

# Big Oak Tree Farm

201.83 Acres | Rowan County, NC | \$4,399,000



HAYDEN  OUTDOORS

# Big Oak Tree Farm

TOTAL ACRES:

201.83

PRICE:

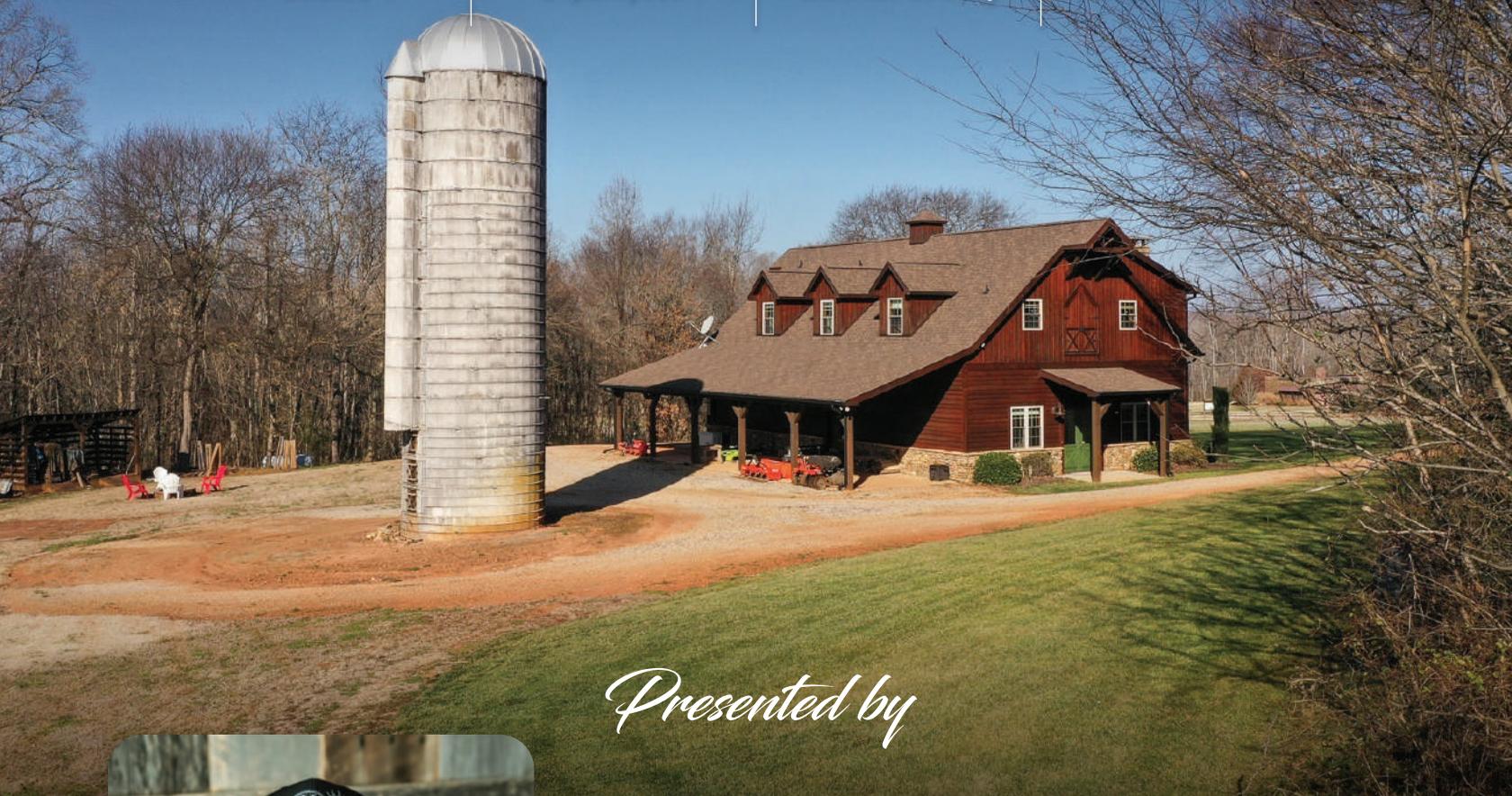
\$4,399,000

COUNTY:

Rowan County

CLOSEST TOWN:

Mount Ulla, NC



*Presented by*



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### **Property Summary**

Welcome to Big Oak Tree Farm, a beautiful recreational property designed for the outdoorsman who loves the peace and quiet of the North Carolina countryside! This luxurious offering provides a back to nature escape with true rustic elegance and a lodge-like feel!

