



Breedlove[®]
FARMS | ESTATES | LAND

225 Border Road E
Rock Hill, South Carolina
29730

Julie R. Breedlove
704.661.9619

julie@breedlovecarolinas.com
breedlovecarolinas.com

Premier | **Sotheby's**
INTERNATIONAL REALTY



Which will it be? Your dream farm in the making or your weekend getaway for hunting and working on your classic cars? These are just two options, 225 Border Road E Rock Hill, SC has to offer. A private 27 acre level property offering a great mix of cleared fenced pasture areas, creeks and wooded areas with trails. A gated entrance ensures no unexpected visitors, perimeter field fencing ensures dogs and horses stay safe and confined to the property.

Unfortunately, health issues have required the current owners to slow down and regrettably walk away from what they have lovingly worked on creating for the last couple years for their horses, hobbies and dogs. The new 36' x 72' metal barn, while set up for horses with six 12' x 12' stalls, tack room, feed room and grooming & wash stall, could easily be converted to a shop, RV storage or a number of other uses. The 14' overhangs currently work as pull-thru horse trailer and truck storage and the opposite side as a covered run-in accessing the stalls for the horses. Horses or farm animals of choice have access to 8 electro-braid pastures, 3 with/custom built round bale feeders with rubber mats ensuring the livestock are not standing in mud.

Two lounging rings with sand footings are ideal for ground-work, lounging and recovery areas. Round pen is available to purchase. 80' x 100' sand arena is large enough for most any discipline training. The original barn offers 3 stalls with room for more, a workshop area and center storage area for hay. Still in great shape.

The 1,165 sq ft home was designed for 3 bedrooms, however, the original owners wanted more living room space and elected to have 2 bedrooms. Easily expand on-to the home, septic is already set up for 3 bedrooms or what a great weekend home or guest house. Live in it while you build your dream home.

The hard board siding, covered front porch and metal roof are all great beginnings to bigger and better, should you choose to renovate or upgrade the home.

Updated with an electric car connection in the drive-thru carport and ready to install a hot tub off the back deck.

All of this is powered by the 2022 Solar System, well and septic. Want to live off grid, here is your chance to do so. Rock Hill location is convenient to I-77 and downtown area. The hard work has already been done for you, come make it your own.



Aerial

PID # 518-00-00-009
27 Acres

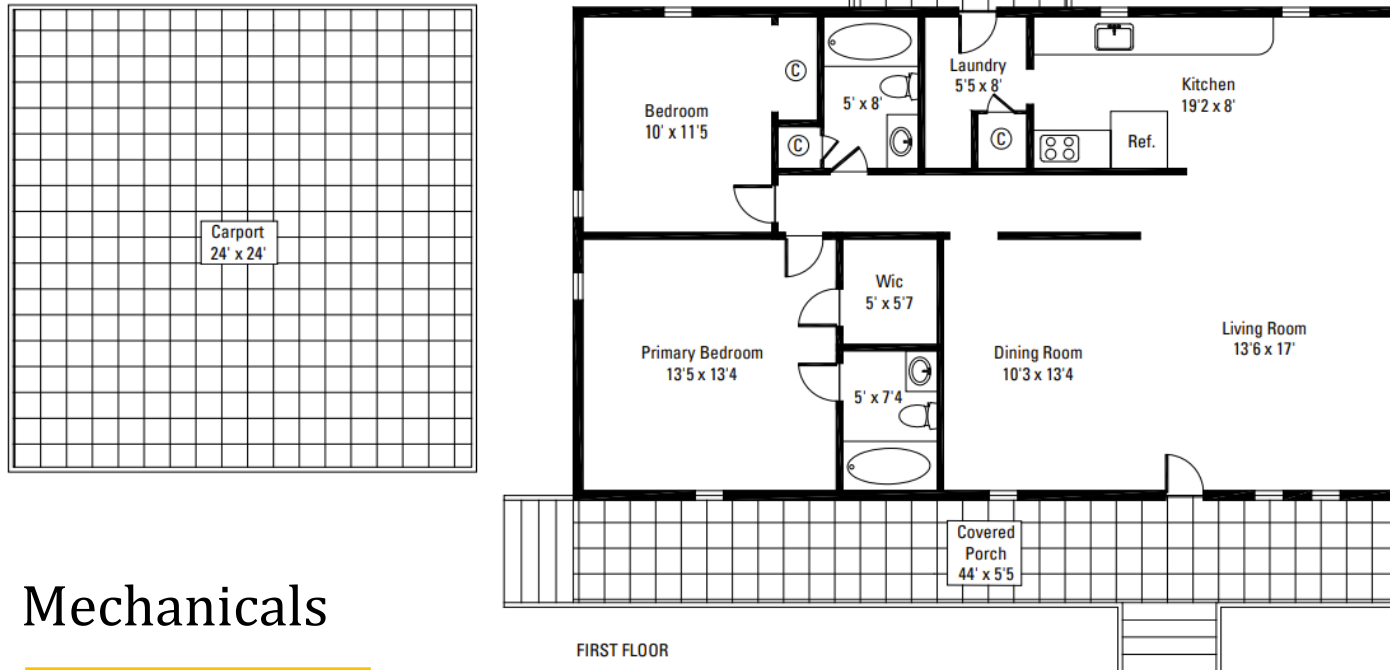
Norfolk Southern
Railway (Norfolk and Southern Railway)

