



Breedlove[®]

FARMS | ESTATES | LAND

Double C Acres
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Morganton, North Carolina 28655

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Premier | **Sotheby's**
INTERNATIONAL REALTY





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See MLS "attachments" for any possible disclosures, permits, aerials, sq ft/floor plans, Restrictions & Covenants (if applicable).

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The relationship between man and horse has evolved over thousands of years, perhaps as long as 50,000 years. The domestication of horses, thought to be approximately 6,000 years ago, transformed the world. They transported us on their back, pulled our carriages and wagons, plowed our fields, and carried us into war. Their names live in history, from the imposing Bucephalus who helped the young Macedonian ruler, Alexander the Great, create a vast empire to Secretariat, the incomparable 1973 Triple Crown winner that established horse racing records that still stand today. North America's horse history began with the Spanish explorers and Conquistadors in the 16th century Age of Discovery. Like their ancestors in Europe and Asia, horses were the lynchpin in the development of our country.

Over time automobiles and airplanes became our mode of transportation, the railroad and trucks moved our goods, but horses remained our first love. Ranches, equestrian estates, and small farms dot the US, each with horses. Some are singularly focused on horses; breeding, training, and care, often competing in one of the many horse disciplines. Over the past 20 years, Double C has bred, raised, trained, and shown Paint and Quarter Horses and proudly holds more than 70 American Paint Horse Association (APHA) and 32 American Quarter Horse Association (AQHA) World and Reserve Titles, including the most awarded mare in each association's history. Located with a backdrop of the Blue Ridge Mountains, this idyllic equestrian estate is 211+ acres touched by nature's hand and thoughtfully built by owners that truly know and love horses. With over 8,000 feet of interior roads/driveways and miles of riding trails the rolling terrain includes 90 acres of cleared/pastureland and 110 wooded acres with a 5+ acre stocked pond, several other smaller ponds, and over 1,600 feet of river frontage on the Johns River, all with awe-inspiring vistas of Grandfather Mountain and Table Rock Mountain.

