



11056 Sam Black Road
Midland, NC 28107

3 Bedrooms ♦ 2 Bathrooms ♦ 2 Stall Run-In Barn ♦ 5.19 Acres ♦ Creek
Outbuilding ♦ Fenced Pasture ♦ Custom Chicken Coup



Breedlove
FARMS ★ ESTATES ★ LAND

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**11056 Sam Black Rd
Midland NC. 28107**

The Town of Midland is located in Cabarrus County, NC and has recently been called one of the best places to live in the state. Living in this town gives its residents a feeling of suburbia while close to major shopping, hospitals, restaurants and the Charlotte International Airport. It is a 30-minute commute to downtown Charlotte.

New residents are attracted to its lower taxes, less expensive housing and a more rural feel that many towns in such close proximity to Charlotte.

Interesting places to visit such as Reed Gold Mine, site of the first gold found in America is just east of the city, and the well-known Concord Mills , one of the largest malls in the region is minutes away.

Sellers say they hate leaving the area, and their excellent neighbors who they ride with at Smith Lake, or enjoy the water at Lake Tillery.

This Cape Cod style home has a beautiful full front porch and newly restored rear deck and patio overlooking the horses. There are neighboring horse farms close by for the horses to socialize with. Approximately 3 acres of flat pasture make this mini-farm perfect for the buyer with a few horses and who commutes to Charlotte.

There are many upgrades and renovations made in the last few years including roof, HVAC, run-in shelter, custom chicken coup, water filtration system and brand new LVP first floor, new carpet upstairs, new master shower, and new grading to eliminate water pooling near barn. New handrail and steps at entrance make the appeal great.

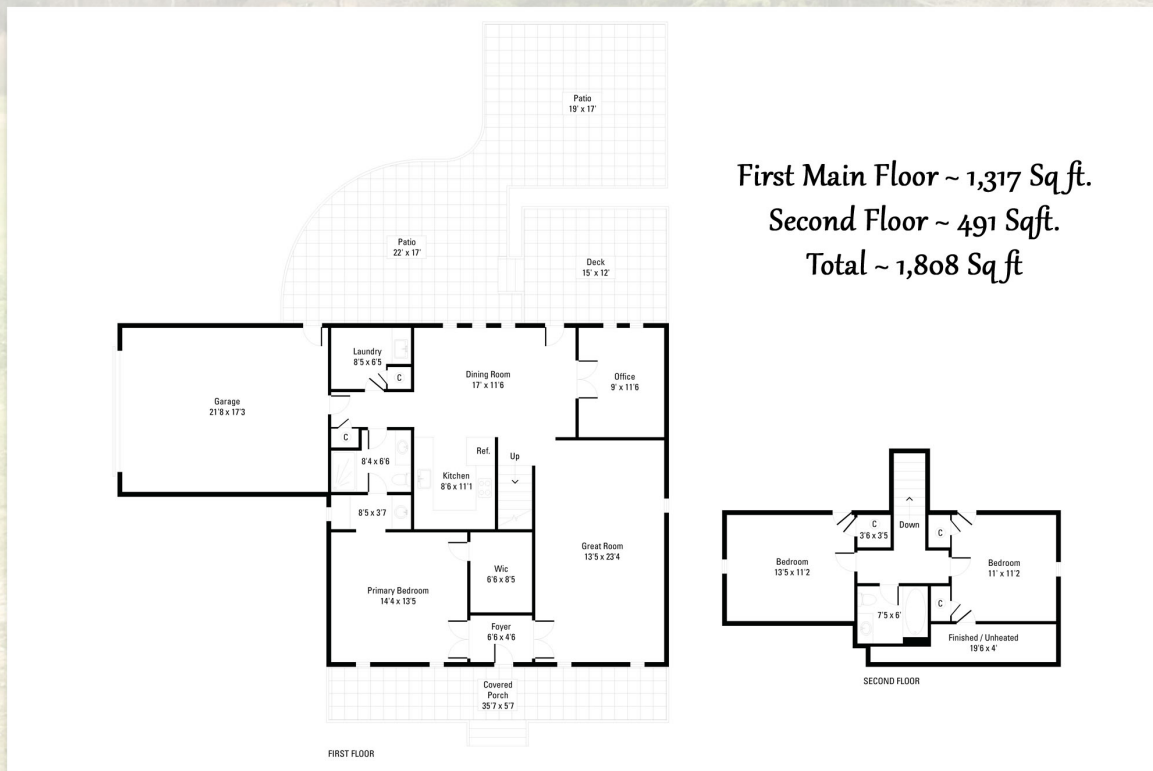
Welcome to Midland, the best of rural with the closeness to city life if you reluctantly choose to step off this peaceful farm.

