



Breedlove[®]
FARMS | ESTATES | LAND

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Premier | Sotheby's
INTERNATIONAL REALTY







A Stewardship of Land, Legacy and Lifestyle | 330+ Acres of Permanently Protected North Carolina Land

In an era when land is increasingly scarce and environmental consciousness is reshaping the values of discerning buyers, a rare estate emerges — over 330 acres of permanently protected acreage nestled in the heart of North Carolina. Donated to the Three Rivers Land Trust by owners dedicated to preserving biodiversity and natural heritage, this property is more than a home; it is a statement of values. From the mature hardwood forests and four natural ponds to the custom-built brick residence and fully equipped equestrian facility, every acre tells a story of stewardship, vision and enduring purpose. A second private building site overlooking one of the ponds adds an additional layer of thoughtful potential to this once-in-a-generation offering. This extraordinary property is not just a residence but a long-term legacy, safeguarding vital ecosystems, rare plant species and thriving wildlife habitat for generations to come.

The estate's protected acreage includes over 200 acres of mature hardwood forest, home to native wildlife and the ecologically significant Palestine Rare Plants. These lands are permanently conserved and shielded from development, offering a sense of enduring purpose and environmental integrity. For the conservation-focused buyer, this represents an unmatched opportunity to live among and protect North Carolina's natural beauty while enjoying the privacy and possibilities of expansive land ownership.

Complementing the forest canopy are 13 fenced acres of rich, open pasture ideal for equestrian pursuits and 30 acres of active hay fields, each seasonally productive and visually commanding. The property also features four naturally formed ponds that support healthy aquatic ecosystems and offer peaceful retreats throughout the property. A thoughtfully maintained trail system connects these distinct zones, offering miles of hiking, horseback riding and wildlife observation.

Anchoring the estate is a stately full-brick, custom-built residence. A one-owner home, purposefully sited to overlook serene pastures and tree-lined horizons has been meticulously maintained. Built with enduring materials and pride of place, the residence blends timeless architecture with the seclusion and tranquility of its surroundings, providing both comfort and connection to the land. A second, private building envelope is located in a secluded clearing overlooking one of the tranquil ponds. Ideal for constructing a guesthouse, artist studio or private retreat, this secondary site offers flexibility for multi-generational living or bespoke personal use while remaining compliant with the land's conservation easement.

