

THE LINDSEY FARM



Offered by



WOLFE

SPECIALTY REAL ESTATE AND CONSULTING

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- Applying expertise integrity and passion to rural real estate -

Property Details

Property Type

- Investment
- Recreational
- Horse Farm
- Agriculture
- Timber

Size

- 113+/-acres

Price

- \$599,000

Zoning

- Agricultural and residential

Location

- Reidsville, NC
- Rockingham County
- 15 miles North of Greensboro

Population

- Greensboro-High Point - 685,378
- Reidsville - 14,485



Land Features

- 7 acre lake- stocked
- 2,000+/- ft road frontage
- 30 acres farmland
- 41 acres mature hardwoods
- Loblolly pine plantation- 10.7 acres
- 20.4 acres natural hardwood/pine stand- 2006
- Gently rolling topography
- Perennial and intermittent streams
- Little Troublesome Creek Frontage- 1,200+/- ft
- Secluded- positioned at the end of Lindsey Rd
- Conservation and preservation potential



Local Data

Distances:

- Greensboro - 18 miles
- Burlington - 19 miles
- Raleigh - 75 miles
- Winston- Salem - 46 miles
- Chapel Hill - 50 miles
- Danville, VA - 29 miles
- Pinehurst - 92 miles
- Horse Park of the South - 2 miles

Education:

- UNC Greensboro
- UNC Chapel Hill
- Wake Forest

Local public schools

- 14
- 6,810 students
- 235 teachers
- 29:1 student to teacher ratio

Local private schools

- 5
- 208 students
- 24 teachers
- 8:1 student to teacher ratio

Healthcare:

- Reidsville
- Greensboro
- Burlington
- Winston Salem
- Durham, Duke

Airports:

- Piedmont Triad International
- Raleigh Durham International
- Charlotte Douglas International
- Danville Regional

Horse Park of the South:

- Reidsville NC, Intersection of Hwy 29 and Barnes St
- One of the premiere equestrian facilities of the Southeast
- Likely will generate over \$60 million annually to the area
- Annual visitors expected to total 300,000
- Permanent shop locations, banquet halls, and administrative offices

Income Features

- Farm Lease
- Pine plantation in CRP
- Hunting lease
- Horse boarding potential



Wildlife

- Whitetail deer
- Wild turkey
- Dove and quail
- Ducks and geese
- Small game
- Bass and crappie