### **Land**

The entire property is made up of two parcels and boasts 201.83 acres of prime recreational ground! A mile long section of Sills Creek runs right through the heart of the property providing a great water source for the land and the wildlife. There is a mix of hardwood ridges and draws, tillable farm ground which is leased to a local farmer, a power line right of way and a gas line right of way that have both been planted and kept up by the current owner! Several food sources and cover grasses have been planted to benefit the wildlife in the area and improve the hunting opportunities!

The name "Big Oak Tree Farm" comes from the enormous and historic oak tree located near the home. It is considered by a local arborist to quite possibly be the largest oak tree in Rowan county! According to the arborist, the tree is estimated to be between 225 and 250 years of age! The owner has went to great lengths to protect this giant of a tree by running a lightning rod from the tip of the tree down its major arteries and branches and into the ground to keep it from being destroyed by a lightning storm.

There are two easements across the property. One is a power line easement and the other is a gas line easement. Both provide great areas for multiple food plots and tillable ground for crops.

## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Conservation Easement  
Cycling/Mountain Biking  
Farm/Crops/Ag  
Food Plots  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey, Waterfowl  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Propane  
Stream/River  
Timber/Wooded  
Water Access

## Land Details

Address: 530 Upright Road, Mount  
Ulla, North Carolina 28125, USA  
Closest Town: Mooresville, NC  
Total Acres: 201.83  
Deeded Acres: 201.83  
Zoning: Residential and Vacant Land  
Elevation: 710-780  
Income Type: Farming Lease  
Estimated Taxes: \$3,858.24 - 2025  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): 2 story lodge  
Finished Sq. Ft.: 4,026 | Unfinished Sq. Ft.: 1473  
Stories: 2  
Bedrooms: 3 | Full Bathrooms: 3  
Basement: None  
Parking Types: Attached Garage & Driveway  
Total # of Spaces: 4  
Outbuildings: 2  
Types of Outbuildings: Wood shed  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace & Forced Air  
Foundations: Concrete slab  
Exterior Features: Cedar siding  
and asphalt shingles on roof  
Appliances: Dishwasher, Dryer,  
Refrigerator, Hot Water Heater, Microwave,  
Oven, Stainless Steel, Washer  
Flooring: Hardwood  
Siding: Wood  
View: Private, Scenic, Wooded



## Improvements

The custom built home encompasses over 4000 square feet of heated living space. Every square inch of this home is built extremely well and the owner has spared no expense on the inside and out! It was designed after a upland bird hunting lodge in Virginia that the current owner once visited. This custom home has a luxurious lodge-like feel!

The exterior of the home is constructed of cedar from top to bottom! The large front porch overlooks the farm ground to the north and provides ample space for enjoying the quiet scenery. With over 1000 covered square feet along the backside of the home, the owner has several pieces of farm equipment and firewood stored there to keep them out of the elements. The support beams along this covered space are solid cedar measuring 8"x8"!

All of the landscaping around the exterior is very well manicured.

With entrances on all four sides of the home, access is easy. The insulated garage is located on the west side of the home and it offers over 1200 square feet with tall ceilings and has plenty of room for one vehicle or side by sides and ATVs. It also has a work bench area, industrial sink with a dog wash next to it and plenty of floor space for more storage. The garage is also setup with a propane connector so it can be heated.

As you enter the main floor, you'll notice that the living room is enormous! A huge river rock fireplace is the centerpiece of the room with 12-foot vaulted ceilings and hand hewn barn beams that accent the ceiling! The fireplace itself is huge! It accommodates large wooden logs measuring up to 50 inches long. Once you get a good, warm fire going on the cold winter days, it will be hard to leave this spot! This area has been decorated with lots of great taxidermy from hunts that occurred right here on the farm! A stained concrete floor covers the entire first level of the home.





## Improvements (cont'd)

A small kitchenette sits just off the living room with a refrigerator, electric oven, two-burner stove, microwave and sink. A few steps away is the full bath with a large tile shower! There is a sizable laundry room/mud room with a sink, washer and dryer and plenty of cabinet space and drop zone area for clothing and footwear.

