

## SPECIAL PURPOSE FOR SALE

### 46 ACES OF LAND WITH FARMHOUSE, BARN & SHEDS

369 Walnut Grove Church Rd, Hurdle Mills, NC 27541



#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$699,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	46 Acres
<b>BUILDING SIZE:</b>	1,881 SF
<b>PRICE / SF:</b>	\$371.61

#### PROPERTY OVERVIEW

If you have ever dreamed of living on acres of land in your very own farmhouse, this one's for you! This beautiful property and picture-perfect farmhouse has been family owned for many, many years. This home is on 46 acres of land in Hurdle Mills, just 30 minutes from Durham.

The home immediately welcomes you with its gable roof, expansive front porch and grand front entryway door with window and side lights. Living room features wood floors and a gorgeous stone fireplace. French doors lead into your modern kitchen and large dining area. The modern kitchen has hard surface counter tops, a smooth top range and, of course, a farmhouse sink! All three bedrooms are spacious with roomy closets. Bathrooms are tastefully decorated and keep with the light and bright theme of the rest of the home. Master bath features large walk in shower, dual sinks and plenty of cabinet space. Second bathroom has a shower/tub combination and large vanity. Third bathroom is ultra modern with a glass bowl sink and wood vanity. Laundry room features washer, dryer and storage cabinets. Wood deck is perfect for entertaining guests. Detached carport and storage are mere steps from the home. 4 barns. Floor plans available for home, barns and storage.

#### PROPERTY HIGHLIGHTS

- 46 Acres of Land
- Beautiful Farmhouse
- 4 Barns, Storage Barn
- 3 Covered Sheds
- Just 30 Minutes from Durham

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Each Office Independently Owned and Operated



