



Breedlove[®]
FARMS | ESTATES | LAND

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Marshville, North Carolina 28103

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Premier

Sotheby's
INTERNATIONAL REALTY



Color Virtually Enhanced

The Farm

25.19 Acres

485' Road Frontage

Vinyl Fenced Front & Back Yard

Paved and Concrete Driveway

Present Use Program

12+ Acres in Agricultural Fields

10.75+ Acres in Mature Hardwoods

Aerial

Parcel ID: 02-208-016 25.19Acres



The Williams Family Farm

A gentleman's farm, hobby farm, equestrian estate or multi-generational opportunity, the Williams Family Farm has been meticulously laid out and maintained over the years by the one owner family.

The land is a clean palette with the ideal mixture of mature hardwood forests you can walk through, hunt or build additional homes or cabins, fields planted in crops, yet easily converted back to pastures for your horses, cows, donkeys or other farm animals of choice.

The large barn with flex spaces includes, garage, workshop, run-in/feed shelter, pull through tractor shed and large hay area that could easily be converted to stalls. In addition to the main barn, farm animals can enjoy staying out of the elements in the run-in shelter.

The custom-built brick home was lovingly and carefully thought out in design and build. While all on one level, there is a large walk-up attic area that could allow for expansion.

Many hours have been spent enjoying the pasture views and sunrises and sunsets from the front porch and back porch. The large covered back porch is the ideal location for morning coffee or evening meals while entertaining friends and family.

Once entering the home, it is obvious while updates are needed the bones are strong, construction is quality, and the home has been well maintained. Dining area with columns is open to the great room and offers sightlines to the farm through glass doors and windows. A book collector, the owner had a wall of bookshelves and cabinets built in. The brick surround corner propane fireplace grounds the room. Two openings into the generous kitchen and breakfast room allow company to mingle easily. The kitchen has custom ash cabinetry, an island, breakfast counter, wall pantry closet and open to the breakfast area with a wood-burning stove. Like the other living areas, the breakfast room opens to the covered back porch through the full glass door.

Abundant storage throughout the home, including multiple closets and large laundry/office/mud room. The primary en-suite bedroom was designed for two, with two walk-in closets and two water closets and vanities in the primary bathroom. Guest bedrooms share a bathroom that offers dual vanity and tile surround tub/shower combo.

Put this all together with the 25+ acres, barns, fields and woods and you have the makings of the ideal country estate. Situated between Marshville and Wingate with easy access to Monroe, from either old Hwy 74 or the new Monroe Expressway you have all the amenities one could desire. Since the Monroe Expressway opened, it is just around the corner, you can now even work in Charlotte and enjoy the commute without lights and traffic. The Williams Family Farm is ready for its' new owners and name.

House Floor Plan

Net Livable	2,630 sq ft
Garage	861 sq ft
Garage Storage 1	102 sq ft
Garage Storage 2	102 sq ft
<i>Additional Unheated Walk-up Attic Storage</i>	



Interior Features

Custom Built in 1998

2,630 Sq Ft

3 Bedrooms/2.5 Bathrooms

Single Level Living

Solid Wood Front Door w/Storm Door

Open Foyer Entrance (*Hardwood Floor*)

Large Walk-Up Floored Attic Space (*Expansion*)

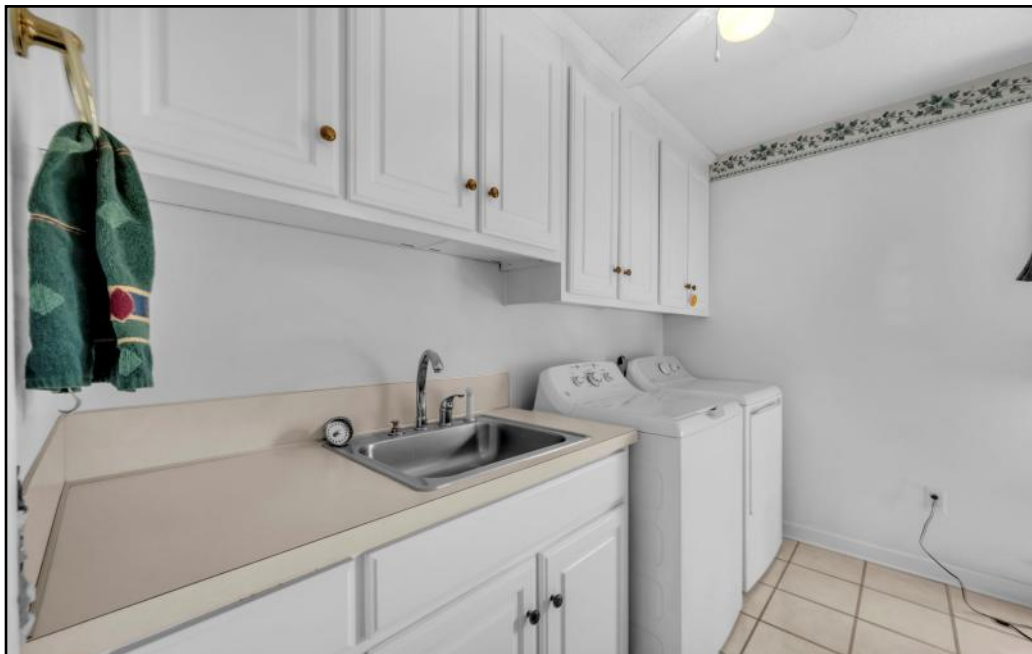
Multiple Closets (*Linen, Coat and Storage*)

Crown Molding and Chair Railing

Laundry Room/Mud Room/Office

Cabinets

Sink





These photos have been virtually modified to demonstrate possible updates to the rooms.



