

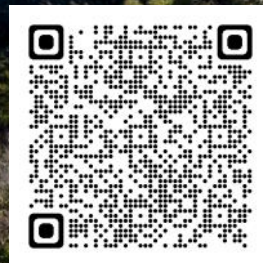


4648 Crouse Road
Crouse, North Carolina 28033

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovecarmsestatesandland.com

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INTERNATIONAL REALTY



Aerial

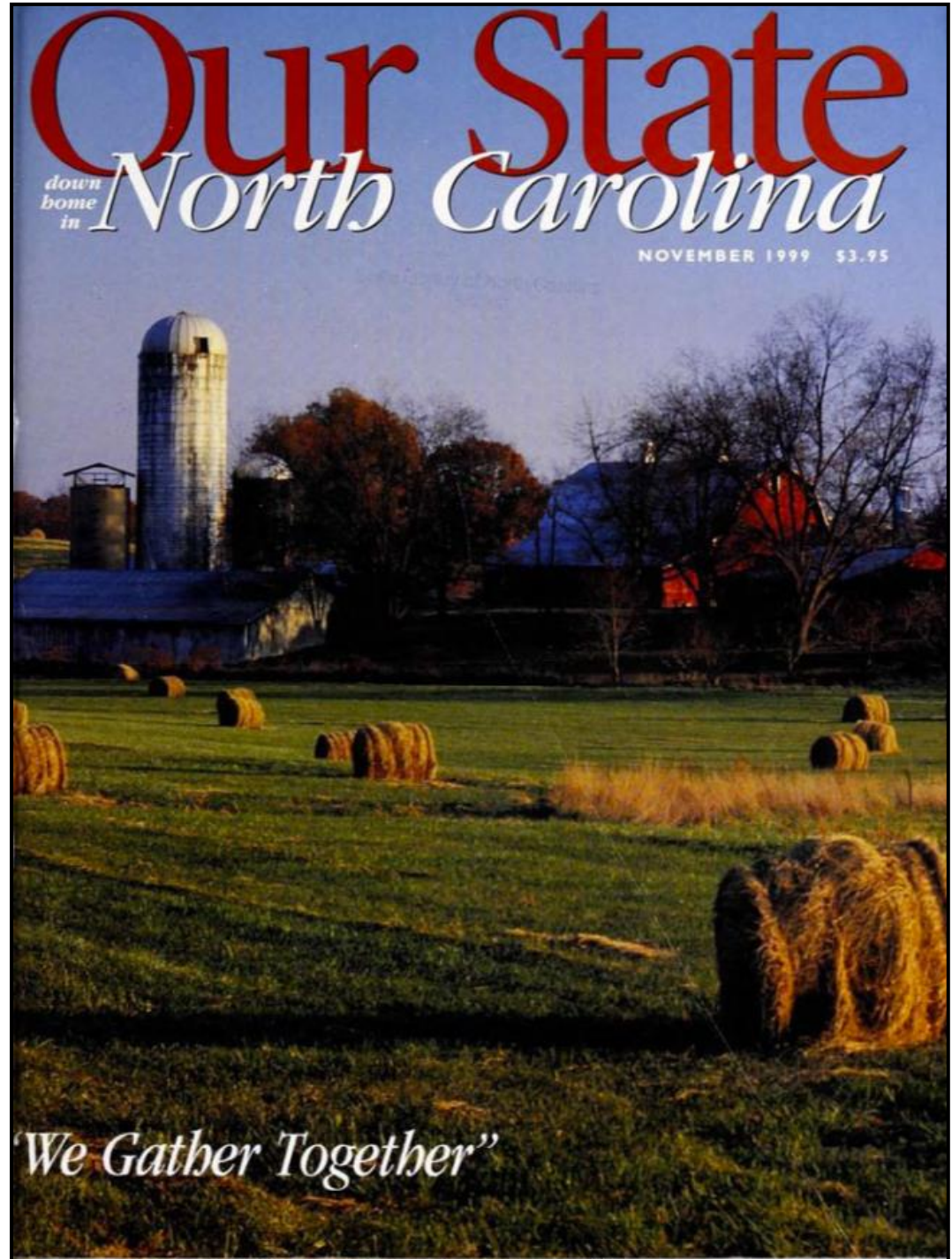
PID # 14401 (104 Acres)
PID # 14403 (32.4 Acres)

