



400 Ratledge Road
Mocksville, North Carolina 27028

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Premier | **Sotheby's**
INTERNATIONAL REALTY





The Farm

±14.5 Acre Equestrian Estate (2 parcels)
Electronic Gated Entrance
4,293 *Sq Ft* Home w/2-Car Garage Plus...
Detached 2-Car Carriage Garage
Mature Landscaping
Renovated/Updated 4-Stall Barn
Equipment Building
2 Custom Run-In Shelters

Arena — Trails
Four 3-Board Wood Fenced Pastures
Designed Property Water Runoff/Drainage Control
Serene/Scenic Country Setting
Peaceful Road w/Neighboring Horse Farms
Easy Access to Interstates
Near Amenities, Including World-Class Healthcare



400 Ratledge Road | Mocksville, NC 27028

PID # L3-000-00-022-03

7.44 Acres

PID # L3-000-00-022-05

7.44 Acres

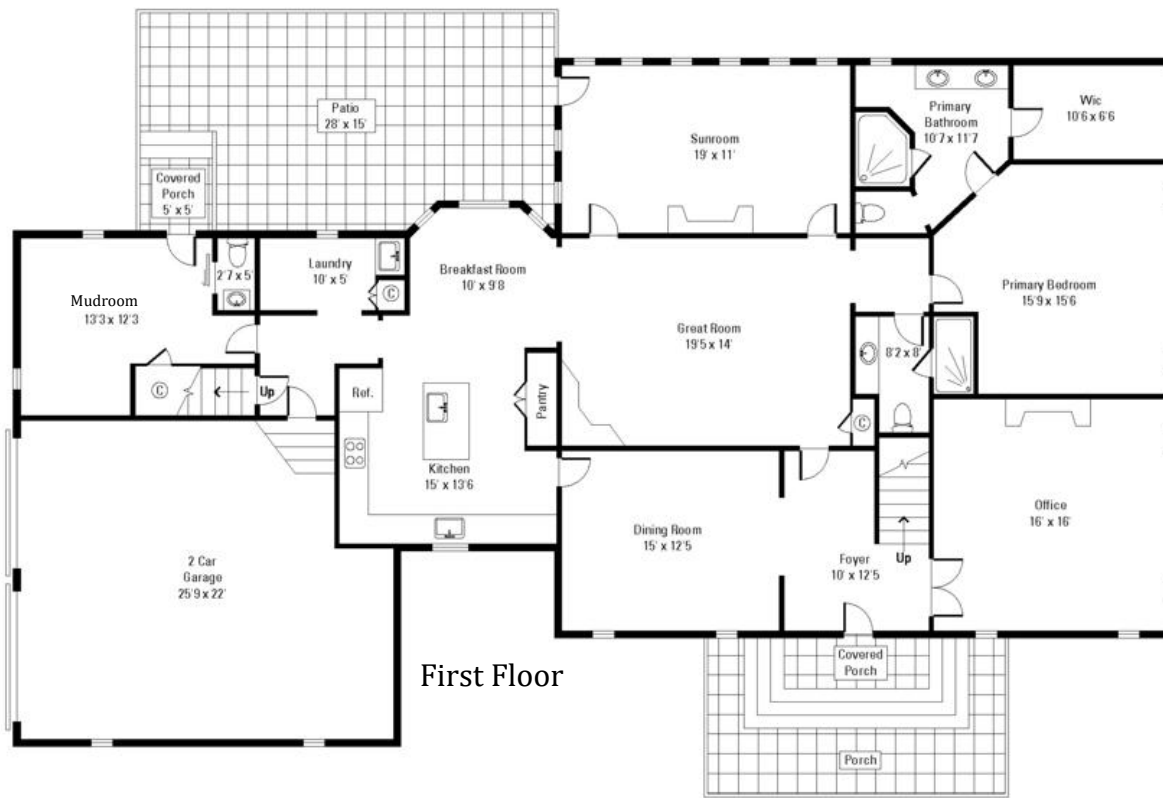
Total

±14.88 Acres

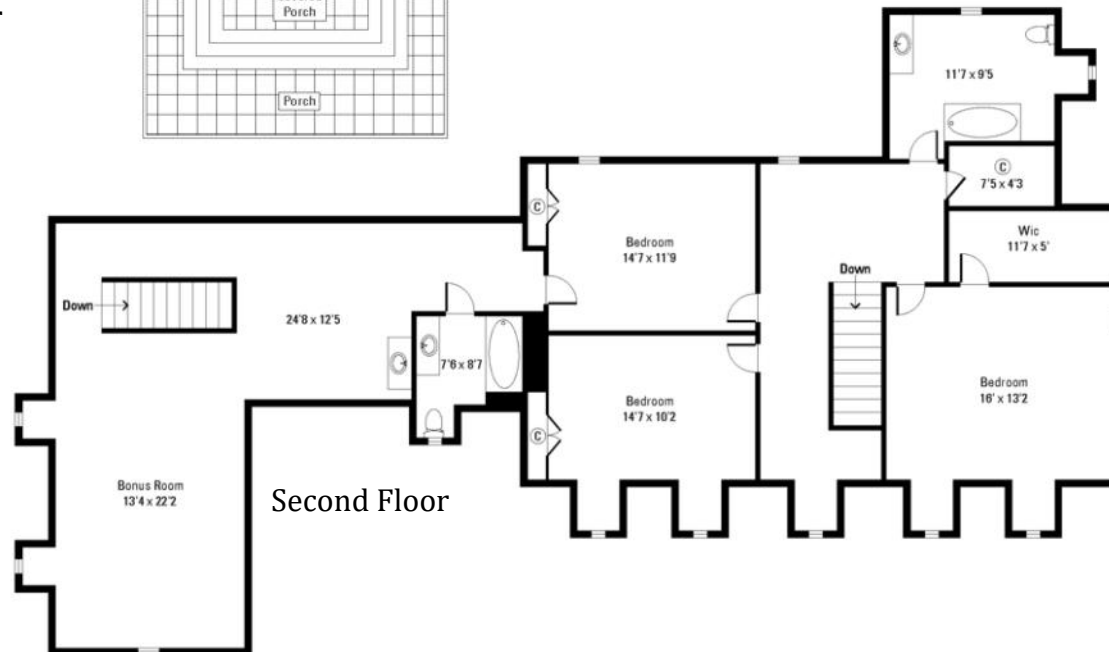
*Property Lines are an approximation,
GIS Lines are slightly off. Run-in shelter
is in the same parcel as the arena, equipment
building same parcel as the home.*



House Floor Plan



First Floor



Second Floor

Main Level	2,343.3 sq ft
Second Floor	1,949.7 sq ft
TOTAL HLA	4,293 sq ft

Garage	526 sq ft
Detached Garage	692 sq ft
Basement	1,068 sq ft

* Rounded

Interior Features

Custom Built William Poole Designed “Virginia Farmhouse”

Built 2002 (Numerous, Recent Upgrades/Additions)