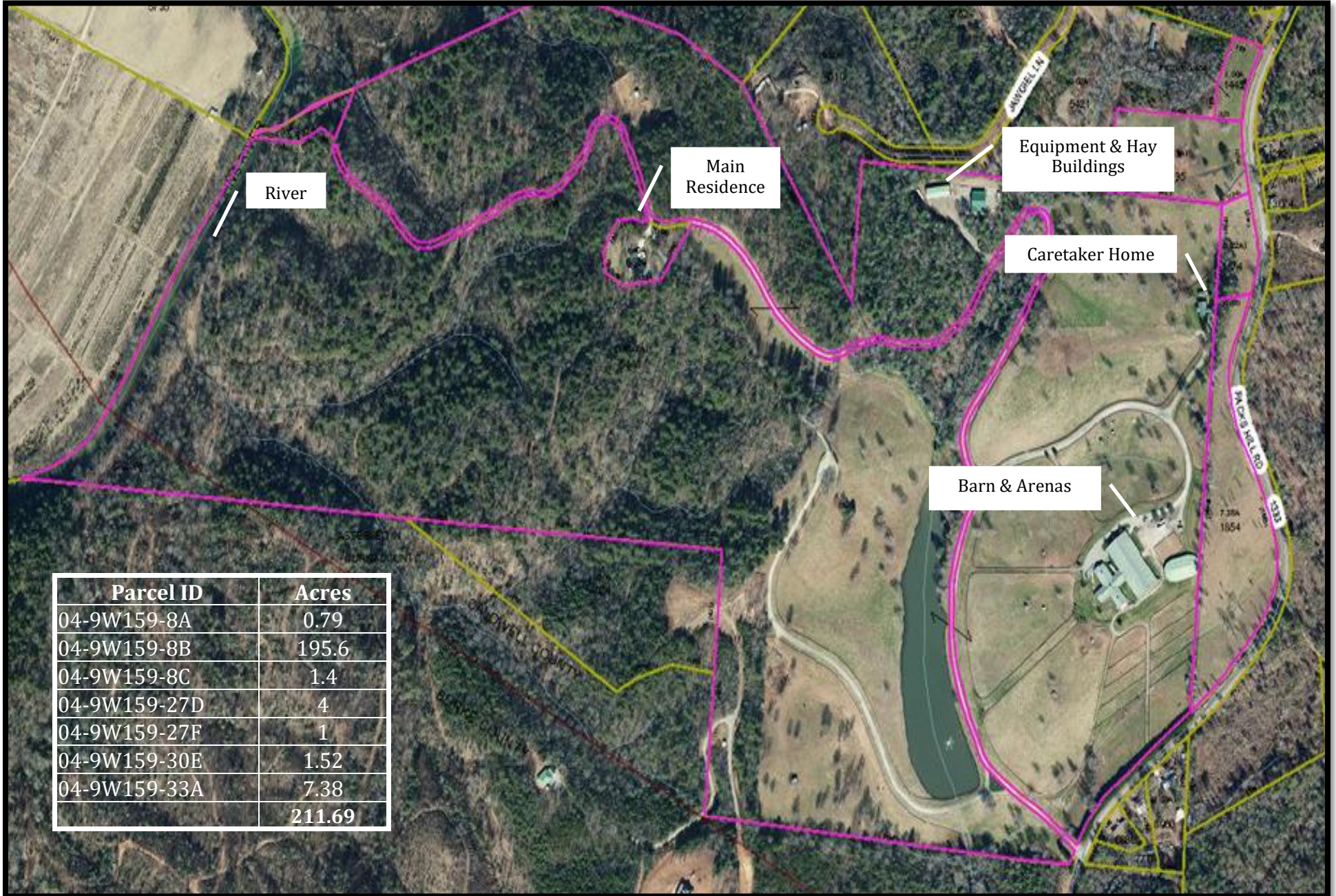
The centerpiece of the estate is the equestrian complex that includes a 21-stall barn, including 2 foaling stalls, and adjoining covered arena with 11 additional stalls, pavilion w/hot walker & round pen, outdoor arena, and equipment building. Traffic around the barn is easy with ample parking and space to maneuver trailers and other vehicles. Surrounding the equestrian complex is 70+ acres of fenced pastures/paddocks. The barn is a perfect example of the thought and planning that went into the complex. This concrete filled block building with reinforced rebar includes a security system, rubber paver center aisle, tongue & groove interior walls, and Lucus Equine Equipment end doors. Each stall has Lucus Equine Equipment stall fronts and back Dutch doors leading outside as well as mats, waterer, lights and electrical outlet, grain bins and corner hay bins. Wash stalls, grooming stall, vet stock stall, supply room, climate-controlled tack room, laundry room and breeding lab, provide space and equipment needed for this world-class equestrian facility. The barn has an office, and 1,265 sq ft managers/owner offices/living quarters. Beyond the obvious, there are so many other unnoticed touches, such as all electrical lines in conduit, hidden fly-spray system, exhaust fans and center aisle LED lighting.

Double C includes two (2) homes; each in a private setting. The main house is 3,154 sq ft with 3 bedrooms, 3 full bath home and walkout basement. The home emphasizes main level living and has a large, covered deck with mountain views. The 1,367 sq ft guest house has 3 bedrooms and 2 full bathrooms, located on a serene, shady site. The home has a rocking chair covered front porch with views and an attached 2-car carport.

Adjectives fail when attempting to describe the combination of natural beauty, property design and stewardship of this property. To overuse an overused phrase, it is truly one-of-a-kind.

Property Aerial

211.69 Acres



Property Features

211+ Acres (*7 Parcels*)

Park-Like Grounds w/Mountain Views

3,240± Ft. Road Frontage on Pax Hill Road

1,615± Ft. Johns River Frontage

Picnic Pavilion

Fire Pit

Fish, Kayak, Canoe, Tube on the River

Scenic Creeks Throughout Property

5+ Acre Spring Fed Stocked Pond w/Aerator Fountain

Bass, Blue Gill & Catfish

2 Small Run-Off Ponds

8,000± Ft. of Interior Driveway/Roads

Rip Rap Filled Strategic Drainage Ditches

Miles of Trails (*Ride for 3-4 hours*)

90± Acres Cleared/Pastureland

110± Acres Wooded

Rolling Topography; Nestled in the Blue Ridge Mountains

Landscaped Electric Gated Entrance w/Call Button

Stone Columns & Walls

Lights & Irrigation

Gas/Diesel Pump House

Equipment & Hay Buildings (*Not in View*)

2 Full Hook-Up RV Pads w/50-amp Service

Paved Parking in Front of Barn Office & Side of Barn



For over 20 years Double C Acres has bred, raised, trained and shown Paint and Quarter Horses and proudly holds more than 70 American Paint Horse Association (APHA) and 32 American Quarter Horse Association (AQHA) World and Reserve Titles, including the most awarded mare in each association's history.