Total 136.4 Acres



Hoover Family Farm

There are landmarks that stand the test of time, maintaining their mystic, beauty and appeal seemingly forever. Such is the case for the Hoover Farm in Crouse, NC. In the late 1990's a free-lance photographer happened across the farm and took a photograph of sun-touched rolls of hay lying in the field and went on his way. A couple of years later (November 1999) it appeared on the cover of the magazine "Our State, down home in North Carolina". The idyllic beauty of the property has not changed in the decades since. Like a tree-shrouded oasis surrounded by fertile fields, the home, and farm buildings still command attention. The 2,304sf meticulously maintained brick ranch has a 2-car garage, 2 bedrooms and 2 bathrooms, great room with gas fireplace, large kitchen/dining room, flex space, laundry room and abundant storage space. The historic red cattle barn sits near the 3 picturesque concrete silos, a storage building and barn/equipment building. A metal silo is also positioned near the "big red barn". This historic farm has 136.45 acres of rolling topography land with approximately 79 fertile acres in crop land and approximately 55 wooded acres with large hardwoods. It is bordered by Indian Creek and Leonard Fork. The property is in the agricultural tax deferment program. Moreover, it has \pm 3,000 ft. road frontage on 2 roads. The potential uses for this property are limitless when one considers the size, natural beauty, wild life and "lay of the land". Of course it can continue to be farmed as it has for generations and the development opportunities are numerous. This landmark property is available now and indeed a rare find.



Property Features

Two Parcels 104 Acres & 32.45 Acres

(Total 136.45 Acres)