Border Rd E (YORK COUNTY)



Floor Plans

Home: 1,165 sq ft
Carport: 581 sq ft



Mechanicals

Full Farm Solar System 2022

Comporium Internet

York Electric

HVAC System (2018)

Well w/Water Softening System

Septic (3 Bedroom System)

Electric Car Charging Station

RV Electrical Hook-Up

Interior Features

Built 2001

1,165 Sq Ft

2 Bedrooms & 2 Bathrooms (Septic for 3 Bedrooms)

Laundry Room/Mud Room

Ceiling Fans

Blinds

Chair Railing

Carpet



Interior Features

Kitchen

Kitchenaid Stainless Steel Dishwasher
(2 yrs new)

Kenmore Stainless Steel Side-by-Side
Doors w/H₂O & Ice Dispenser

Stove

Pantry



PRIMARY BEDROOM

Private Bathroom

Walk-In Closet w/Shelving



GUEST BEDROOM & BATHROOM



Exterior Features

Metal Roof 2014

Hardboard Siding

Drive Thru Two-Car Carport w/2 Sides & Concrete Pad

Covered Front Porch

Back Free-Standing Deck w/Built-in Benches

Electrical Set Up For Hot Tub

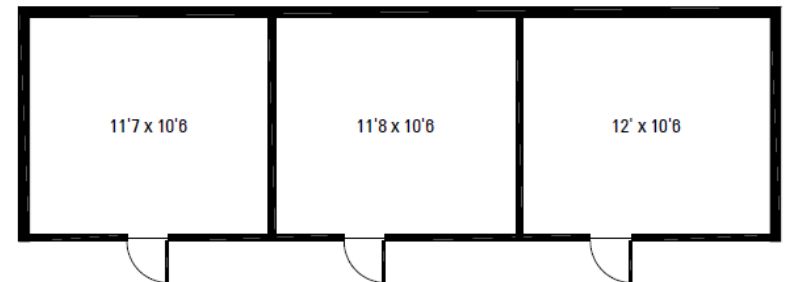
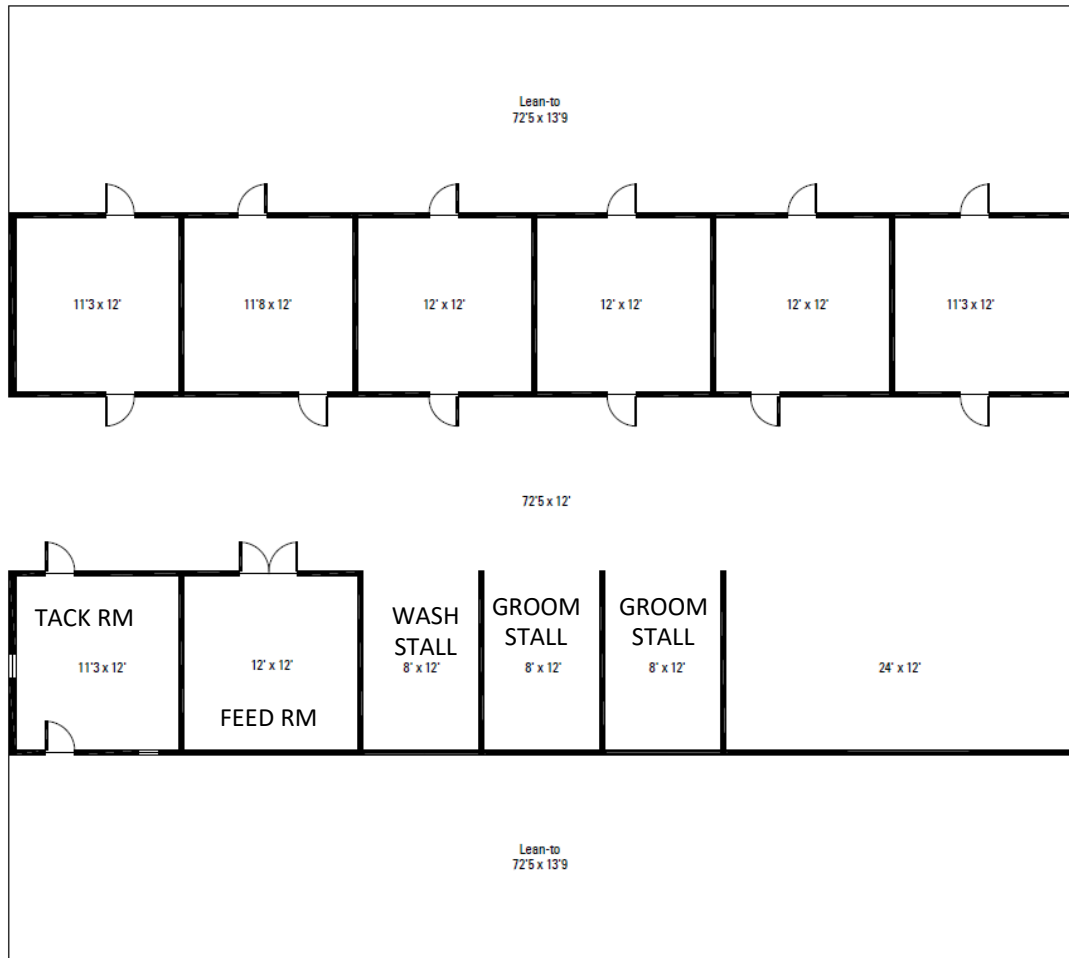


Farm Features

New 2021 36 x 72' Metal Barn w/14' Overhangs
Pull Through RV/Horse Trailer Under One Side
(6)12' x 12' Stalls w/Individual Dry Lot Turn-Out Paddocks
Panel Stalls w/Boards
Blanket Bars
Room for 2 More Stalls
Grooming Stall w/Mounted Fan
Wash Stall w/Mounted Fan (Hot & Cold H₂O) & Utility Sink