Across the entryway from the mud room is the gun room. This has built-in gun shelves and a work desk. In between the mud room and the gun room is a workout room that has tall mirrors and plenty of room for workout bikes, weights and more!

Located along the back wall of the living room is a barn door that opens up to a hardwood floor staircase leading you upstairs! As you get to the second floor, you notice the entire area is open with the kitchen, dining room and living room all as one big space with hardwood floors throughout.

The kitchen has a large granite countertop island complete with gas stove and oven, custom lighting, drawers for storage and plenty of seating. A beautiful hand-hammered copper sink sits next to the dishwasher and refrigerator that have a wooden facade that matches the cabinetry. The rough edge granite countertops offer a rustic look and compliment the cabinets and drawers. A double stainless steel oven offers plenty of cooking space for large gatherings. The large built-in pantry is located just a few steps away from the kitchen for convenience.

The barnwood farm table makes for a great dining room setting and provides a great spot to enjoy home cooked meals with family and friends! Watching TV and hanging out with friends works great for the living room area! The guest bedroom is used as a bunk room and it has several beds for extra guests and children! It also has a full bath with granite countertops, a large tile shower and a laundry shoot.

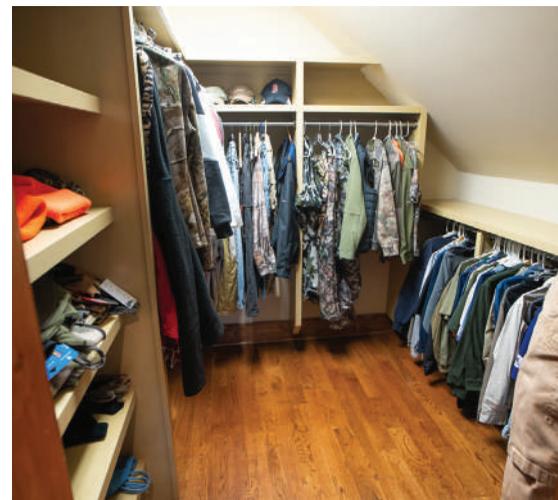




At the far end of the living room is the door to the owner's suite! The huge bedroom area provides plenty of space for a king size bed, chest of drawers, dressers and other seating options! The walk-in closet has plenty of space for hangers and shelving and can easily accommodate two people. There is a small office nook in between the closet and the owner's bathroom with a built-in desk and window overlooking the back yard.

This owner's bathroom is one for the books! You'll notice the granite counter tops, his and her sinks and tons of cabinet storage. The extra large walk-in tile shower provides three different shower heads that gives you a spa-like feel. A toilet room with a door sits at the back of the bathroom. But the best feature of this space is that the tile floor is heated! You can adjust the temperature with a digital control panel along the wall near the door!

The home has a forced air cooling system, propane heat, tankless water heater and a Generac propane generator as a backup power system that can run the entire home.





## Recreation

This land has been cultivated by the owner into a prime hunting and recreational property! With a good mix of timber and open spaces, there are plenty of dialed-in food plots and fields planted in corn and soybeans equipped with Redneck hunting blinds and Family Traditions ladder tree stands!

With a side by side or ATV you can use one of the many trails to reach any section of the property to hunt! There are even some great hunting blinds within a minute's walk from the house! Several good whitetail bucks and long beard turkeys have been harvested on the farm along with other small game animals!

Sills Creek runs through the property and provides a great water source and cover for wildlife with the thickets and timber along it's banks. Located in the heart of the property is a timbered creek bottom that has some great duck hunting potential! This offering also provides plenty of groomed trails for horseback riding!





## **Agriculture**

All total, there are approximately 45+/- acres of food plots and planted tillable acreage that have been consistently planted and maintained by the current owner and a local farmer. A mix of summer and fall food plot blends along with corn and soybeans have been the main source of food for wildlife on the property.

There is plenty of agriculture surrounding this farm, however after the harvest season, this place has the only good food sources around and it attracts a lot of wildlife from the area!

## **Region & Climate**

This piedmont area of North Carolina experiences most of all four seasons. The winters are mild with highs between 47-53 degrees and lows around the freezing mark. Springtime shows lows in the 40s and highs in the 70s. The summers are hot and humid with highs in July and August around 90 degrees. The fall time of year experiences lows in the 50s and highs in the 70s.





