Region & Climate

The climate in Rougemont, NC is generally mild and pleasant year-round. In the summer months, temperatures range from highs in the low 90s and lows in the mid-60s. During winter, temperatures stay mild with average highs in the mid to upper 50s and overnight lows falling into the 30s. The area gets an average of 44 inches of rain per year as well as about 48 inches of snowfall per year.

Location

The property is located a little over 12 miles north of Durham, North Carolina. It is located 25 miles northwest of Raleigh, North Carolina. The Raleigh/Durham International Airport is only 14 miles away.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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