

Moores Mill Road Farm

172.00 Acres

Durham County, NC

\$1,695,000



HAYDEN  OUTDOORS.

Moores Mill Road Farm

TOTAL ACRES:

172.00

PRICE:

\$1,695,000

COUNTY:

Durham County

CLOSEST TOWN:

Durham, NC

Presented by



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Property Summary

Own your own private 172+/- acre farm in Durham county, North Carolina! This listing includes a home, small barn and a mixture of fertile farmland, timber and cutovers. This offering provides tons of opportunities for the person looking to own a multi-faceted tract of land!



Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Fishing
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
Timber
Wooded
Conservation Easement
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Waterfowl
Pond/Lake
Water View

Land Details

Address: 1270 Moores Mill Road, Rougemont,
North Carolina 27572, USA

Closest Town: Durham

Total Acres: 172.00

Deeded Acres: 172.00

Zoning: Rural Residential and Agricultural

Topography: Timber, Farmland and Cutover

Estimated Taxes: \$2,642 - 2023

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 1248

Bedrooms: 2

Full Bathrooms: 1

Parking Types: Driveway

Outbuildings: 1

Other Improvements: Barn

Fence Type: Chainlink

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace. Wood Stove

Foundations: Slab



Land

There are three ponds that sit in the middle of the property that offer great fishing opportunities!

This property is part of a conservation easement and full disclosure of the easement documents are located in the listing documents section.

You can build your dream home as a second homesite has been designated on the property per the easement. That area borders some of the farmland and overlooks the ponds so you will have a gorgeous front porch view!

The southern property line borders Highway 501 with over 1900 feet of road frontage. Highway 501 can take you into the towns of Durham and Raleigh within 20-30 minutes, depending on traffic.

This parcel offers almost 60 acres of fertile farm ground that is currently yielding way above state averages on corn and soybeans. Last year's corn harvest was reported to range from 210-250 bushels of corn per acre!

Other sections are made up of 30+ acres of timber and over 50 acres of young cutover that provide multiple opportunities for usage.





Improvements

A ranch style home is located in the southern area of the parcel. It offers 2 bedrooms and one full bath, as well as an open kitchen and dining room combo along with a cozy den.

Next door sits a small barn complete with horse stalls, tack room, equipment room as well as multiple dog kennels and a fenced in lot for animals.

Currently the property is being leased by a local fox hunting club and houses their fox hounds.

Recreation

Plenty of recreational opportunities exist! The timber and cutovers could provide great areas for food plots to be planted for big game hunting.

The land has 3 ponds that can provide great fishing opportunities!

The property also lays out well for horseback riding, ATVs, hiking and other outdoor activities.

Agriculture

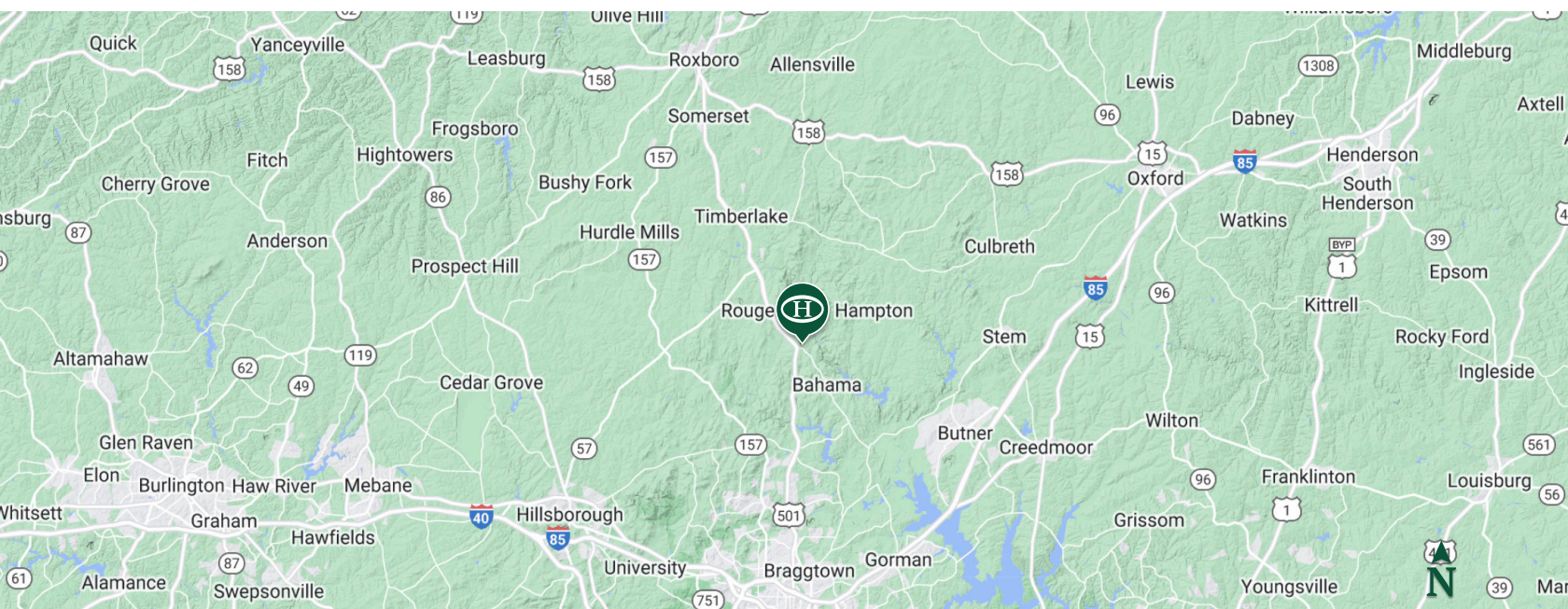
The 60+/- acres of farm ground are currently producing some high yield crops! The 2023 corn harvest yielded between 200-250 bushels of corn per acre! A local farming group currently leases out the farming rights, and they would be willing to continue farming even if the property changes owners.

General Operations

Currently, the home and barn/kennels are being leased out to a local fox hound hunting club.



 Boundary





Location

This property is located in the town of Rougemont, North Carolina. Durham is only 12 miles south. Raleigh is just a few miles south of Durham. The Raleigh/Durham airport is a 30 minute drive from the farm.







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 bring buyers to purchase our properties. We offer cooperating 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

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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 Real Estate

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