

***937 Stallion Spirit Trail
Clover, SC 29710***

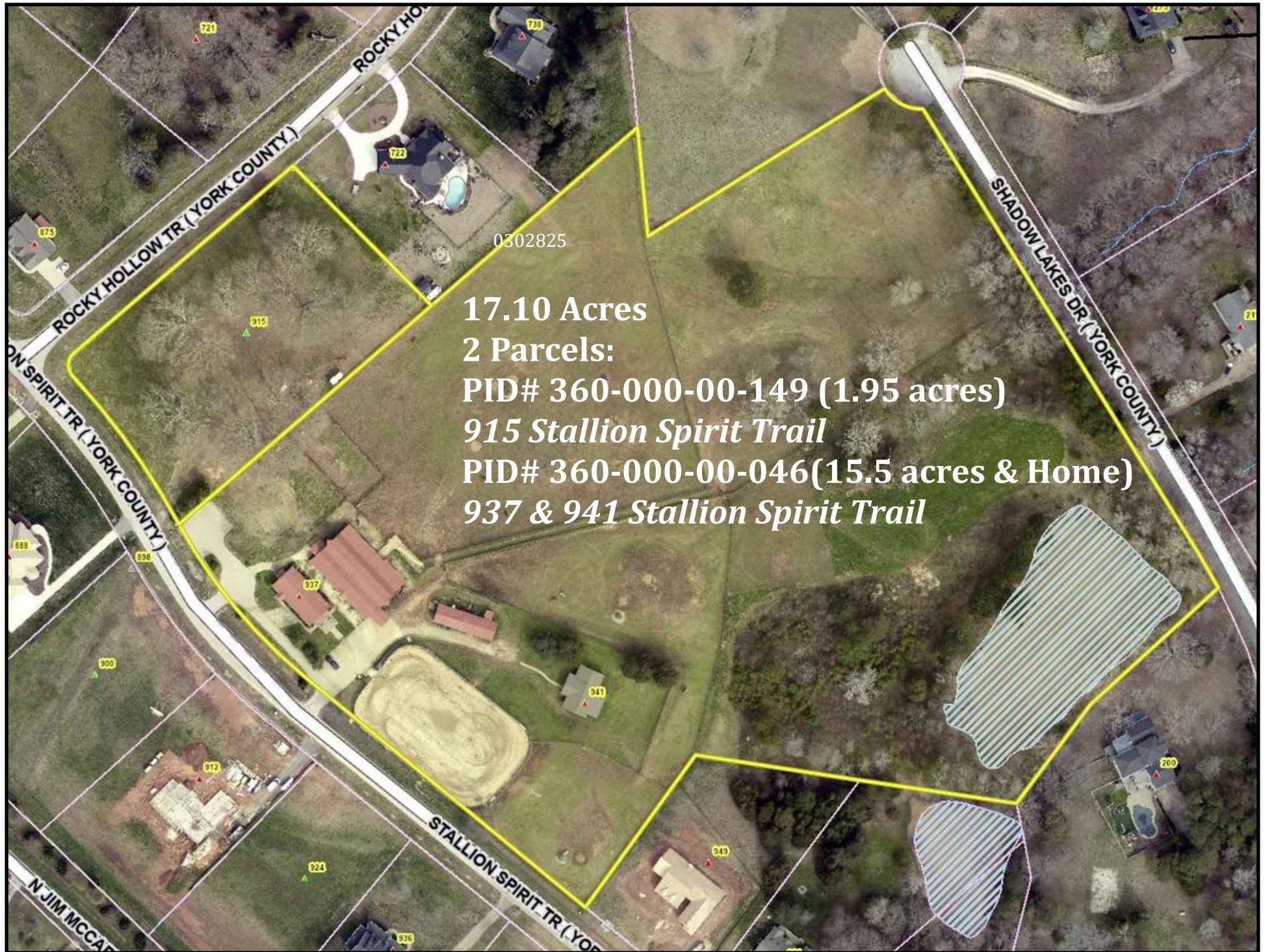


***Julie R. Breedlove
Realtor®/Broker
(704) 661-9619***

***julie@breedlovecarolinas.com
<https://breedlovefarmsestatesandland.com>***

Stallion Spirit Trail. Located in the Cherokee Farms community in Clover, South Carolina is a rare real estate find. A highly desirable, nearly 2-acre corner lot with mature hardwoods. Attached to this incredible home site is a 15.5-acre horse farm with 17-stall barn, lodge/lounge, approximate 1,716 sf cottage, covered and outdoor riding arenas, 4-bay equipment shed, four (4) pastures, three (3) paddocks, and a nearly .7-acre stocked pond.

Once the site of a dairy farm, this picturesque rolling terrain farmstead was converted into a fully functional equestrian center. The architectural gem 3-story barn has massive rough-cut timbers, metal roof, sliding end doors, and two (2) covered wash stalls w/hot & cold H₂O. Each of the 17 stalls has a drop-down yoke, water, and individual light and electric outlets. The barn offers an office with hardwood floor, heat & air, full bathroom w/shower, concrete floor tack room, large feed room/workshop w/garage door, rocking chair porch as well as a covered walkway to the covered arena. In addition to the 120' x 70' covered arena, there is a 100' x 200' outdoor arena w/irrigation. Both provide a perfect setting for training and competition; the covered arena has fans, LED lighting, covered observation area and packed clay base w/sand footing. There is a lodge/lounge; ideal for barn gatherings, the 2,025 sf historic milking barn was converted in 2007. It has cedar siding, metal roof, covered flagstone porch and large concrete patio. Inside you are greeted by a large tile & accent flagstone foyer and glass French door entry into the lodge common area. The multi-level space offers engineered hardwood floor, cathedral ceiling w/wood beams, 14 windows, beadboard and chair railing, speakers, chandeliers and pendant lights. There are two (2) half-bathrooms and a prep kitchen w/cabinetry & shelving, refrigerator and stainless sink. With all of this, why not convert it to living quarters? This efficient farm also offers a 3-bedroom, 2-bathroom cottage. This charming structure has a primary bedroom w/private bath, two (2) guest bedrooms and bath, kitchen and breakfast/dining room, living room, and a sunroom entering to the mud room and laundry. Living area floors are hardwood, bedrooms carpet and tile floors in wet areas. The property has two (2) wells, natural gas, two (2) power meters. Great drainage since all buildings have gutters and downspouts. ATT fiber and spectrum internet is available. With 715' road frontage on Stallion Spirit Trail and 661' on Shadow Lakes Drive, the equestrian center offers numerous opportunities. Located near the charming town of Clover, the property is conveniently positioned close to Charlotte Douglas International Airport, and major interstate highways (I-85 & I-77) and minutes from Lake Wylie and the associated amenities. The possibilities for you and your animals are endless.