Feed Room w/Double Doors
Tack Room w/Blanket Bars, Bridle Hooks & Saddle Racks, Exterior Entrance
Concrete Flooring
Large Storage Area (could be converted to 2 additional stalls)
Exterior Perimeter French Drain
Large Gutters & Down Spouts



FLOOR PLANS MAIN BARN & 2ND BARN



Hay Barn
35'6 x 35'



BARN

Farm Features

- 8 Pastures w/ Electrobraided Fencing
- 3 Covered Round Bale Feeders w/Mats (Hay is loaded from outside the pastures)
- 3 Pastures & Dry Lots Interconnecting for Expansion
- 4 Pastures w/Shade Trees
- Round Pen Pad w/Stone Dust Base and Sand
- Round Pen Pad w/60' Round Pen (Panels Negotiable)
- 80' x 100' Sand Arena
- Original 3-Stall Barn (Currently Used as Hay Barn & Shop)
- Three 12' x 10' Stalls w/Panel Fronts
- Room for 3 More Stalls



Property Features

27 Acres (Partially cleared/wooded)

Gated Entrance

Circular Driveway

Perimeter Field Fence for Dogs

Trails

Seasonal Creeks

Possible AT&T Easement (Title Search did not show easement)

15 Minutes to Downtown Rock Hill



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Premier | Sotheby's
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Charlotte Office
716 East Boulevard
Charlotte, NC 28203

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