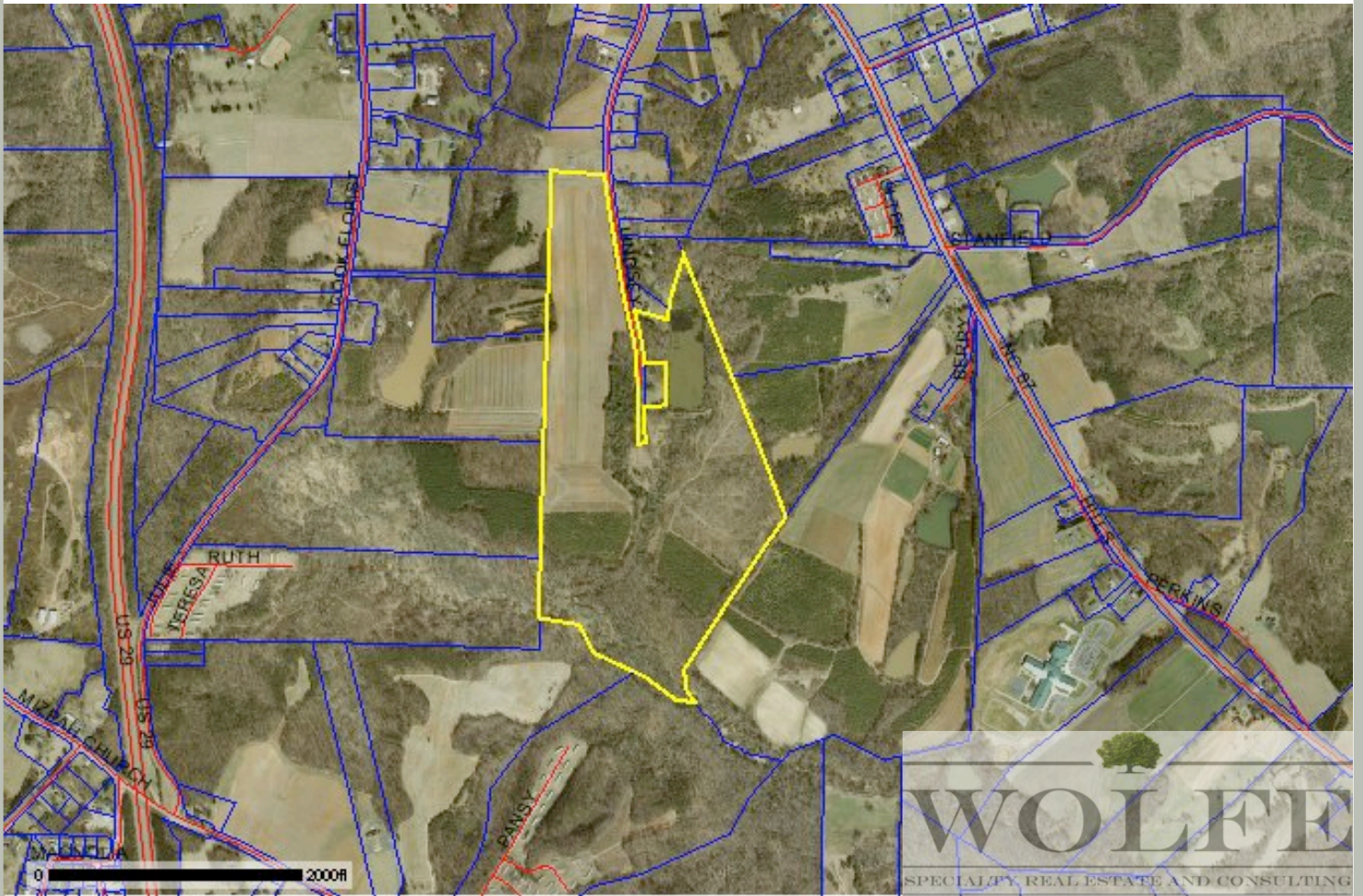


Recreational Activities

- Horseback
- Hunting
- Fishing
- Waterskiing
- Kayaking
- Canoeing
- Farming
- Wildlife management