Interior Recently Painted

4,293 Sq Ft — 4 Bedrooms/4 Full Bathrooms & 1 Half-Bath

Custom Pleated Blinds Throughout

Cherry Hardwood Floors Main Floor/Oak 2nd Floor

3 Fireplaces (1 Wood Burning & 2 Gas)

Large Multipurpose Mudroom w/Half Bath

Main Floor Primary Suite

Custom Made Window Screens

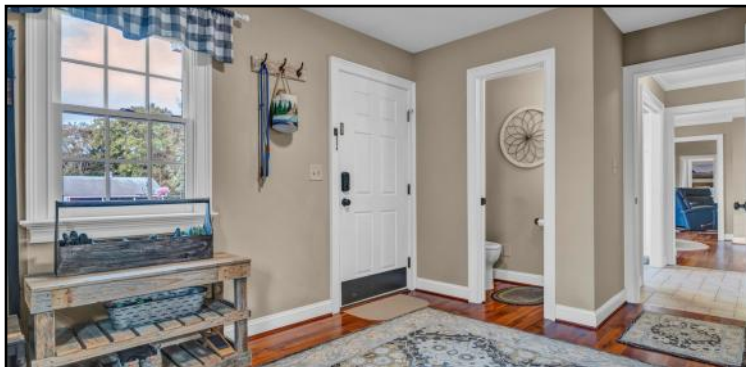
Sunroom w/Fireplace & Wall-of-Windows

Breakfast Informal Dining Area & Formal Dining Room

Large 2nd Floor Bonus/Recreation Room w/Full Bath

Progress Light Fixtures in Front Hall/Upstairs Hall/Dining Room & Kitchen

Single Light Switch for Front Dormers — Same for Window Candle Lights



Family Room/Sunroom

Family Room

Fireplace w/Brick Hearth

Governor's Paneling

Ceiling Fan

(3) 8-Light Glass Doors (2 *Sunroom*/1 *Foyer*)

Sunroom

Fireplace

Ceiling Fan

"Wall of Windows"

15-Light Glass Door to Back Patio





Kitchen/Breakfast Area

Kitchen Recently Renovated Including Appliances/Light fixtures/Plumbing Fixtures/Granite Countertops

Maple Cabinets w/Granite Countertops

Island w/Prep Sink

Pantry

Stainless Appliances

Kenmore Elite Gas Range w/Double Oven & Griddle

GE Profile Dishwasher

Kenmore Elite MW/Convection Oven

GE Profile Refrigerator w/Dispenser



Dining Room/Office

Dining Room

Chair Rail

Dental Crown Molding

Progress Metal Chandelier

Library/Office

Fireplace w/Marble Surround

Built-In Bookcases/Cabinets Flanking Fireplace

French Doors to Foyer



Primary Suite

Primary Suite Recently Renovated

Primary Bedroom

Ceiling Fan

Linen Closet

Primary Suite Bathroom

2 Full Bathrooms in the Primary Suite — Both recently renovated

Custom Cherry Cabinetry w/Granite Countertops

Frameless Glass Shower in Main Bathroom

Professional Grade Plumbing Fixtures

Main Bathroom w/Dual Vanity

Travertine Flooring

Custom Designed Dressing Room/Walk-In Closet

Built-In Cabinetry/Drawers/Shelves

Hanging & Shoe Storage

Built-In Bench



Mudroom/Laundry

Large (12'3" x 13'3") Multipurpose Mud/Dog Room
Half-Bath (*Recently Added*)

