

Moores Mill Road Farm

928.00 Acres

Durham County, NC

\$8,900,000



HAYDEN  OUTDOORS.

Moores Mill Road Farm

TOTAL ACRES:

928.00

PRICE:

\$8,900,000

COUNTY:

Durham County

CLOSEST TOWN:

Rougemont, NC

Presented by



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Property Summary

The Moores Mill Road Farm encompasses over 928 acres that offers over 400 acres of tillable ground and approximately 175+/- acres of pasture ground for cattle! There are tons of improvements including multiple homes, a 17 stall horse barn, a workshop and much more! You have the benefit of living in the country but are still close to tons of amenities and a major airport.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Conservation Easement
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, Waterfowl
Income Producing/Rental Property
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Timber/Wooded
Water View

Land Details

Address: 1403 Moores Mill Road, Rougemont, North Carolina 27572, USA
Closest Town: Rougemont
Total Acres: 928.00
Zoning: Agricultural
Elevation: 490-530
Topography: Gently rolling
Tillable/Crop/Orchard Acres: 400
Include Business?: Yes
Income Type: Leased Tillable acreage
Estimated Taxes: \$14,758.69 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 3
Style of Home(s): 2 story, Ranch and Manufactured
Finished Sq. Ft.: 4658
Bedrooms: 7
Electricity Provider: Piedmont Electric
Water Provider: Well
Parking Types: Attached Garage, Driveway
Outbuildings: 5
Fence Type: Wooden and Electric
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Appliances: Dishwasher, Dryer, Refrigerator, Hot Water Heater, Microwave, Oven, Washer
Flooring: Carpet, Laminate, Linoleum
Siding: Aluminum, Vinyl, Wood
Roofing: Asphalt, Metal
View: Creek, Pond, Private, Scenic, Wooded



Land

The entire listing is made up of six parcels that total 928+/- acres. It has over a mile of road frontage along Highway 501 that runs north to Roxboro and south to Durham. You'll find up to a mile and a half of road frontage on Moores Mill road as well with the majority of the farm being on the eastern side of the road.

There are approximately 400+/- acres of tillable ground that is currently leased by a local farming group. Yields on the corn and soybean crops are consistently way above the state average for non-irrigated tillable ground. The corn yields approximately 210-220 bushels per acre and the soybeans come in around 60 bushels per acre. The current rate on the farming lease is \$75 per acre and it is a year to year contract.

The section of the farm that is fenced off for cattle measures approximately 175+/- acres and includes grazing pastures and some areas of timber for shade. The cattle population fluctuates between 150 and 250 head throughout the year.

This place used to be part of a dairy farm years ago and it has 5 different ponds located at different areas of the property. Three of the ponds are located on the southern section and used to be filtration ponds for the dairy farm and now they are used for fishing.

The Flat River borders the farm on the upper eastern boundary for a quarter mile and there are a few creeks that traverse the farm as well.

Running north to south along the southern part of the property is an old railroad track. It has grown over after years of abandonment.



Improvements

The main two story residence was built in 1985 and measures approximately 1898 square feet with 3 bedrooms, 2 full baths and one half bath. It also has a front porch, garage and a large back deck that is wheelchair accessible.

Across the hill sits a manufactured home. It is a 1993 model with 1512 square feet. It has been updated throughout with new flooring, extra closet space, new paint and more.

Down on the southern end of the farm is a ranch style home that was built in 1969 that measures 1248 square feet. It has also been recently updated. This is currently leased to a third party for \$2000 per month and the lease is on a month-to-month basis.

Other improvements include a 60ft x 40ft workshop, a 100ft x 70ft 17-stall horse barn with storage above and tack room, 210ft x 80ft training arena/pole barn and a 100ft x 60ft pole barn used for equipment and hay storage.

Several fences blanket the property with multiple sections and gates that are used for grazing with cattle and horses.

Recreation

The current owner uses the farm for training cutting horses as well as raising cattle. But this place also offers a ton of other recreational opportunities such as hunting, fishing, hiking, horseback riding, riding side-by-sides and ATVs and much more!

As far as the hunting goes, there are some big whitetail bucks that live on the property and the owners have seen at least three different flocks of wild turkeys! With the open ground, timber and all of the available water sources, the wildlife thrives here!