Currently raising cattle and hosting Public Events, the expansive views of Grandfather Mountain and Table Rock are enjoyed by many.



Barn

Built 1997 (*Freshly Painted*)

Concrete Filled Block w/Rebar

Metal Roof

Security System

16' Wide Rubber Paver (2" Thick) Center Aisle w/Drainage

All Interior Walls Tongue & Groove

21 Stalls

(*2 Heated Foaling Stalls w/Removable Dividers*)

Stalls Range in Size 11'8" x 14'8" — 14'4" x 14'

(Lucas Equine Equipment)

Cross-Hatch Mesh Ventilation Sliding Stall Fronts
w/Removable Yokes

Cross-Hatch Exterior Doors w/Dutch Doors
End Doors w/Windows

Nelson Automatic Waterers

Stall Mats

Individual Fluorescent Stall Lights w/Controls

Electrical Outlet in Each Stall

Individual H₂O Shutoffs

Grain Bins & Corner Hay Bins



Barn (Cont.)

2 Heated Wash Stalls w/Rotating Overhead Hose Arm
Hot & Cold H₂O
Mats and Dutch Exterior Doors

Grooming Stall

Veterinarian Stock Stall

Climate Controlled Tack Room w/Saddle & Bridle Racks

Enclosed Supply Room

Breeding Laboratory w/Fridge

Barn Exhaust Fans

Center Aisle LED Lights

Hidden Fly Mist System (*Interior & Office/Living Qtrs. Porch*)

All Electrical in Conduit

Attic Storage

3 Custom Cupolas

Customer/Groom Half Bath

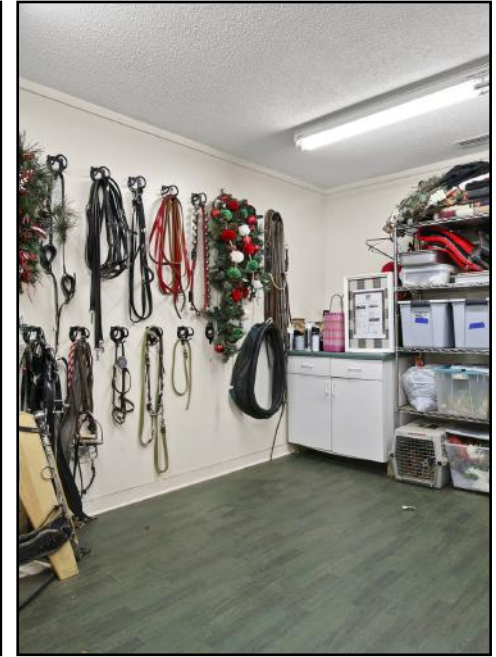
Climate Controlled Trainer/Caretaker Offices/Laundry Room

Private Full Bathroom

Built-In Desks & Cabinets

1,265 Sq Ft Manager/Owner Offices/Living Qtrs.

Attached 200' x 100' Covered Arena



Living Quarters *(attached to barn)*

1,265 Sq Feet

Covered Porch w/Pasture, Pond, and Mountain Views

Open Living Room/Conference Area

Tongue & Groove Oak Cathedral Ceiling

Built-In Entertainment Center

2-Sided Glass & Stone Gas Fireplace

Full Kitchen

Wormy Maple Cabinets

Stainless Steel DW *(1 yr. new)*

Refrigerator

2-Burner Cooktop

Microwave

Breakfast Bar

2 Offices, 1 w/Storage Room *(Ideal for bedroom as well)*

Desks, Cabinets & File Drawers

Coat Closet

Full Bathroom

HVAC System *(4-5 Years New)*

Propane H₂O Heater



Equestrian Features



200' x 100' Indoor Arena w/Equipment/Hay Storage & Shavings Bin (Attached to Barn)

