



**Breedlove**<sup>®</sup>

FARMS | ESTATES | LAND

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**Premier** | **Sotheby's**  
INTERNATIONAL REALTY



## The Farm at Monterosa

*13.51 acre tract.* An estate home site, ideal for your planned home. Perimeter board fencing with approximately 11-12 acres of pasture, privacy and shade trees, barn and garden shed. The well is installed and a septic permit is on file for a 3 bedroom home. Ample road frontage for easy access. Country estate while conveniently located near I-485.



### Barn

62' x 62'

Shingle Roof (13 yrs old)

Two 12' x 14' Stalls (*space for several more*)

Tack Room w/Wood Flooring & Shelves

Electric (*wired 2020*) & Water

Brick & Vinyl Siding

Concrete Pad

Sliding Windows

Hay Loft

Frost Free Spigots



### Garden Shed (*Liberty Brand*)

12' x 24' w/ Electric

Hardboard Siding/Insulated



\$550,000

Parcel ID: 5525-08-6637-000/13.51 Acres

Hickory Ridge Schools



*Specializing in financing homes with acreage*

[Offering 20 year/85% land loans]

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