Coat Closet
Access to Patio

Laundry Room

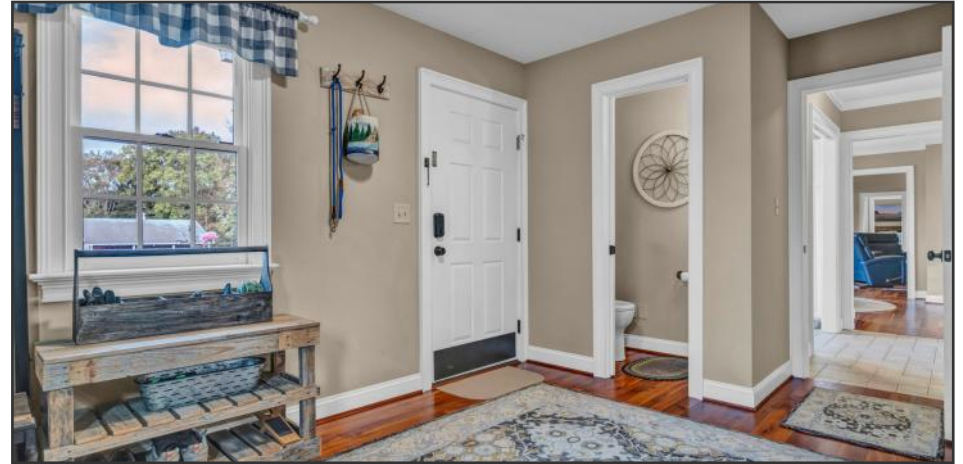
Tile Floor

Utility Sink

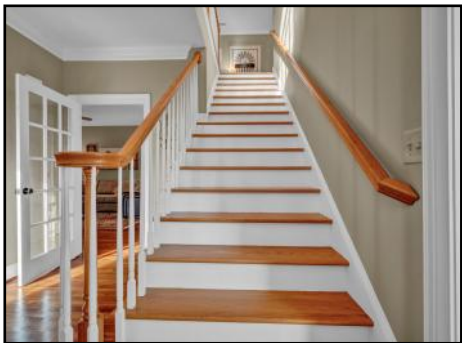
Cabinets

Washer/Gas Dryer Conveys

Broom Cabinet



Second Level 3 Guest Rooms/Bathroom & Bonus Room w/Bath



Guest Bedroom 1
Large Walk-In Closet
Dormer/Ceiling Fan

Guest Bedroom 2
Hardwood Floor
French Door Wall Closet
Dormer/Ceiling Fan

Guest Bedroom 3
Hardwood Floor

French Door Wall Closet
Ceiling Fan

Guest Bath
Tile Floor
Tub/Shower
Oak Vanity
Dormer

**Hallway Off-Season
Cedar Lined Closet*



Second Level (*cont.*)

Bonus Room

Back Staircase to Main Floor

Ceiling Fan

Wet Bar

Dormers

Full Bath w/Tub/Shower



Exterior Features



Hardie-Board — Recently Painted

Large 2-Car Side-Loading Garage w/Work Space

2-Car Detached Carriage Garage w/Overhead Storage

Insulated Garage Doors & Halogen Lights

Brick Parking Pad/Motor Court

Brick Paver Patio

Covered Front Porch

Dental Molding — Front

Landscape Lighting

Brick Paver Sidewalks

9 Dormers

Shutters

Large Basement Shop/Work Room

Accessible From Outside

High Ceilings

Concrete Floor

Flagpole w/Solar Light

Motion Detection Lights (*Detached Garage/Patio*)

6" Gutters—New Drain Lines w/Pop-Ups

Tree Lined Stone Driveway

"Guardhouse" Well House (Well Head & Expansion Tank)
Recently Painted





Farm Features

An efficient and well designed equestrian estate, intended for maximum enjoyment and safety for you and your animals. A full-featured barn is adjacent to a new 20' x 36' equipment building, 2 custom built 21' x 16' shelters and a 104' x 152' arena. There is ample parking/turn around space for trailers/equipment. This equestrian complex is surrounded by plush 3-board wood fenced pastures. The pastures are interconnected for maximum flexibility and the property has perimeter fencing. Wooded riding trails are accessible and well maintained.

Barn

Recently Renovated, Including New Lighting and Exterior Paint

Morton Glass Sliding Entry End-Doors

Brick Aisle & Brick Aprons on Each End

Internet & Cameras

4 Stalls (12' x 12')

Mats

Fans

Dutch Doors w/Run Out Paddock (3 Stalls)

Tack Room (Recently Painted)

Half-Bath

Mini-Split & Dehumidifier

Metal Encapsulated Wash Stall w/Hot & Cold H₂O

Hot H₂O Heater Enclosure

Hay Loft w/Access to Stalls

Work Shop

2 Garage Doors

(1 Motorized)

Concrete Floor



Farm Features (*cont.*)

Frost-Proof H₂O Hydrants at Barn/2 Pastures/Arena

20' x 36' Equipment Building

3 Bays and Side-Entry Door

(3) 10' x 10' Overhead Doors (1 Motorized)

Keypad Entry/Motion Detector Lights

(2) 12' x 16' Run-In Shelters (1 w/Fan & Lights)

104' x 152' Arena (Sand w/Grass)

4 Pastures w/3-Board Pressure Treated Wood Fence

Gates w/2-Way Latches

Walk-Throughs for Easy Access



Mechanicals

Well

Inline Water Filter

New Pump/Pressure Switch & Pressure Tank

Septic

Home HVAC-Heat Pump

Main Floor System — *2021 Amana 18 SEER 4-Ton Inverter (Humidifier & Air Filtration)*

2nd Floor — *2017*

4 Zones (*2 Down & 2 Up*) w/Wi-Fi Thermostats

Terminix Bond — House & Barn

Zirrus Internet (*Fiber Optic to Home & Barn*)

CPI Security System

Energy United

Propane — Buried/Leased Tank

Inline Gas for Grill

Primary Electric H₂O Heater — 50 Gallon

Tankless Electric Bosch H₂O Heater for Primary Suite



400 Ratledge Road Improvements

The current owners have owned the property since 2017. During that time they have been outstanding stewards of the farm. They markedly improved the property in all aspects, seeking to ensure the farm was not only efficient and manageable but also matched the natural beauty of the land it occupies and that in the surrounding area. The following is a detail overview of the significant changes/additions/improvement made since 2017.