- Footings Mixture of Sand and Clay (4' Depth)
- Water Spigot for Portable Irrigation
- Half Walls w/Screen Netting on Top Half
- Skylights & LED Lights
- Additional 11 (11' x 12') Stalls 1 (11' X 15') Stall w/ Breeding Dummy & Adjoining Mare Stall

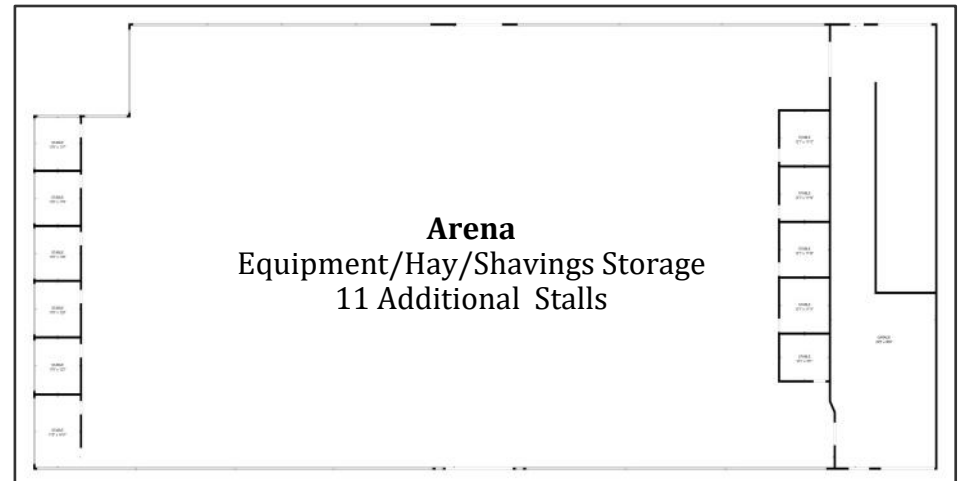
28' x 98' Equipment Storage/Workshop

- Separate Hay Storage
- 12" Concrete Filled Cinder Block Shavings Bin
- 3 Large Electric Garage Doors

80' x 60' 4-Board Sand & Clay Outdoor Arena

Pavilion w/Hot Walker & Round Pen w/Solid Walls

- Skylights
- Hot Walker for 6 Horses
- Timer
- Extra Space for Maneuvering Horses In & Out



Barn Floor Plan



- 21 Stalls (2 Heated Foaling Stalls)
- Laundry (Climate Controlled)
- Office (Climate Controlled)
- Tack Room (Climate Controlled)
- Breeding Lab
- Supply Room
- Veterinarian Stock Stall
- 2 Wash Stalls & 1 Groom Stall
(Heated w/Hot & Cold H₂O)
- Owner/Manager Living Qtrs. (1,265 Sq Ft)
- *Attached Covered Arena w/10 Stalls

GROSS INTERNAL AREA
 FLOOR 1: 5898 sq. ft
 EXCLUDED AREAS: STABLE: 3645 sq. ft, STORAGE: 176 sq. ft
 TOTAL: 5898 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Pastures & Paddocks

70+ Acres Fenced Pastures/Paddocks

All Visible Fencing is Black 4-Board & Electric — Other Fencing High Tensile

All w/Electricity & Water

Automatic Nelson Waterers

Shade Trees

8 (1 acre) Paddocks (*lighted mare paddocks included*)

1 (2.5 acre) Paddock

1 (2 acre) Paddock

1 (1 acre) Paddock w/Hay Feeder

3 (3 acre) Pastures (2 w/shelters)

1 (13 acre) Pasture (*fenced to make 3 pastures*)