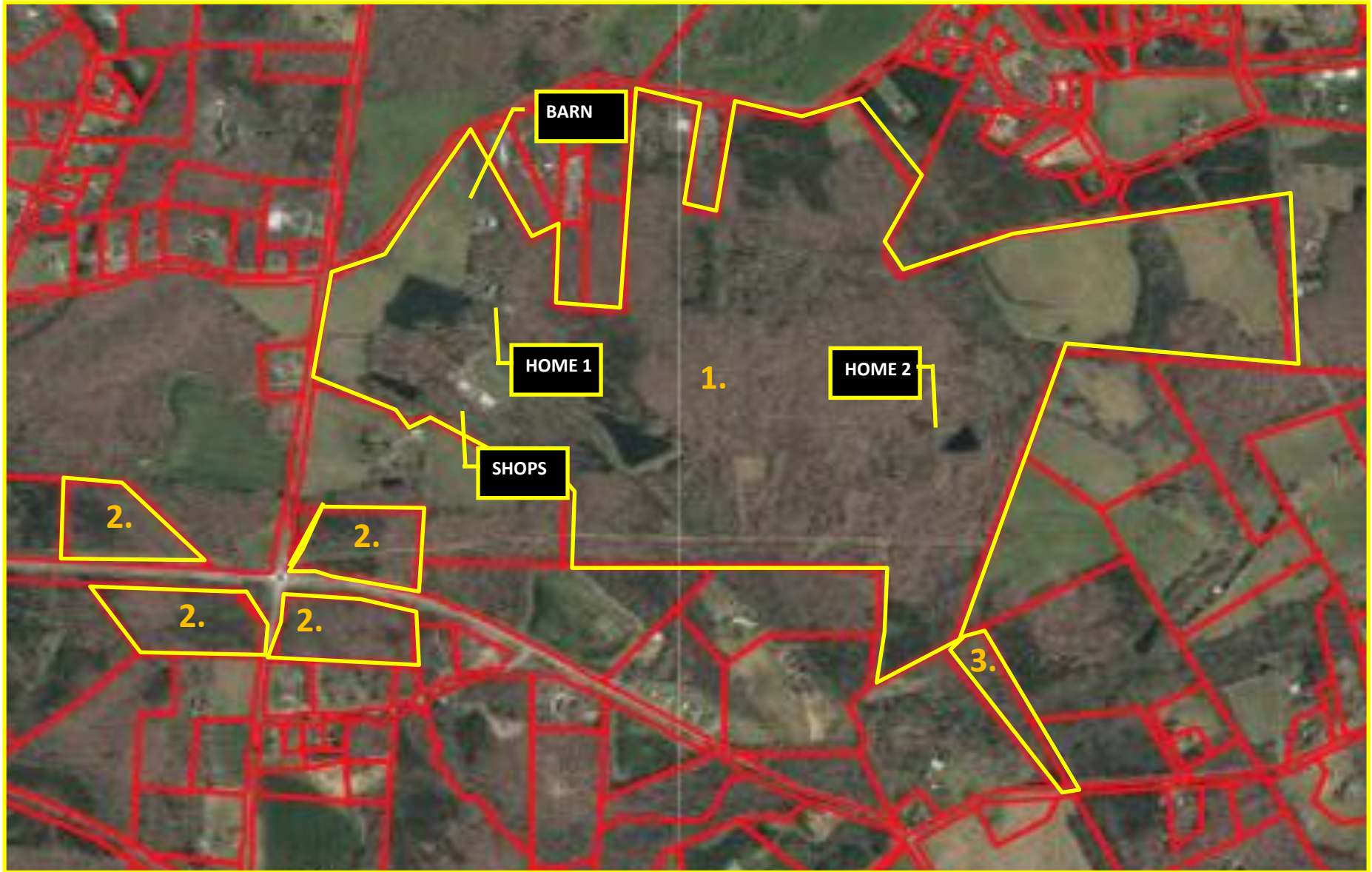
Equestrians and hobby farmers will appreciate the well-equipped infrastructure, including a 3-to 5-stall horse barn and a professionally sized 100-by-250-foot arena. Several outbuildings and workshop spaces offer ample storage for equipment, tools and vehicles, supporting agricultural or recreational uses with ease.

Despite its size and private setting, the estate is located just a short drive from essential amenities, including the city of Albemarle, a local airport, the charming Badin town center, Morrow Mountain State Park and the recreational waters of Badin Lake. This rare position offers both connection and retreat — perfect for those seeking a peaceful, purposeful lifestyle without sacrificing accessibility.

While traditional financing for land of this size may be limited, the property's unique conservation value and scale are expected to attract discerning cash buyers looking to leave a mark of positive environmental impact, equestrian excellence, or multi-generational retreat.

A rare opportunity to own one of the most significant privately conserved estates in the region.

Aerial



1. PID # 655902695121

290.9 Acres

*Primary Residence & 2nd Home Site
Barn, RV & Equipment Buildings
4 Ponds & 250' x 100' Arena
1960's Girl Scout Camp*

2. PID # 665004521060

36.4 Acres

3. PID # 655901460585

5.52 Acres

Total: 332.82 Acres



Property Features

332.82 Acres (3 Parcels)

Three Rivers Land Conservation Easement

2 Home Sites (*Main Residence Site & Current Caretaker Home Site*)

Vinyl Fenced Road Frontage and Pastures

Paved Driveway Lined w/Maple Trees and Landscaping

Riding/Walking Trails

Frost Free Water Spigots Throughout Main Home/Farm Site

4 Spring Fed Ponds

(3 w/Fish — Maintained by Foster Lake & Pond Management)

3 Acre Pond w/Gazebo

2.25 Acre Pond

.75 Acre Pond

.50 Acre Pond

Hay Fields

11+/- Acre Field

18+/- Acre Field

Timber Management Plan

251 Acres of 65–85-year-Old Upland Hardwood Stand w/Pockets of Shortleaf Pine

11.4 Acres of Pine of 14 & 16-Year-Old Loblolly Pine

27.2 Acres of 8–14-Year Natural Hardwood Stand

9.6 Acres of 12-year-old longleaf pine

Previous Tarheelia Girl Scout Camp

Covered Lodge/Pavillion w/Fireplace

Cabins

Firepits

Outhouses



Equestrian Features

Vinyl Board & Rubber Coated Electric Fenced Pastures

Blue Stone Dry Lot

3 Paddocks

12' x 24' Run-In Shelter

Barn

36' x 36' Barn w/12' Overhangs

3-5 Stalls (*Size varies — 1 Foaling Stall*)