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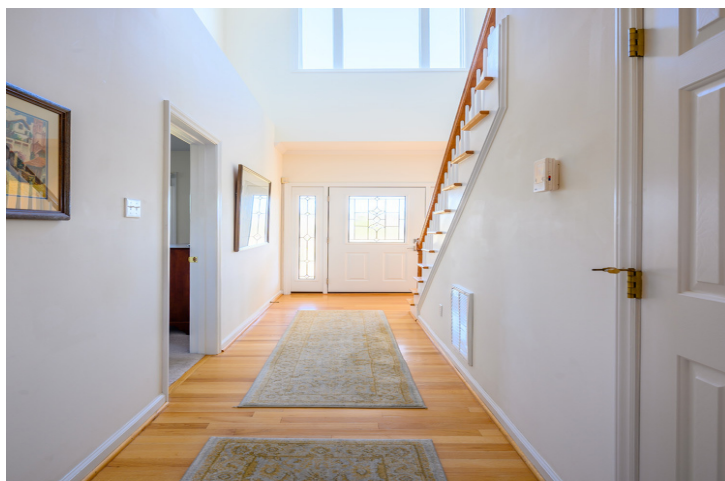
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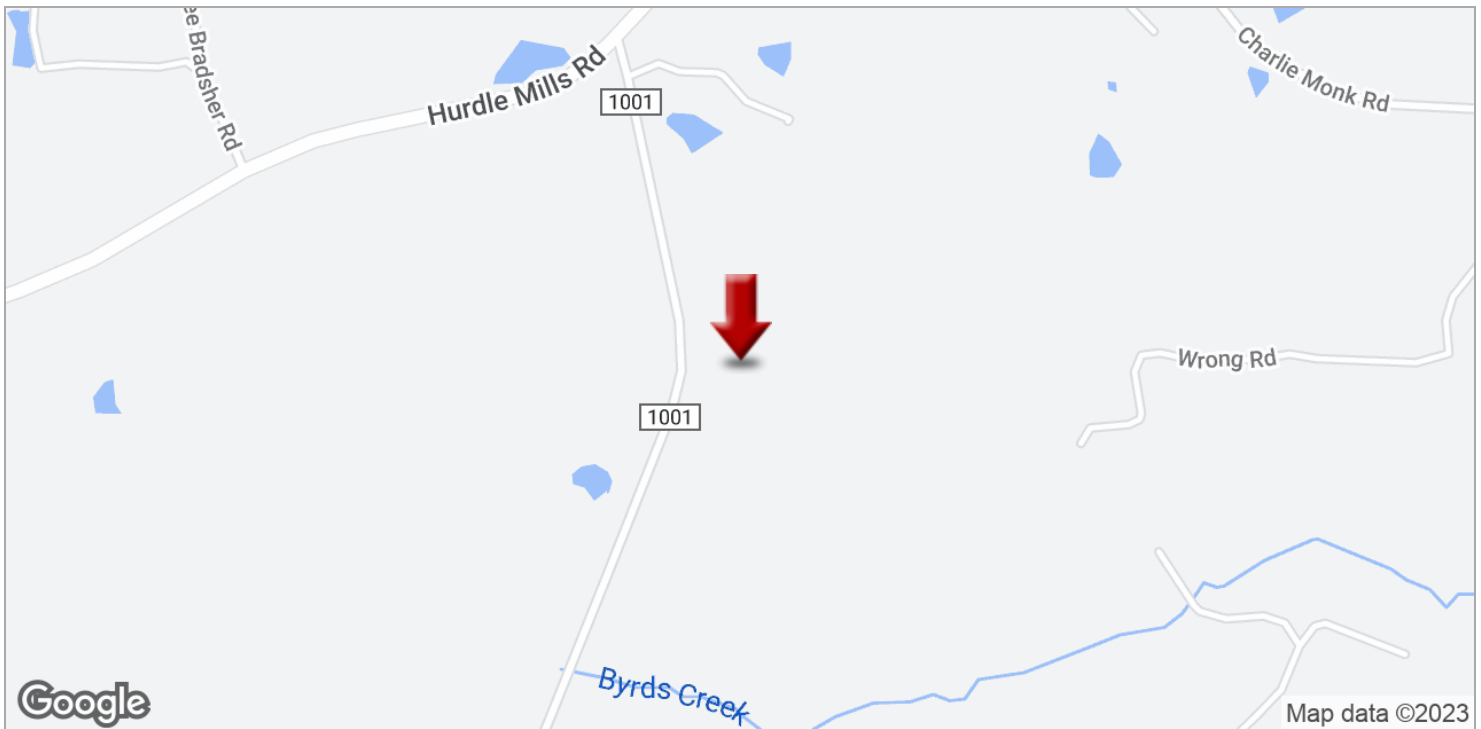
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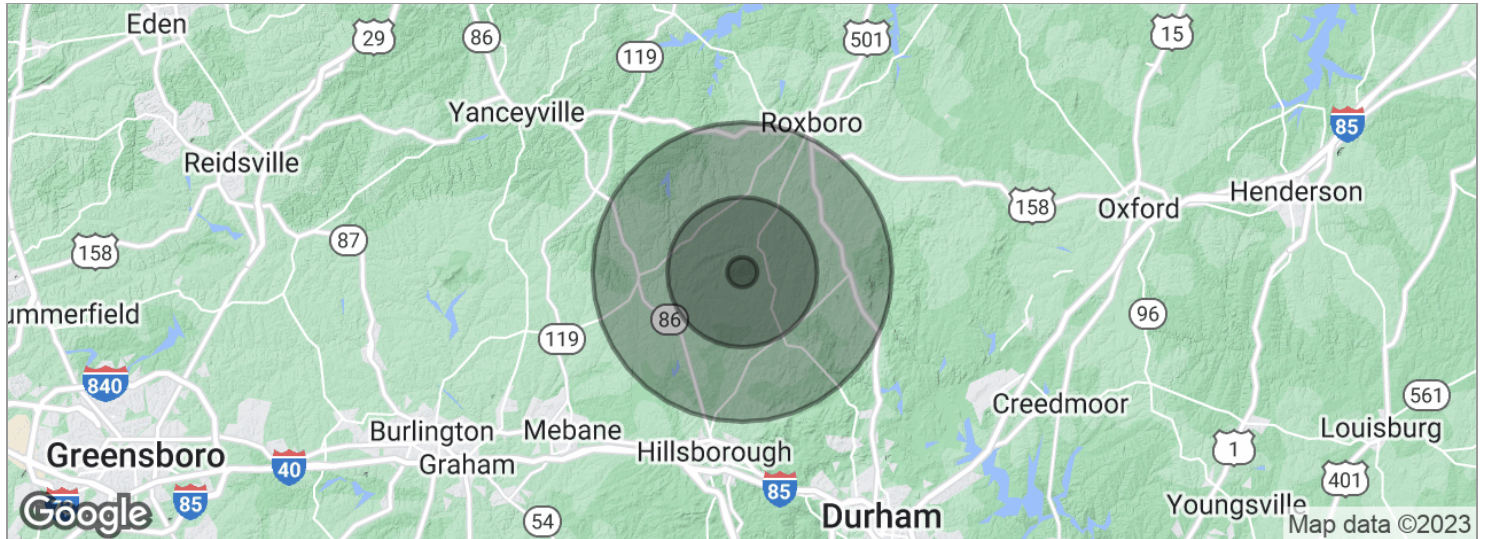
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	247	6,250	26,402
Median age	42.5	42.0	40.7
Median age (male)	41.1	41.0	39.9
Median age (Female)	43.0	42.4	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	95	2,386	9,920
# of persons per HH	2.6	2.6	2.7
Average HH income	\$67,110	\$71,480	\$71,022
Average house value	\$160,555	\$159,475	\$159,698

\* Demographic data derived from 2020 ACS - US Census

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