Agriculture

There is 400+/- acres of tillable ground and 175+/- acres of fenced-in pasture ground for cattle. The timber is scattered throughout the landscape and there are several ponds and creeks as well. This offering also borders the Flat River on the northeastern boundary.

Water/Mineral Rights & Natural Resources

Per the county rules and regulations, you may pump surface water out of the existing ponds and creeks to irrigate the crops if need be. However, due to the rich farm ground and ample rain throughout the year, the farmers have never had to irrigate the crops.

General Operations

The farming rights bring \$75 per acre on a year-to-year contract and the ranch home and dog kennel section to the south are leased for \$2000 per month and that lease is on a month-to-month basis.

Region & Climate

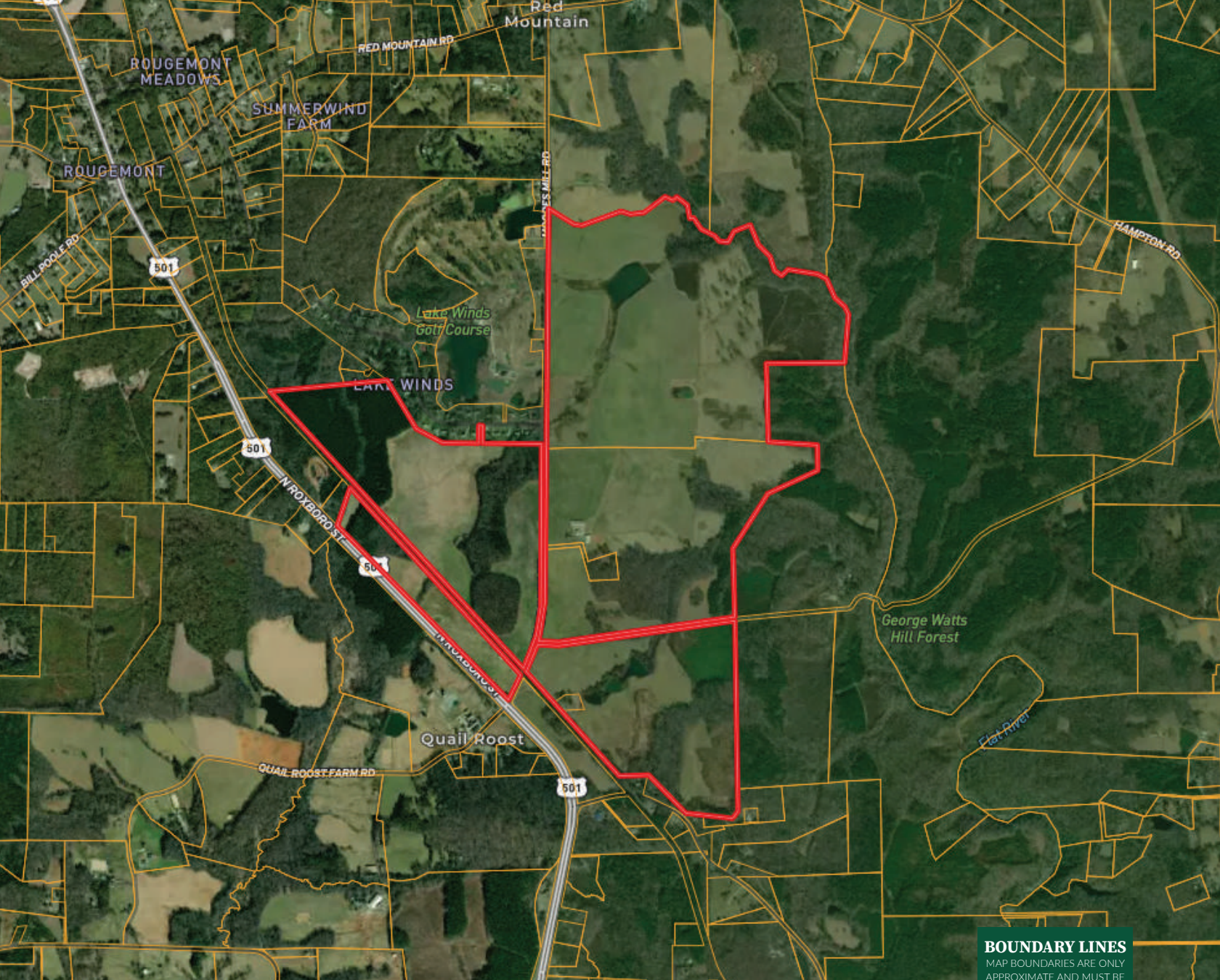
The climate in Rougemont, NC is generally mild and pleasant year-round. In the summer months, temperatures range from highs in the low 90s and lows in the mid-60s. During winter, temperatures stay mild with average highs in the mid to upper 50s and overnight lows falling into the 30s. The area gets an average of 44 inches of rain per year as well as about 4 to 8 inches of snowfall per year.