Property

Hardscape: Installed new brick paver walks, patio and Motor court; new brick paver entry landscape planter.

Front Drive Entry: Installed Aluminum double gate w/solar operator, keypad, remote controls & trip opening wire. Added new 3-board wood fencing w/cover board.

Landscaping: New professionally designed and installed landscaping including 3 Autumn Glory maple trees. (*Blakely Landscape*).

Carriage Garage: New 32' x 32' 2-car oversized garage w/potential for finished space upstairs. Insulated, drywall & finish paint, LED overhead lights. 2 overhead door operators, insulated overhead doors, 4 double hung windows & screens, 9 light entry door w/keypad entry. Decorative/no maintenance PVC Cupola w/Golden Retriever brass weathervane (*Shelton Construction*).

Flagpole: Installed aluminum telescopic flagpole for 4'x 6' American Flag w/solar light for nighttime illumination.

Pastures: Improved through soils testing, lime application, weed spray, fertilizer, regular mowing and spreading composted horse manure.

Property Drainage: Installation of fill materials and construction of new gravel over fabric driveways/apron/parking/swales. Corrected drainage systems to ensure proper drainage of the property, eliminating/reducing standing water, particularly around the barn and adjoining paddocks as well as the arena.

Home

Front Porch: Added front entry porch w/crown molding, beadboard ceiling, metal roof, gutter, decorative fiberglass columns, new wall mount light fixtures.

Kitchen: New granite counter tops and new appliances including gas line for stove, new light fixtures, new sinks, new plumbing fixtures, new drywall backsplash.

Laundry Room: New oversized Maytag washer & dryer and installation of gas line for new dryer.

Fireplace Gas Logs: Added new gas fireplace logs in office and sun room (*Energy United*).

Window Screens: Installed new custom made window screens for all windows.

Improvements (cont.)

Paint: Painted interior and exterior of house. Painted barn exterior and well house, and barn tack room interior.

Mud Room: Added new half bath in mud room.

Interior: Added new 15 light glass door between front entry hall and living room.

Lighting: Added Kitchen LED recessed can lights, new Progress light fixtures in front hall, upstairs hall, dining room, kitchen. New exterior lights at front entry porch, mud room entry, garage and exterior basement. Motion detection lights on new garage, mud room, equipment shed, both run-in sheds barn.

Bathrooms: Renovated both first floor baths w/new vanities, new custom frameless glass shower, & shower door, new Kohler high toilets, travertine flooring, professional grade plumbing fixtures, heater fan, exhaust fan, custom cherry cabinetry & bench, granite counter tops, electrical fixtures, custom mirrors (*Shelton Construction*).

Basement: Insulated ceiling in basement, installed dehumidifier & pump for dehumidifier.

Window Treatments: Installed new pleated shades in all windows.

Ceiling Fans: New ceiling fans primary & upstairs bedrooms, living room & 2 new fans in the box.

Dressing Room: New custom designed primary closet including built-in drawers, cabinetry, shelves, hanging, shoe storage

Recreation Room: New vanity & toilet , bath hardware, plumbing fixtures and new paint.

Sunroom: Anderson aluminum combination door w/full screen, glass and closers.

Mechanicals

Hot Water: Installed new electric tankless hot water heater for first floor primary bedroom, and new 50 gallon primary electric hot water heater.

Security System: Updated monitored system including cameras, WI-FI accessibility and thermostats (*CPI*).

Well: New well pump & pressure switch installed 2022 (*Prevette & Son*); new pressure tank installed (*Shore*).