(Stalls Have Mats, Fans, Sliding Stall Fronts & Some w/Windows)

Concrete Center Aisle

Stained Tongue & Groove Interior Walls

Cinderblock Foundation

Metal and Wood Siding

Metal Roof

Large Sliding End Doors

Security System

12' Overhangs (*1 Equipment/Dog Kennel and the Other Livestock Shelter*)

Walk-Up Hay Loft

Tack Room w/Tongue and Groove Paneling

Utility Sink

Tankless Water Heater

Shu Fly Spray System

250' x 100' Vinyl Fenced Arena

Graded

Crush & Run and Blue Stone Footings



Equestrian Features

Barn



Lifestyles



"A property to accommodate your lifestyle"

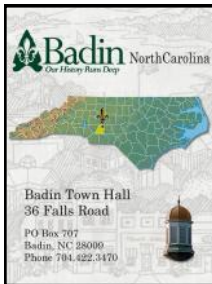


Peaceful, Purposeful Lifestyle...Without Sacrificing Accessibility



The City of **Albemarle** is the largest municipality in Stanly County and is the county seat. It is a community of thriving businesses and friendly neighborhoods with the charm of a small town. Located in the beautiful Uwharrie Lakes region near two of the state's largest urban areas — Charlotte and the Piedmont Triad area — Albemarle offers incomparable outdoor activities, including camping, hiking, boating, fishing, and *swimming*.

Stanley County Airport. Featuring an attractive, comfortable 12,000 *sqft* terminal offering available conference rooms with audio/visual amenities and video conference call availability. A full kitchen is available for food preparation for meetings held in the conference rooms. The terminal also includes a spacious and beautiful passenger waiting area with a fireplace, a wide screen TV and wifi throughout.



Badin, NC, is a historic company town recognized on the National Register of Historic Places. This French flavored village at the foot of the Uwharrie Mountains offers a pleasant pause in a quaint setting. The town was developed by the Southern Aluminum Company (later Alcoa) in the early 20th century. It's characterized by its unique French-inspired architecture and rich industrial history, with many buildings reflecting the town's aluminum smelting past. The downtown area features the Badin Historic District, a collection of contributing buildings including residential, commercial, and institutional structures.

Morrow Mountain State Park. Located in Stanly County, Morrow Mountain State Park provides a myriad of adventures from the summit of the namesake mountain, along the banks of the Yadkin River State Trail, and to the shores of Lake Tillery. The mountain is a study in geologic wonder — with Native American artifacts made of rhyodacite to argillite mined by the Civilian Conservation Corps to create many of the park's structures.



Badin Lake is one of a series of lakes created by the damming of the Yadkin-Pee Dee River in the Uwharrie Lakes Region of the United States. The Badin Lake Dam was built in 1917 to support local aluminum smelting plant, Alcoa, and the

Lake Tillery is a reservoir in the Uwharrie Lakes Region of North Carolina. The lake was created by impounding the Pee Dee River, which is created by the confluence of the Yadkin River and the Uwharrie River several miles to the north.



Uwharrie National Forest. With more than 50,000 acres and nearly 80 square miles of territory, the Uwharrie National Forest is a treasure trove full of beautiful scenery, wildlife and trails for all sorts of activities. There is ample room for horseback riding, hiking, trail running, mountain biking, hunting, camping, dedicated trails for off-road vehicles and more.