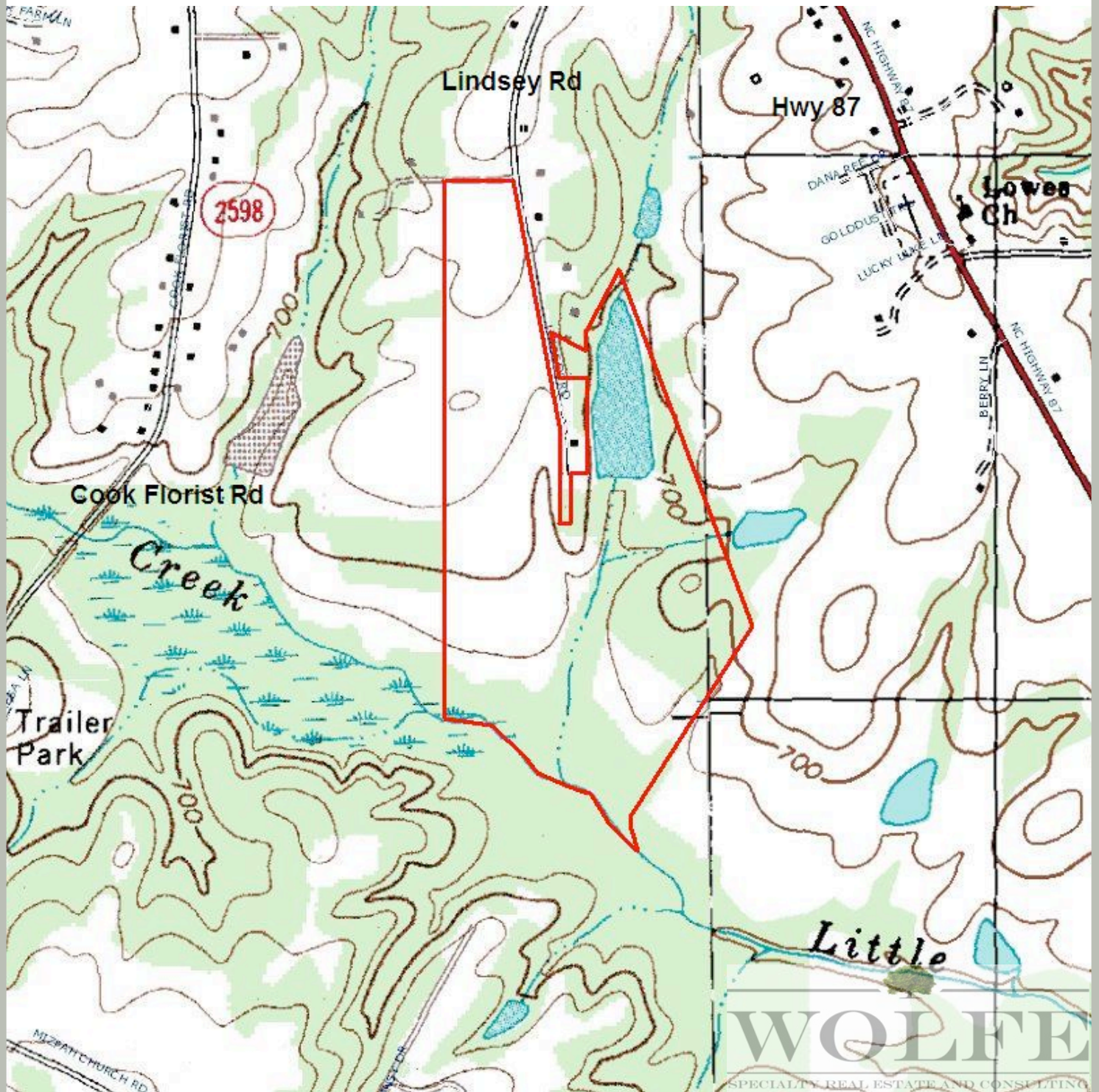
Aerial Photo



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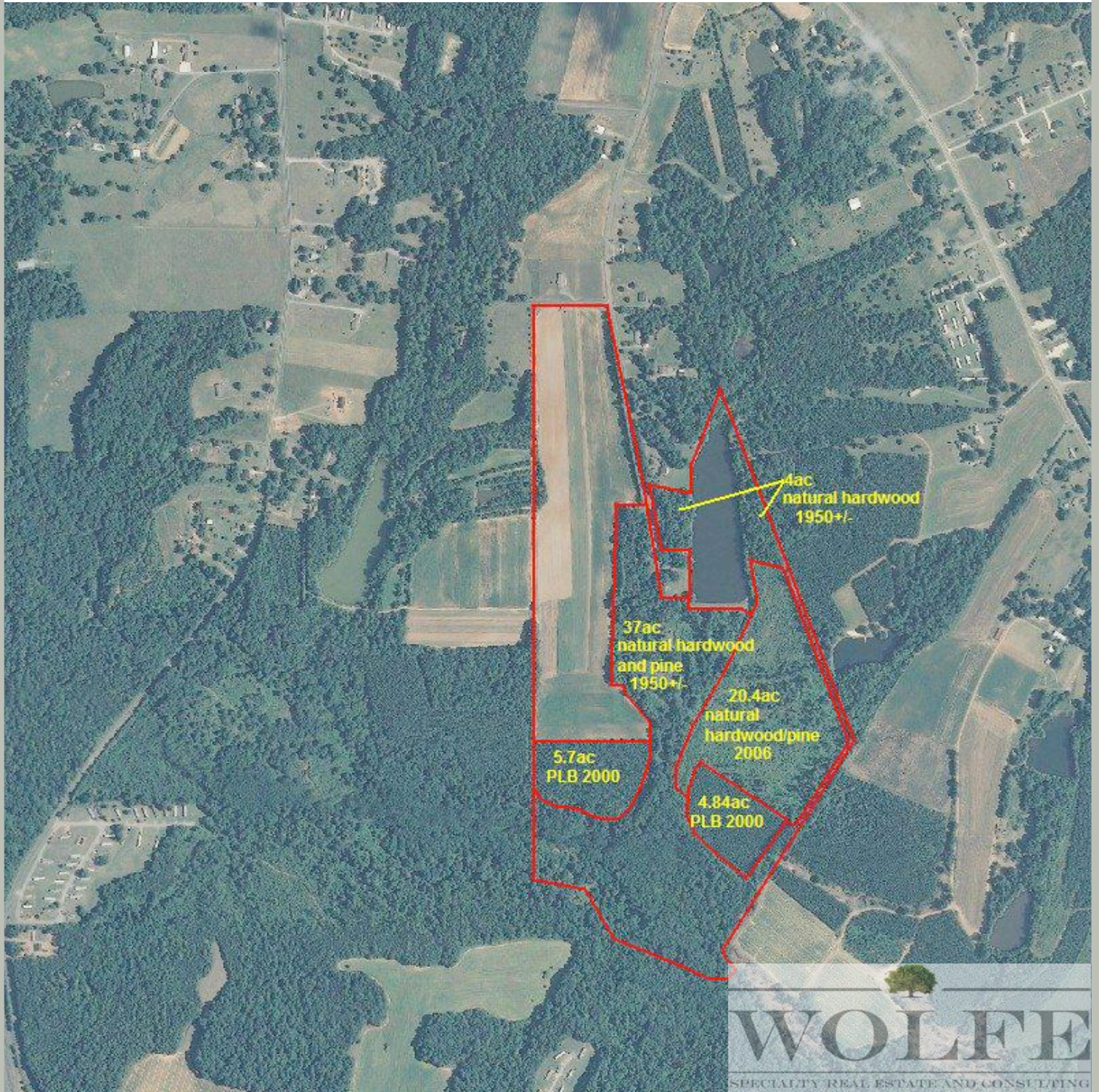
Topographical Map



