

9.53 +/-acre Farm in Ellenboro
1608 Walls Church Rd
Ellenboro, NC 28040

\$259,000
9.530± Acres
Rutherford County



9.53 +/--acre Farm in Ellenboro
Ellenboro, NC / Rutherford County

SUMMARY

Address

1608 Walls Church Rd

City, State Zip

Ellenboro, NC 28040

County

Rutherford County

Type

Farms, Residential Property, Undeveloped Land, Horse Property, Single Family

Latitude / Longitude

35.3672 / -81.7548

Taxes (Annually)

96131

Dwelling Square Feet

2732

Bedrooms / Bathrooms

3 / --

Acreage

9.530

Price

\$259,000

Property Website

<https://www.mossyoakproperties.com/property/9-53-acre-farm-in-ellenboro-rutherford-north-carolina/55735/>



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PROPERTY DESCRIPTION

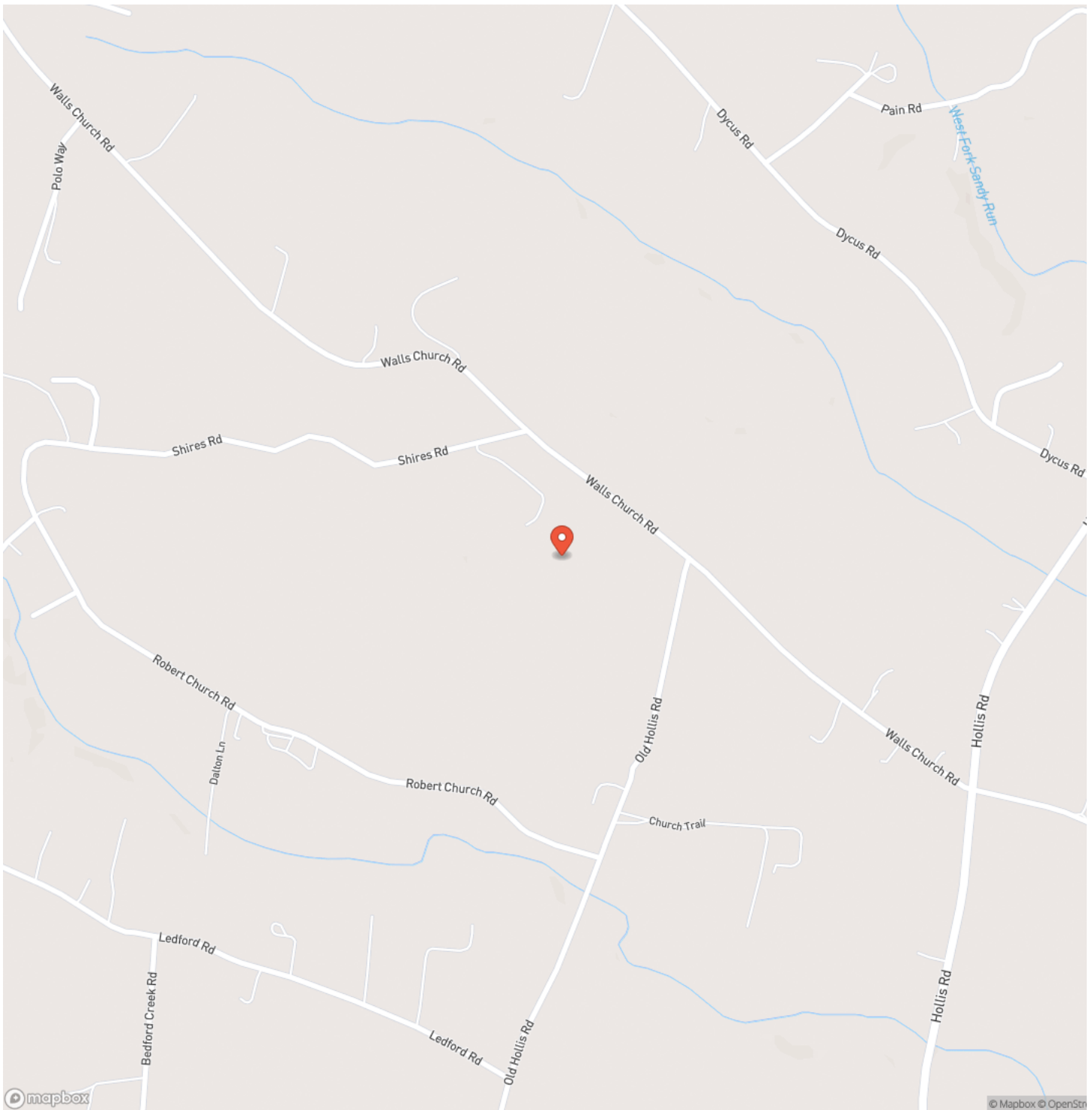
Multi-use property. Great Ellenboro location that's about an hour from Charlotte, Hickory, Asheville and Greenville SC. 9.53 +/- acres has been used as a residence and a farm. Structures include a 2732 sqft home and a 36x42 metal barn with a 10x36 concrete floor area that is currently being used as dog kennels. All structures were built in 2021. Home needs finishing as it doesn't have electricity or conventional plumbing, and drywall needs to be completed. Electricity is readily available and water is currently supplied from a modern bore well, ran by pump and gas motor. Property is divided by a 3 +/- acre fenced in pasture, a 3 +/- acre stand of tall pines, the homesite, a 3 stall (but could easily be made 6 stalls) barn with large loft area, and established garden areas. This self-sufficient land would be great for updating or leave it be as a less complex way of living. Permit was applied for but not completed and has since expired and no septic applied for or installed.