### **Location**

Big Oak Tree Farm is located 20 minutes from Mooresville, North Carolina. Mooresville, also known as Race City, USA is home to several NASCAR race teams and has all the major amenities that a person would ever need. Lake Norman borders the town of Mooresville and provides a great lake for boating and fishing! The town of Salisbury is 12 miles away and is also a great place to visit! You can also be at the Charlotte Douglas International Airport in approximately 50 minutes depending on traffic conditions.







LYERLY RD

UPRIGHT RD

SLOAN RD

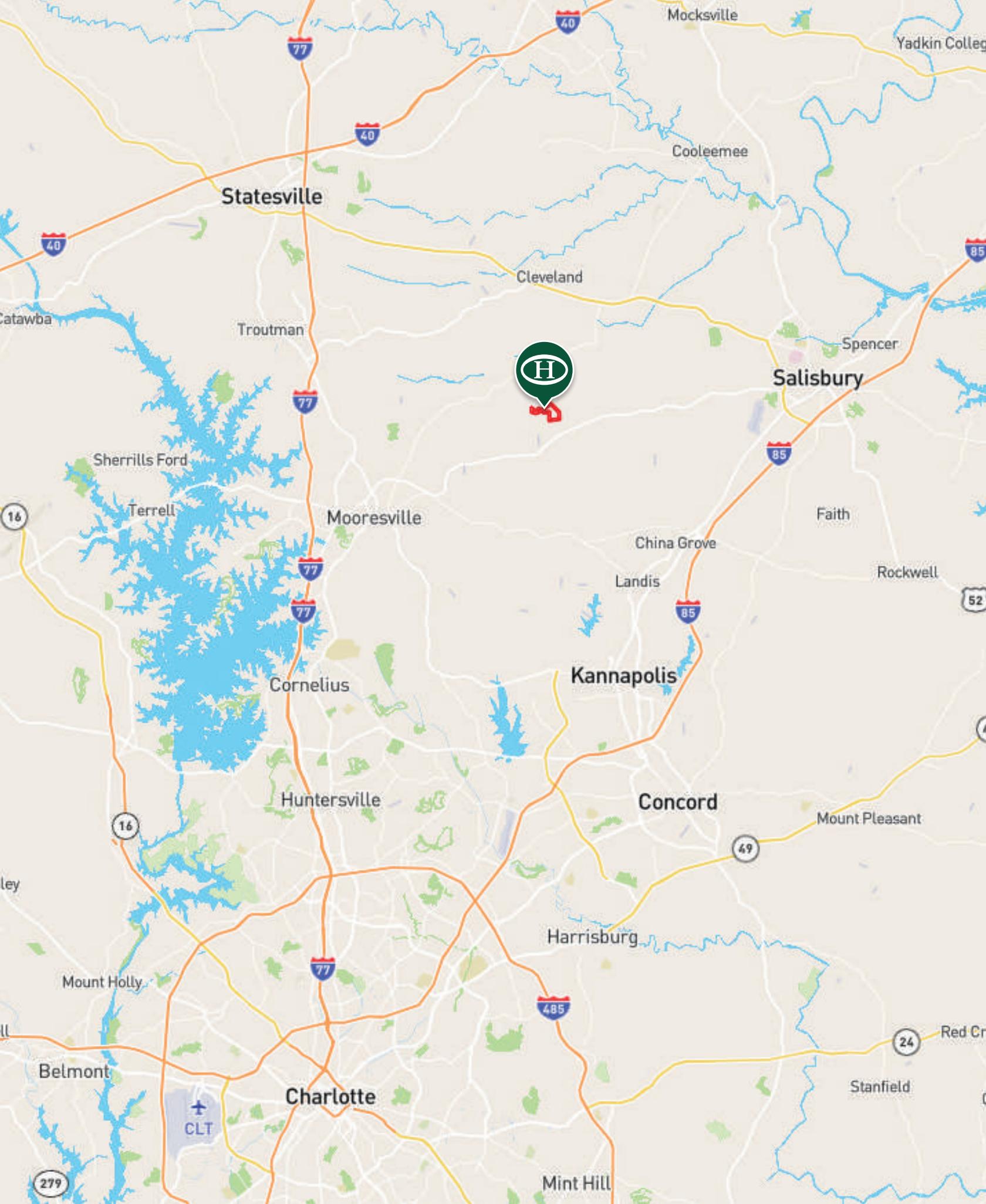
GRAHAM RD

GRAHAM RD

150

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary House Blind





# 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 regard 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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**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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