4 (4.5 acre) Pastures

1 (8 acre) Pasture

1 (7 acre) Pasture



Main House

Built 1997

3,154 Sq Ft

3 Bedrooms and 3 Full Baths

Walkout Basement Lower Level

Double Front Doors Open to Foyer

Track Lighting & Recessed Lighting

Open Split Bedroom Floor Plan

Updated Wood Textured Vinyl Plank Flooring

9' Ceilings

Silhouette Shades & 2" Blinds

Linen Closet

Great Room

Gas Fireplace

3 Sets of Glass French Doors w/Transoms Opening to Covered Back Porch

Wall of Mountain Views *"as Far as The Eye Can See"*

Dining Area w/New Light Fixture

Ceiling Fan

Main Floor Laundry Room

Built-In Cabinets

Exterior Door to Garage

Broom Closet



Main House

Kitchen & Dining Area

Granite Countertops w/Tile Backsplash

Center Island w/Pot Rack

Breakfast Bar

Updated Cabinetry

Stainless Steel Appliances

5-Burner Maytag Gas Range

Maytag Dishwasher

Maytag Microwave

GE Side by Side Refrigerator/Freezer w/Dispenser

Additional Cabinets/Pantry in Adjoining Laundry Room



Main House

Main Level Primary Suite Bedroom

- Gas Wall Fireplace
- Glass Door to Porch
- Ceiling Fan
- Walk-In Closet

Bathroom

- Two Vanities
- Shower



Main Level Guest Bedrooms

Guest Bedroom 1

- Walk-In Closet
- Chair Railing
- Trophy Shelf
- Ceiling Fan



Guest Bedroom 2

- Wall Closet
- Ceiling Fan

Guest Bathroom

- Tub/Shower Combo



Main House

Lower Level

Game Room

- Large Bar w/Sink and Display Shelves
- Double French Door Opens to Paver Patio
- Chair Railing
- Ceiling Fan
- Full Bathroom
- Large Climate Controlled Storage Room



Hobby Room

- Wall of Built-In Work Desks and Cabinetry
- Luxury Vinyl Flooring



Exterior

- Attached Oversized, Sideload 2-Car Garage
- Concrete Drive & Parking Pad
- Low Maintenance Vinyl Siding
- Covered Back Deck w/Ceiling Fans Overlooking
Table Rock & Brown Mountain Lights
- Lower-Level Paver Patio
- Fire Pit
- 2 Furnace & Central Air Conditioning Systems
- Propane Water Heater