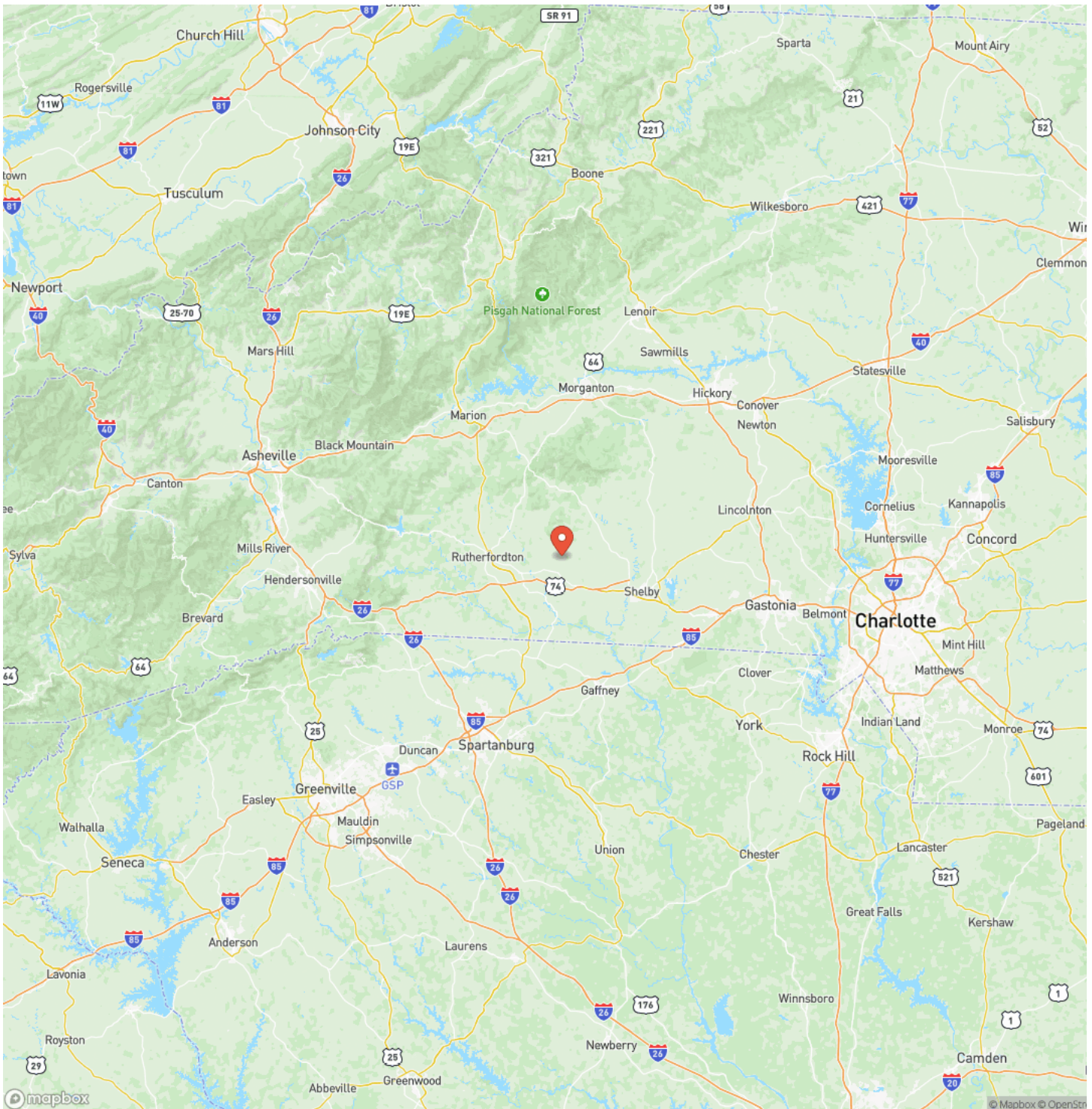
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Locator Map



Locator Map



Satellite Map



9.53 +/--acre Farm in Ellenboro Ellenboro, NC / Rutherford County

LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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