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Timber Type Map



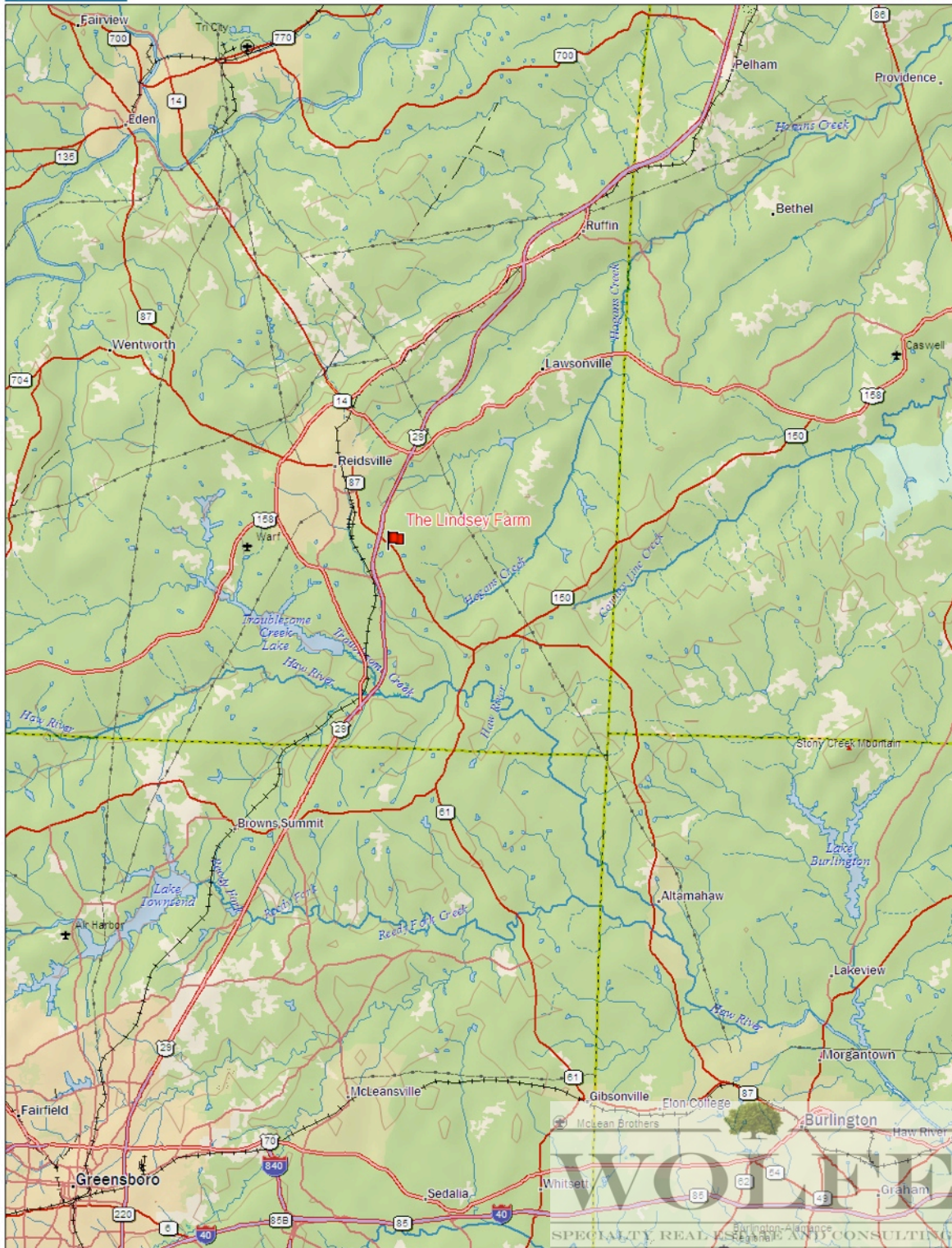
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Location Map

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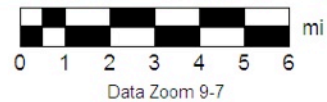
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