Gutters: New 6" gutters and new drain lines w/pop-ups added.

LP Gas: New buried LP tank (*Energy United*) added, including new lines to gas grill, dryer and kitchen stove.

Internet: Installed new high speed fiber optic lines to house & horse barn. Part of neighborhood shared cost program.

Air Handling: 2021 Amana 18 SEER, Inverter 4 Ton HVAC 2 zones for first floor including humidifier and air filtration. Customized duct work to consolidate system into basement including redesigned duct work. 10-year parts warranty; expires 4/15/31 (*Aspire*).

Improvements (cont.)

Farm/Equestrian Facilities:

Barn: Renovated 4-stall barn including new glass sliding doors, Dutch doors w/neck yolks, wash rack walls, paint, gutters, run outs from stalls to paddock w/gates and 2 way latches, metal siding at runouts and wrapped posts. LED motion detector lights front, rear, runouts, fan outlet in runout, electrical outlet and electric fencer for barn paddock.

Tack Room: Added new mini split and dehumidifier. Painted walls, floor and doors.

Tool Room/Shop: Installed concrete floor and overhead doors, front has operator & keypad entry. (*Morton Buildings & Others*)

Barnyard/Barn Water: Added 3 frost proof water hydrants at big pasture/arena/lower pasture (*Prevette & Son*).

Equipment Building: Built new 36' x 20' 3-bay equipment building (*Shelton Construction*) w/(3) 10'x10' overhead doors, 1 w/operator, Crossbuck wooden door w/closer & keypad entry, double hung window & screen, ridge vent & soffit vent.

Shelters: (2) 12' x 16' custom site built run in shelters w/fabric under stone dust footing. 1 has fan & lights. (*Shelton Construction*).

Arena: 104' x 152' arena restored w/additional sand. Created drainage swales; added new fence boards,/electric fence

Fencing: New 3-board pressure treated horse fencing; gates w/2-way latches & stockade fence for HVAC (*Shore Custom Fence*). Created 4 pasture turnouts, 3 of which can be gated open to be joined. Added outlet w/switch on well house for electric fence.





Mocksville and Davie County

Nestled in the heart of the North Carolina Piedmont, about 30 minutes outside of Winston-Salem, Mocksville is an inviting blend of small-town charm and urban amenities. Incorporated in 1839, it is the county seat of Davie County, conveniently located with easy access to major Interstates. Davie County communities have a unique history, named after William R. Davie, a Revolutionary War Leader. Records indicate that a small village called “Mocks Old Field” existed before the American Revolution, serving as a secret meeting place for Colonial forces and planners, some of whom were members of the family of Davie County’s most famous citizen, Daniel Boone.

Today, Davie County is home to outstanding equestrian facilities, golf courses, walking and biking trails – plus the NC Triad Fusion Sports Park and one of the largest sports complexes in the Southeastern United States, RISE Indoor Sports. Dining options exist for everyone, from casual, classic dining, and Southern-style comfort food to taste sensations for the most discriminating foodies. Nightlife can mean a summer evening stroll in a park or a live concert with dancing in the center of town. From Rock to Country to Beach and a little R&B, Davie County has an active music scene. The town of Mocksville offers “Concerts on the Square”, free outdoor concerts on select nights throughout the summer.

Davie County is wine country. The Yadkin Valley’s unique microclimate and soil produces wines such as Chardonnay, Cabernet Sauvignon, Merlot, Viognier, and Chambourcin that have won medals in competitions throughout the nation. Davie County is home to many award winning wines and is part of the Yadkin Valley AVA in North Carolina.

Horses are a large part of the region with numerous equestrian facilities located in close proximity to Mocksville. The area has excellent veterinary facilities, such as the state-of-the-art Davie County Large Animal Hospital, offering emergency services and farm calls. Greystone Veterinary offers outstanding equine reproductive services.

The area is known for its natural beauty, community spirit, historic past, entrepreneurial spirit and, friendly people. In 2023 Davie County was named an “*All American County*” by the National Civic League based on the county’s youth programs. Mocksville proclaims being in the town is “*Time Well Spent*”.



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