The Uwharrie Mountains, according to legend, gained their name from the name of an Indian tribe indigenous to the area. These thickly wooded, low-lying ridges are considered the

Exterior Features

Full Brick Exterior

50-Year Kassel & Irons Metal Roof
(2006 — Warranty Transferable)

2-Car Basement Garage

Screened Back Porch

Shutters

Brick Landings w/Wrought Iron Railings

Cast Iron Coach Lights

Paver Sidewalks

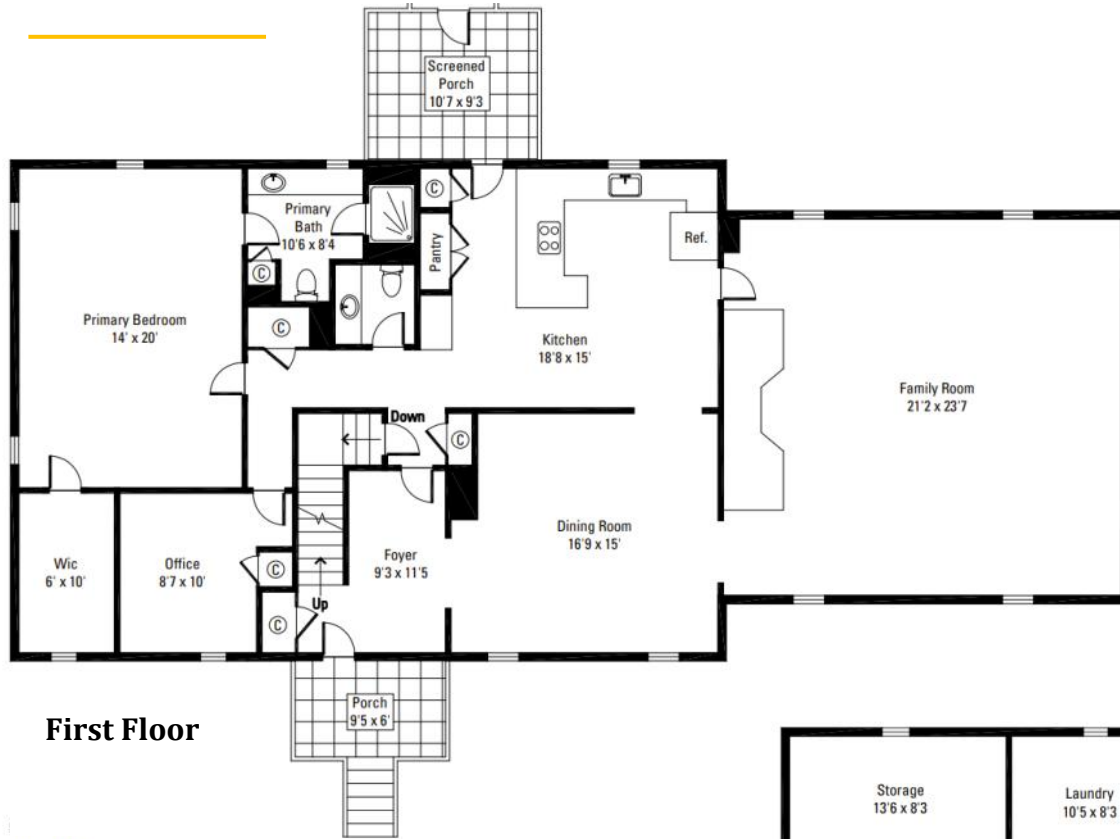
Brick Retaining Walls

Paved Parking Pads and Driveway

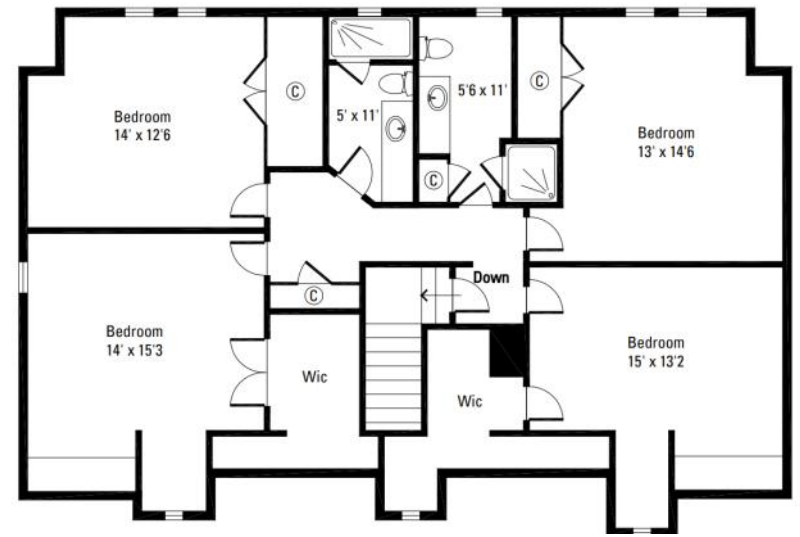
Extensive Mature Landscaping



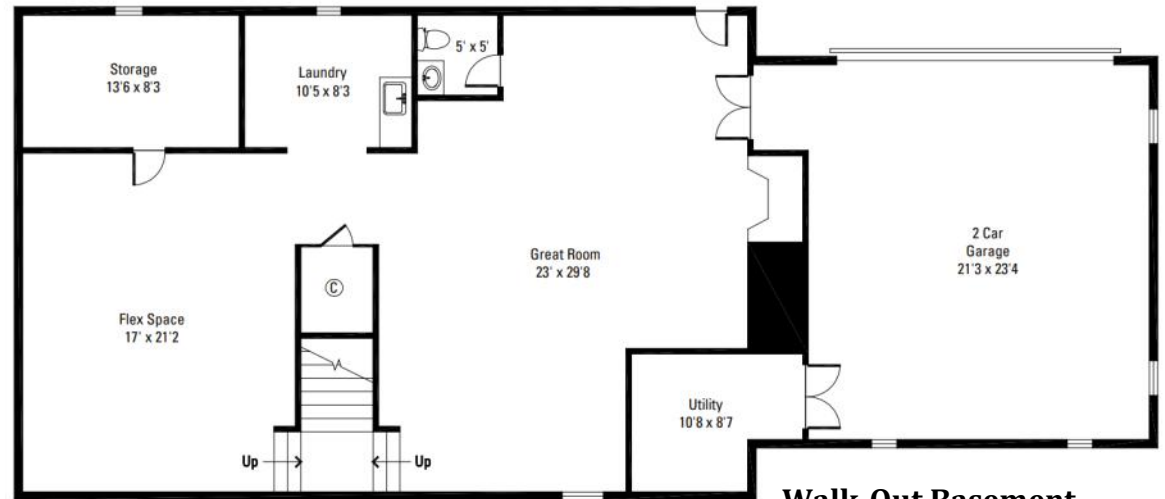
Floor Plan



First Floor



2nd Floor



Walk-Out Basement

First Floor: 2,104.6 sq ft

2nd Floor: 1,356.2 sq ft

Basement (Finished): 1,258.7 sq ft

Net Livable (Rounded): 4,720 sq ft

Basement (Unfinished): 135.8 sq ft

Garage: 1,173.7 sq ft

Screened Porch: 120 sq ft

Interior Features

Custom/Quality Built 1972

4,720 *sq ft* HLA

5 Bedrooms/3 Full and 2 Half-Baths

Walk-Out Finished Basement

Tile & Wide Plank Hickory Flooring in Living Areas

Bedrooms w/Carpet

Wide Solid Wood Front Door w/Lead Glass Sidelights

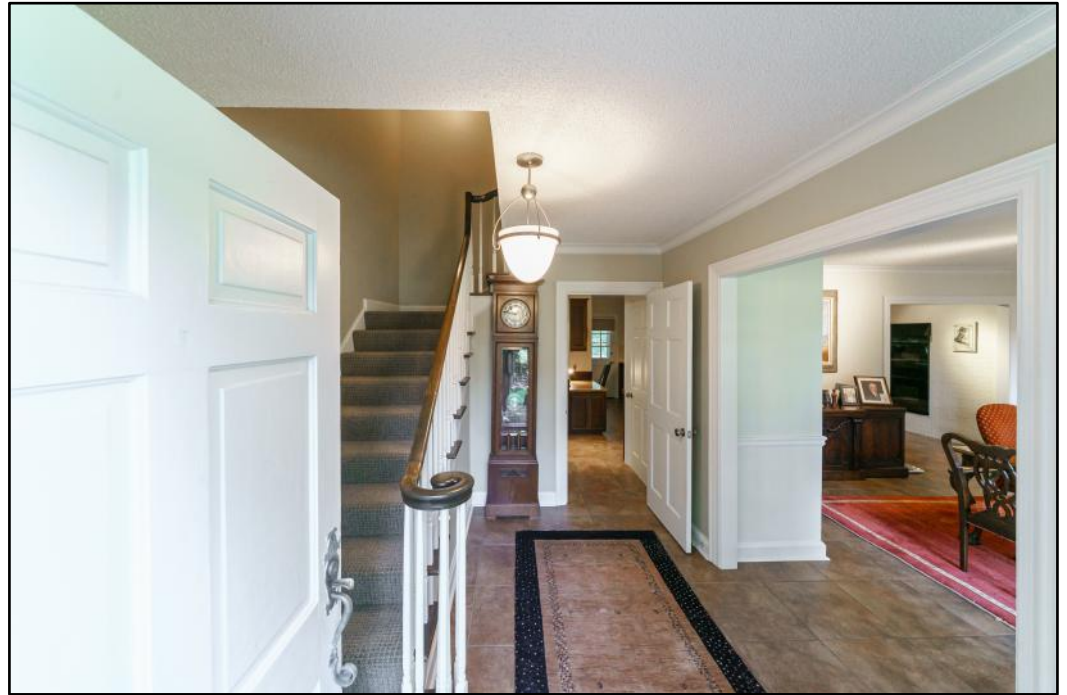
Foyer w/2 Coat Closets

Crown Molding