Main House Floor Plan

1st Floor 1,848 Sq Ft
2nd Floor 1,306 Sq Ft
Total Living Space 3,154 Sq Ft



FLOOR 1

*Storage 549 sq ft
Deck 245 sq ft
Garage 686 sq ft*



FLOOR 2



Guest House/Caretaker Home

Built in 1997

3 Bedrooms/2 Full Bathrooms

1,367 Sq Ft

Open Split Room Floor Plan

Vinyl Plank Flooring Main Level

Speaker System

Laundry Room

Exterior Door and Built-In Cabinets

Kitchen

Breakfast Bar

Wormy Maple Cabinets

Copper Potholder

Stainless Steel Dishwasher

Stainless Steel 5-Burner Range

Double Sink

Living Room

Cathedral Ceiling

Ceiling Fan

Open to Front Porch Through Glass Door

Views of the Board Fenced Pastures and Mountains

Dining Area



Guest House/Caretaker Home *(cont.)*

Primary Bedroom

Walk-In Closet

Ceiling Fan

Private Full Bath

Shower

Cultured Marble Vanity w/Makeup Vanity

Exterior

Attached 2-Car Carport w/Storage Room

2022 Roof

Fly Mist System Outdoors

Low Maintenance Vinyl Siding

Rocking Chair Covered Front Porch

Concrete Sidewalk

Detached Storage Unit w/Garage Door

Furnace & Central Air Conditioning

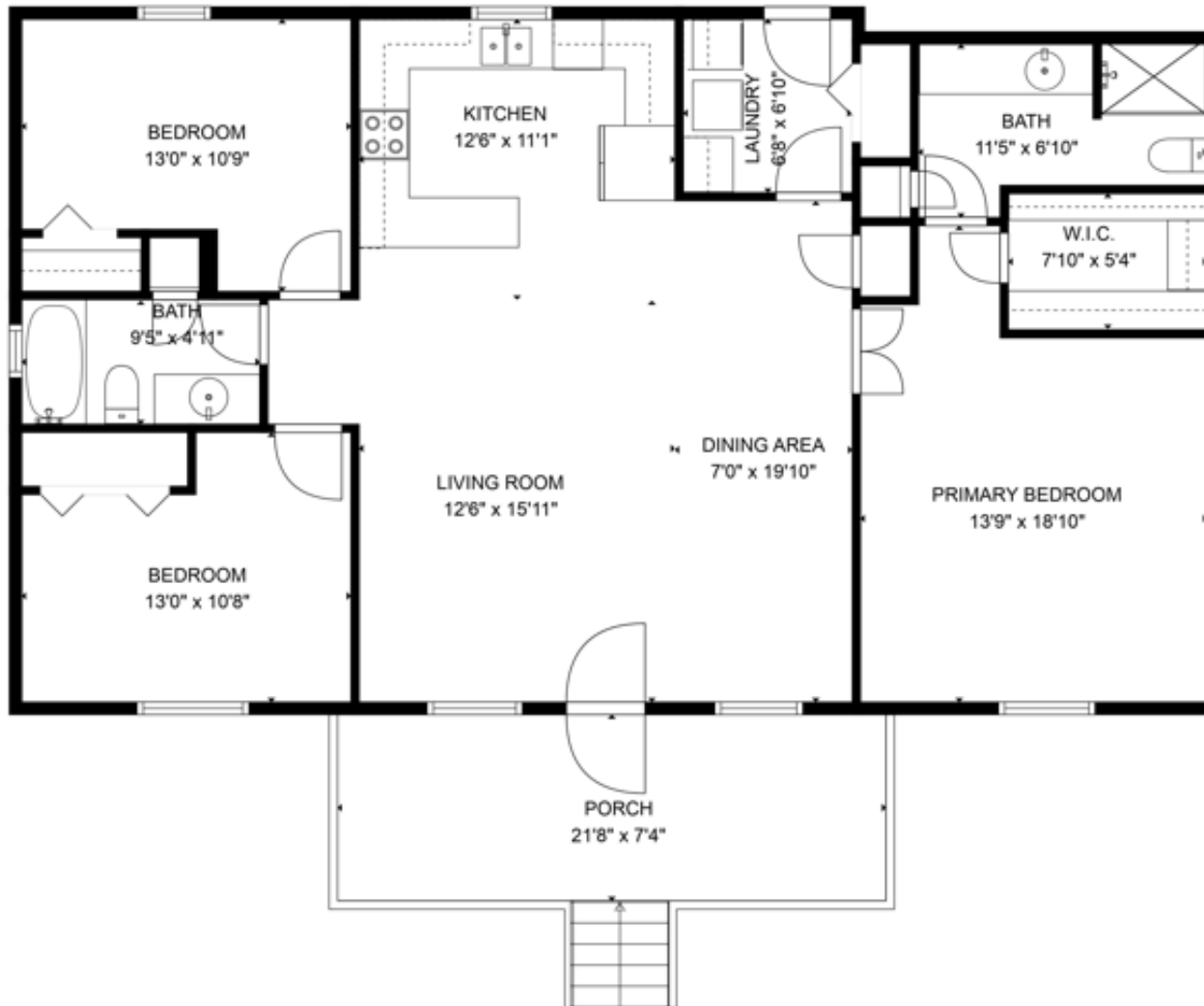
Propane H₂O Heater



Guest House Floor Plan

Total Living Space 1,367 Sq Ft

Porch 163 Sq Ft



Mechanicals

Buried Power/Utilities Throughout — 5 Meters
Star link Internet
Four Buried Propane Tanks (*Leased — Blue Ridge Propane*)
Two 600'+/- Wells (*Set to Switch if One Fails*)
 Well 1 Main House & Pastures
 Well 2 Guest House & Barn
Individual Septic Systems for Each Home and Barn

Location

Conveniently located and easy access to major interstate highways I-40 (east-west transcontinental) and I-77 (north-south interstate).

Within short driving distance (1 hr. 27 min.) to Charlotte Douglas International Airport. Charlotte Douglas is the world's 6th busiest airport with flights to all major US cities and numerous international destinations. The airport boasts easy access and numerous parking choices.

Close to area towns/cities and attractions.

Tryon International Equestrian Center: 1 hr. 27 min.

Asheville: 1hr. 11 min.

Hickory: 40 min.

Lenoir: 22 min.

Blowing Rock/Boone/Banner Elk area: 44 min.



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