Location

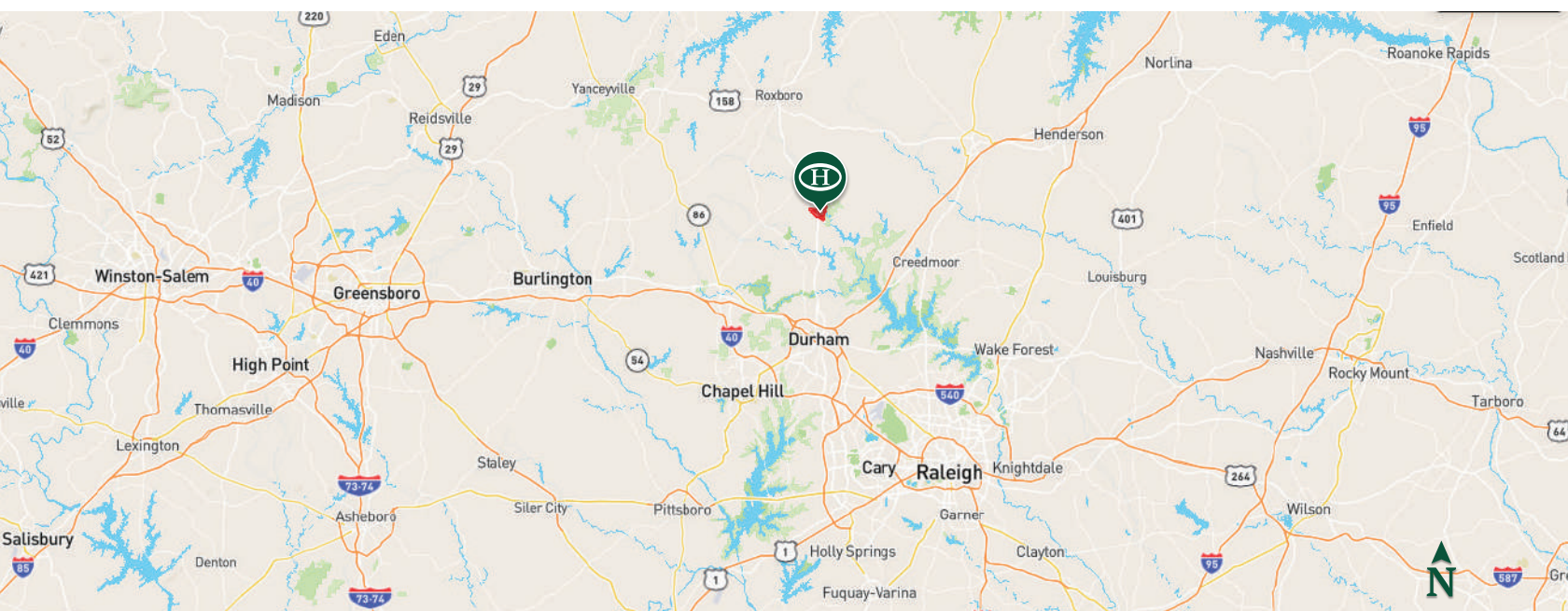
The property is located a little over 12 miles north of Durham, North Carolina. It is located 25 miles northwest of Raleigh, North Carolina. The Raleigh/Durham International Airport is only 14 miles away.







 Boundary





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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 Fair 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 1990s, 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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