Main Floor & Basement Powder Rooms

Closets w/Automatic Lighting

Pella Windows



Kitchen/Dining Room

Sitting Area

Chair Railing

Granite Countertops

Walnut Cabinets w/Stone Tile Backsplash

Double Wall Ovens in Brick Wall

LG Smudge Proof Stainless Steel Refrigerator w/Freezer Drawer

Maytag Dishwasher

Whirlpool Microwave

Dacor Gas Cooktop w/Exhaust Hood

Pantry w/Solid Shelves

Broom Closet

Built-In Desk w/Granite Countertop

Built-In Wine Rack

Access to Screened Porch

Dining Room w/Tile Flooring & Chair Railing



Great Room

Walnut Paneling

Extensive Built-In Cabinets w/Lighted Display Glass Cases & Entertainment Center

Built-In Window Seats with Drawers

Reclaimed Rough Cut Wood Beams

56" x 36" Stone Surround Wood Burning Fireplace w/Reclaimed Large Wood Beam Mantle





Primary Suite

Bedroom

Main Floor

Suite/Wing w/Office

Private Office

Linen Closet

Carpet

Ceiling Fan

Bathroom

En-Suite Bathroom

Tile Floor and Half Wall

Walk-In Tile & Frameless Glass Shower

Vanity w/Granite Countertop & Tile Backsplash

Stained Glass Window



Second Floor

Four Large Second Floor Guest Rooms

Guest 1 & 2

Built-In Desk & Window Seats

Wall Closet (*Guest 1*)

Large Walk-In Closet (*Guest 2*) w/Built-In Shelving