3,000+/- Road Frontage on Two Roads

Agricultural Tax Deferment Program

Approximately 79 Acres in Crop Land

Approximately 55 Acres in Woods

Bordered by Indian Creek and Leonard Fork

Rolling Topography

Pecan & Pear Trees

Paved Circular Driveway

Large Majestic Hardwoods

Current Farm Lease



Exterior Features

Updated Vinyl Windows

Full Brick

Rocking Chair Front Porch

2-Car Garage w/3 Interior Access Doors

Dutch Front Door w/Storm Door



Floor Plan

Total Heated Living Area —
2,303.7sf

Garage — 590.4 sf

Covered Porch — 93.6sf

2 Bedrooms

2 Full Baths

Built 1973



Interior Features

Built 1973

2,304 Sq Ft

Two Bedrooms & Two Full Bathrooms

Large Great Rm w/Gas Fireplace & Adjoining Window Seats

Adjoining Hobby Room w/Pocket Doors

Kitchen/Dining Area

- Built-in Hutch w/Glass Display Doors

- Walk-in Pantry w/Solid Shelves

- Breakfast Counter

Wide Hallways w/Multiple Closets

Primary Suite w/Walk-In Closet & Wall Closet

- Bathroom w/Dual Vanity & Two Linen Closets



Interior Features

Guest Room w/Cedar Lined Closet

Guest Bathroom

Large Vanity

Shower/Tub

Large Linen Closet

Hobby Room/Flex Room w/Garage Access

Laundry Room/Mud Room

w/Access to Primary Bath & Garage

Attic Storage w/Pull Down Stairs

Attic Fan



Farm Features

3 Concrete Silos

1 Metal Silo

Large Historic Cattle Barn

Large Equipment Building

Storage Building

Barn/3-4 Car Garage





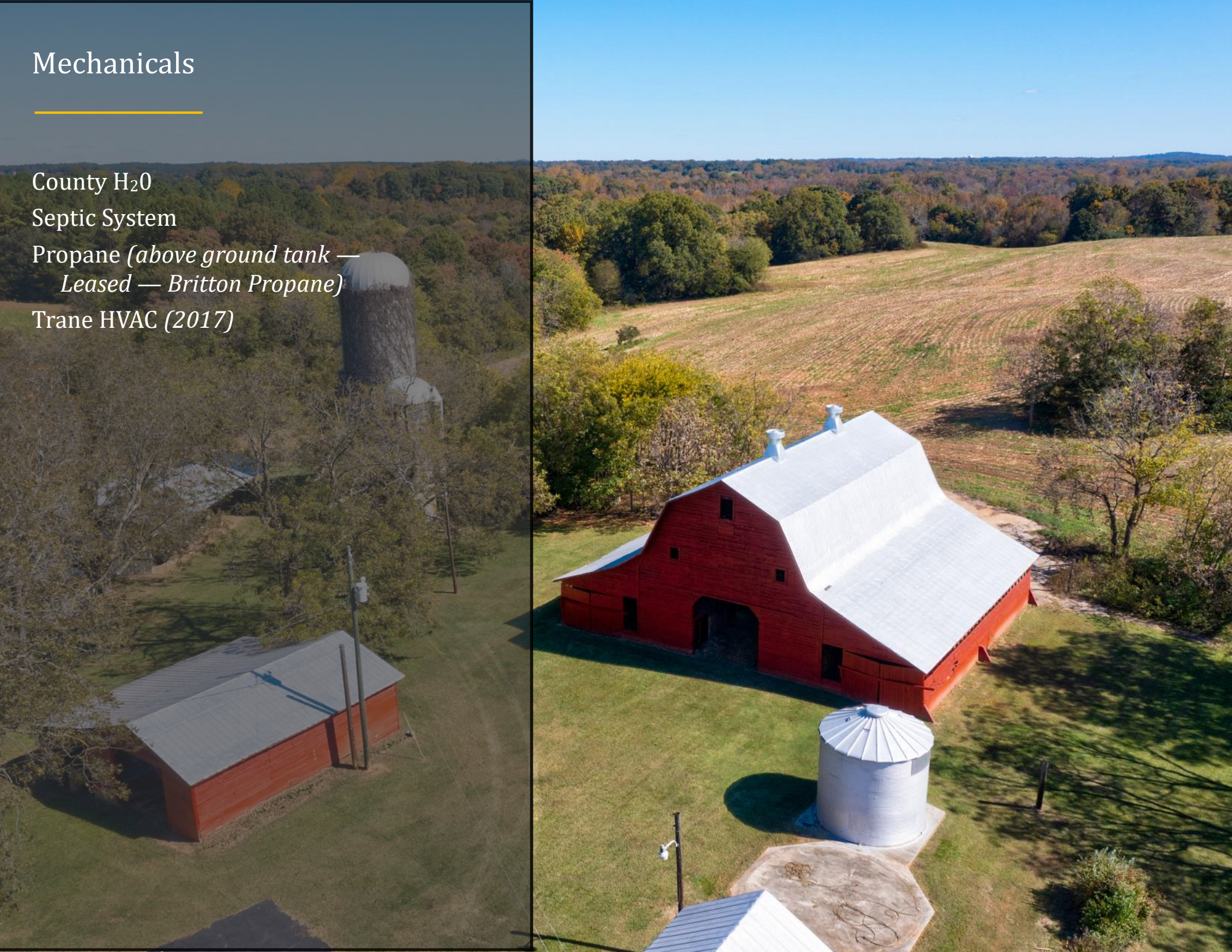
Mechanicals

County H₂O

Septic System

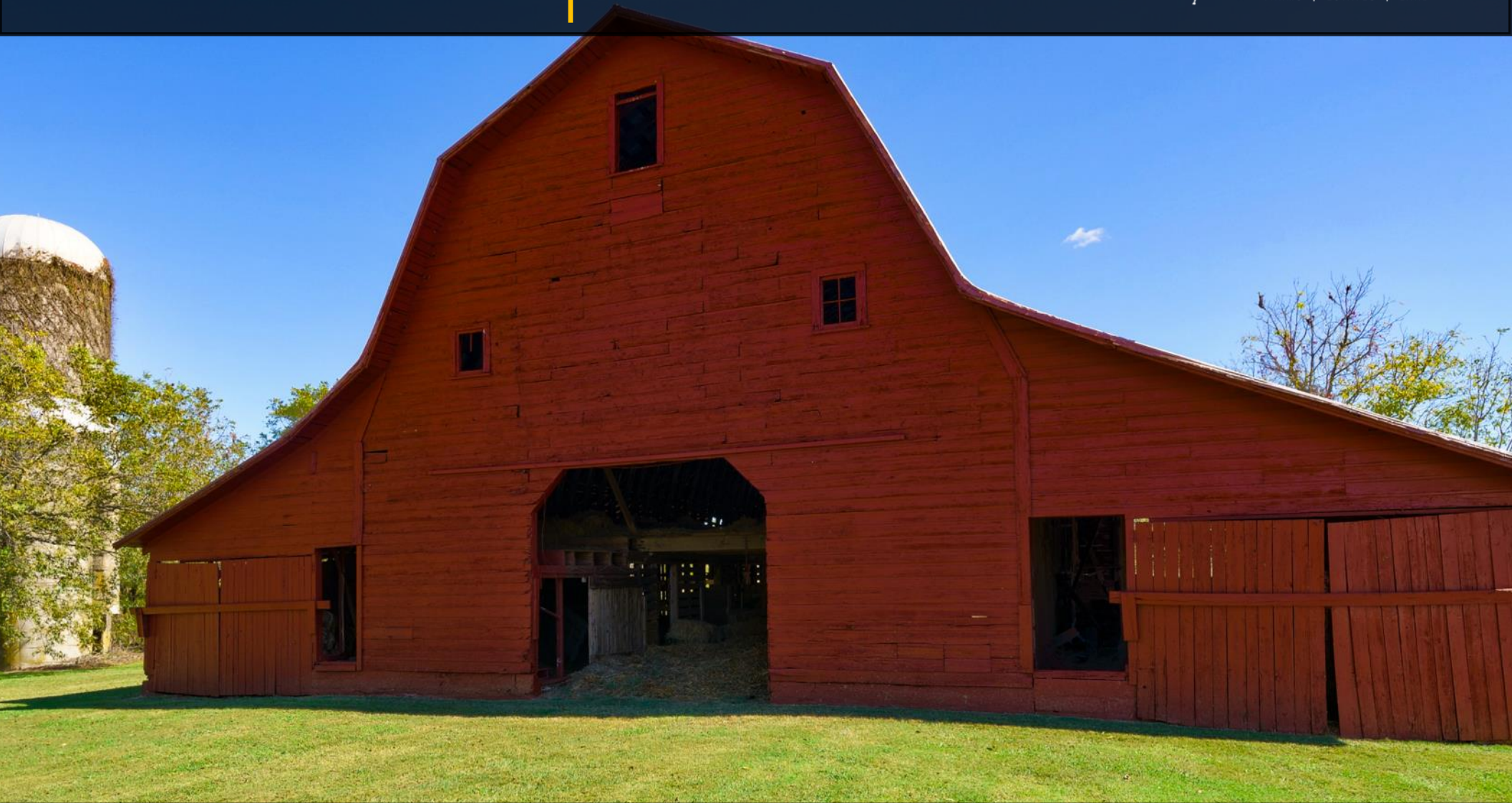
Propane (*above ground tank —
Leased — Britton Propane*)

Trane HVAC (2017)



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Charlotte Office
716 East Boulevard
Charlotte, NC 28203

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