0302825

17.10 Acres

2 Parcels:

PID# 360-000-00-149 (1.95 acres)

915 Stallion Spirit Trail

PID# 360-000-00-046(15.5 acres & Home)

937 & 941 Stallion Spirit Trail



Property Features

17 Acres (2 Parcels)

15.5 Acres Not Included in Community

1.95 Acre Lot Included in Community

Rolling Terrain

±715' Road Frontage on Stallion Spirit Trail

±661' Road Frontage on Shadow Lakes Drive

Stocked Pond (Approximately .7 acre)

Catfish and Brim





Farm Amenities

4-Bay Equipment Shed

Shop plumbed for a ½ Bath & Shelving

Cinder Block Shavings Storage

Concrete Parking Areas for Lodge & Barn

(4) Board Fenced Pastures w/Interconnecting Gates

(3) Turn-out/Recovery Paddocks



Round Pen Available to Purchase (\$800)



Barn (Circa 1940)

3 Stories (2nd & 3rd Floors Have Railings & Spindles)

Center Aisle w/Whole Barn Thermostat Controlled Attic
Fans (3 yrs. old)

17 Stalls 3 Exterior w/Recovery Pen (Size varies 10'x10'
to 11'5" x 13'5") Each has...

Drop-Down Yoke

H₂O

Hay/Feed Doors

Individual Light & Electric Outlet

Sliding End Doors

Massive Rough-Cut Timbers

Metal Roof

Rocking Chair Covered Porch



Barn

Covered Walkway to Covered Arena

(2) Covered Exterior Wash Stalls w/Hot & Cold H₂O

Office w/Heat & Air & Hardwood Floor

Full Bathroom w/Shower

Tack Room w/3 Lockers & Concrete Floor

Large Feed Room/Work Shop w/Garage Door

Fly Mist System/Sprayer in Each Stall/Feed Room Tank
(No Functionality Representation)



Barn Floor Plan



Arenas

120' x 70' Covered Arena

12 Fans & LED Lights

Covered Observation Area

Packed Clay Base w/Sand Footing

100' x 200' Outdoor Fenced Arena w/Sand Footing

Wheelchair Ramp

Irrigation





Lodge/Lounge



Cedar Siding

Metal Roof

Handicap Accessible

HVAC 3+/- Years Old

Concrete Sidewalk

Attic Storage

Covered Side

Flagstone Porch/Entrance w/Glass French Doors

Single Doorway into the Front & Back of the Lodge

Chairs & Tables Ideal for Barn Gatherings

Large Concrete Patio—2nd Covered Side Entrance w/Glass French Doors



Lodge/Lounge

Circa 1930 (2006 Refurbished Milking Barn)

2,025 sq ft

Wheelchair Accessible

Engineered Hardwood Floors

Cathedral Ceilings w/Suspended Wood Beams

Multi-Level Space

14 Windows Along the Sides Making the Space Bright & Cheerful

Beadboard and Chair Railing

Speakers, Chandeliers & Drop Pendant Lights

Large Tile & Accent Flagstone Foyer

Beadboard Half Walls, Crown Molding and Chair Railing

Glass French Doors Entry into Lodge Common Area

(2) Half-Baths

Kitchen (Used for Prep)

Includes Cabinetry & Shelving

Stainless Steel Sink

Refrigerator



Lodge Floor Plan

2,025 Heated sf



Cottage

Circa 1980 (*Exact age unknown; tax records indicate built sometime in the 80's*)

3 Bedrooms/2 Bathrooms

Approximately 1,716 sq ft

Kitchen with Refrigerator, Range, Microwave, and Dishwasher

Primary Bedroom w/Private Bath

(2) Guest Bedroom and Bath

Breakfast/Dining Area

Living Room

Sunroom

Mudroom

Laundry Room

Hardwood Floors

Tile Floors in Wet Areas

Ceiling Fans

Closets

Bathrooms w/Tub/Shower Combination

Porch

Exterior Recently Stained

***Owner believes home and systems to be in good operable condition however makes no representation on function and age of roof, appliances, & HVAC due to tenant occupancy.**



Cottage Floor Plan

***Approximately 1,716 Heated sf**
(Unable to gain access to measure)





Utilities

(2) Wells (1 for Home w/2021 Pump & 1 for Farm w/8" Casing)

Natural Gas

(2) Meters (Farm & Home)

All Buildings & Arena Have Gutters and Downspouts

ATT Fiber & Spectrum Internet Available

Termite Bond w/Apex Exterminating

Equipment Included in List Price

New Holland Tractor—TC35A w/Bush Hog, Mowing Deck & Front-end Loader

Kawasaki Mule Model 3101

Riding Mower



COMMUNITY LODGE  EQUESTRIAN CENTER