Ceiling Fans

Tile Shower w/Frameless Glass



Second Floor (cont.)

Guest 3 & 4

Built-In Bookshelves & Cabinet

Wall Closets w/Shelving

Ceiling Fans

Guest Bath 1 and 2

Tile Flooring

Solid Surface Countertops



Lower Level

Walk-Out Basement

Family Room

Game Room

Carpet and Tile

Wood Stove w/Brick Wall Surround & Reclaimed Wood
Beam Mantle Wall Length

Built-In Display Cabinets w/Glass Fronts

Laundry Room w/Utility Sink & Folding Counter

Large Storage Room

Chairlift

Access to Garage

Half-Bath

Gun Safe



Mechanicals

Attic Fan

Whole House Generator

Well w/Filtration System

(County Water Planned & Tap Already Planned & Paid)

Two Septic Systems *(Pumped 7/2025)*

Furnace and Central Air x 2 Systems

(2014 & 2nd Unit Age Unknown) Serviced/Inspected Bi-Annually

Air Filtration

Security System w/Cameras

Tankless Water Heater

Buried Utilities

Windstream Kinetic

Dish Network

Home Tested for Radon 7/2025 *(Results less than 2 pCi/L)*



Accessory Buildings

2-Car Detached Garage 48' x 24'

Garden Shed 10' x 12'

100' x 60' Steel Beam Covered Storage/Arena Potential

75' x 25' Equipment Building

80' x 50' Livestock/Storage Building





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