Aerial View



PID # 5535-34-9471-0000 ♦ 5.19 Acres

Floor Plan





Exterior Features

2 Story Cape Cod

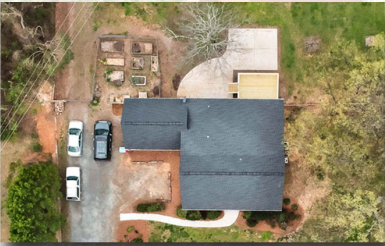
Vinyl Siding



Rocking Chair Front Porch with
New Steps & Handrails



New Roof 2018



Both HVACs Replaced 7-8 Years Ago

Power Washed House & Roof 2022



New Rebuilt Back Deck & Patio

New Water Filtration System 2013



Interior Features

3 Bedrooms ♦ 2 Bathrooms ♦ 1,808 Sqft

Whole Interior Repainted

New LVP on Main Floor, Hallway
& Bathrooms

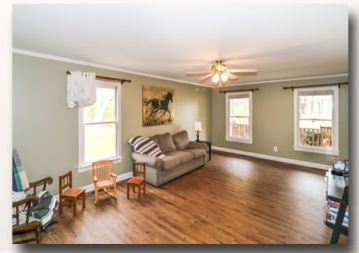
Kitchen with Stainless Steel Appliances,
Generous Cabinetry & Double Basin
Sink

Main Floor Master Bedroom Suite with
Walk-In Closet

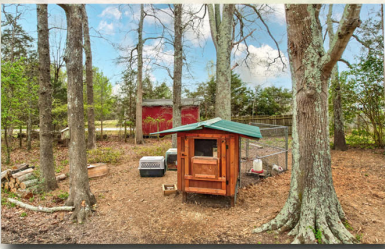
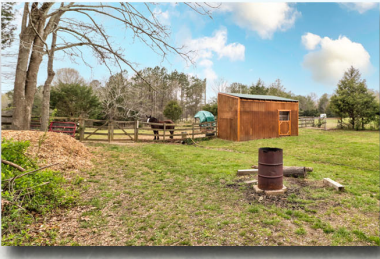
Master Bathroom with Dual Vanities,
Dressing Vanity & New Custom
Tiled Shower

Office with French Doors

New Carpet in Upstairs Bedrooms



Outbuildings



2 Stall Run-In Barn with New
Grading to Eliminate
Water Pooling

Custom Chicken Coup

Graceland Hay Barn with
Metal Roof & Loft for
Storage

Property Features



5.19 Acres
3 Acres of Flat, Fenced Pasture
2 Acres with Mature Trees

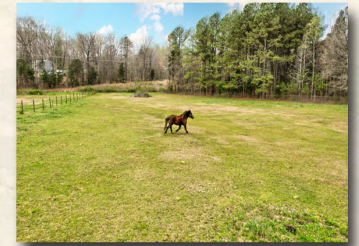
Seasonal Creek at Rear of Property



Raised Garden Beds

Apple & Fig Trees

Blueberry, Blackberry & Elderberry
Bushes



10 Trees & Stumps Removed in 2021

Close Proximity to Smith Lake
& Lake Tillery



30 Minute Commute to Uptown Charlotte

Minutes from Concord Mills Mall



Buyer's Notes

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in MLS under the "Attachments"*