Kitchen/Breakfast Area

Tile Flooring

Custom Ash Cabinetry

Wall Pantry Closet

Broom Closet

Island

Breakfast Counter

Double Wall Oven

Glass Cooktop

Microwave

Refrigerator

Double Bowl Porcelain Sink

Ceiling Fan

Breakfast Area

French Doors to Back Porch

Wood Burning Stove w/Brick Surround





This photo has been virtually modified to demonstrate possible updates to the room.

Great Room & Dining Room



Open Floor Plan to Formal Dining Area
French Glass Doors Opening to Back Porch
Built-In Display Shelves and Cabinets
Brick Surround Propane Fireplace
Carpet
Ceiling Fan





This photo has been virtually modified to demonstrate possible updates to the room.

Primary Suite

Bedroom

2 Walk-In Closets w/Shelving

Carpet

Bathroom

2 Vanities, One w/Makeup Vanity

Shower Tiled

Tile Floor

Tile Surround Whirlpool w/Picture Window

2 Water Closets





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Guest Bedrooms

Guest Bedroom 1

Carpet
Large Wall Closet

Guest Bedroom 2

Carpet
Large Wall Closet

Guest Bath

Dual Vanity
Tub/Shower Combo Tile
Surround





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Exterior Features

Brick Exterior w/Wood Accents

Concrete Sidewalk

Architectural Shingle Roof (Aprx 5 to 10 yrs old)

Rocking Chair Front Porch w/Brick Flooring, Wrought Iron
Decorative Railings

33' x 14' Brick Covered Back Porch w/Ceiling Fans

3-Car Garage

2 Storage/Work Rooms

Automatic Door Openers



Farm Features

Multipurpose 3,640 Sq Ft Barn/Shop

Metal Sided & Roof

40' x 20' Concrete Floored Shop Area

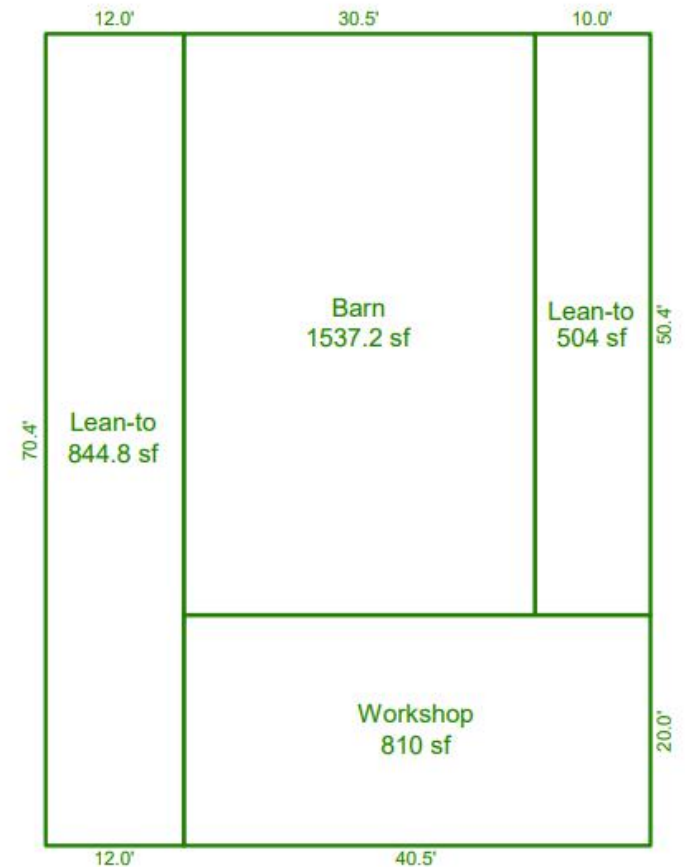
2 Garage Doors and Walk-In Door

40' x 29' Barn Area/Hay Storage/Convert to Stalls

50' x 12' Covered Pull-Through Equipment Storage

50' x 12' Covered & Gated Feed Area w/Built-In Livestock Hay Feeders

20' x 12' Run-In Shelter



Mechanicals

Well

Water Softener

Electric Water Heater

Septic

Propane Tank (*Above Ground/Leased*)

HVAC System (2022)

Connetics at the Road



Marshville and Union County

Marshville is a small, historic town in eastern Union County. It is a rural, close-knit community, recognized for its agricultural roots and annual festivals. Located approximately 35 miles from Charlotte, it is famous as the birthplace of singer Randy Travis.

Location: Situated in eastern Union County near the US Highway 74 corridor, close to Monroe and easily accessible to the Charlotte via the Monroe Expressway and I-485. Less than 3 hours drive to Wilmington, NC and Myrtle Beach, SC.

Economy: Deeply tied to agriculture, the area is a top producer of poultry (turkeys, broilers), eggs, and crops like soybeans and corn.

Town Character: Features a historic downtown established in 1877, characterized by southern charm, a town hall, and local businesses.

Culture: Hosts community events and festivals.

Demographics: As of 2020, the population was 2,522, offering a small-town, rural feel.

Healthcare: Located in nearby Monroe, Atrium Health Union is general medical and surgical hospital offering comprehensive services including cardiology, oncology, orthopedics, and a 24/7 emergency room with specialized pediatric emergency care.

Wingate University: Located just east, immediately adjacent to Marshville, Wingate is the home of Wingate University. Wingate is a private university and enrolls more than 3,450 students, offering 37 undergraduate majors as well as 7 master's and 5 doctoral degrees.



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