52 acre Equestrian Estate For Sale in Lee County NC!
2727 Lower Moncure Rd
Sanford, NC 27330

$3,250,000
52± Acres
Lee County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
2727 Lower Moncure Rd

City, State Zip
Sanford, NC 27330

County
Lee County

Type
Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Lot, Business Opportunity

Latitude / Longitude
35.5366 / -79.12054

Dwelling Square Feet
3,598

Bedrooms / Bathrooms
2 / 2.5

Acreage
52

Price
$3,250,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

52 Acre Equestrian Estate with Custom Brick Home & Multi-Barn Facility!

Located in Sanford, NC, the 11 Bar East Ranch is a rare opportunity to own one of Central North Carolina's premier equestrian estates. Just beyond the pace of the Triangle, this exceptional 52-acre property offers a seamless blend of privacy, functionality, and long-term potential. Designed for refined country living, the estate pairs a custom-built residence with a fully operational, income-producing equestrian facility in one of the region's most sought-after growth corridors.

Property Highlights

- 3,598 sq ft custom brick home on 2.19 acres with a 1,565 sq ft detached three-car garage

- Turnkey multi-barn equestrian facility ready for immediate operation

- 50+ horse stalls supporting boarding, training, clinics, and lesson programs

- Established tenant currently operating a successful equestrian program

- Equipment included for seamless transition

- Full-time groundskeeper maintaining equipment, property, and facilities

Residence Features

- 10' ceilings throughout and 14' ceilings in formal sitting room

- Four propane fireplaces

- Custom Alder wood cabinetry and detailed millwork throughout

- Extensive interior and exterior lighting

- Three-zone HVAC system

- Wraparound porch, sunroom with panoramic pasture views, and gated entry

Land & Setting

- Extensive turnout pastures with 12,784 ft of board fencing and 5,760 ft of wire fencing

- Two ponds supported by a commercial-grade drainage system

- Land optimized for equestrian use, recreation, and long-term value

Equestrian Facilities

- Turnkey multi-barn complex with 50+ stalls

- Competition-grade riding arena and six-horse covered walker

- Covered wash area with hot and cold water

- Heated/cooled tack and feed rooms with built-in storage and laundry hookup

- Designed for full-scale operations including boarding, training, and events

Location

- Convenient to Raleigh, Durham, and Chapel Hill's major business corridors

- 35 minutes to RDU International Airport

- Positioned in one of the fastest-growing regions in the Southeast

The Opportunity

Properties of this scale, capability, and location rarely come available. Whether you're seeking a private estate, a turnkey equestrian business, or a strategic land investment, this property delivers both lifestyle and income potential in a way few others can.

Don't miss the chance to own this extraordinary North Carolina horse ranch!

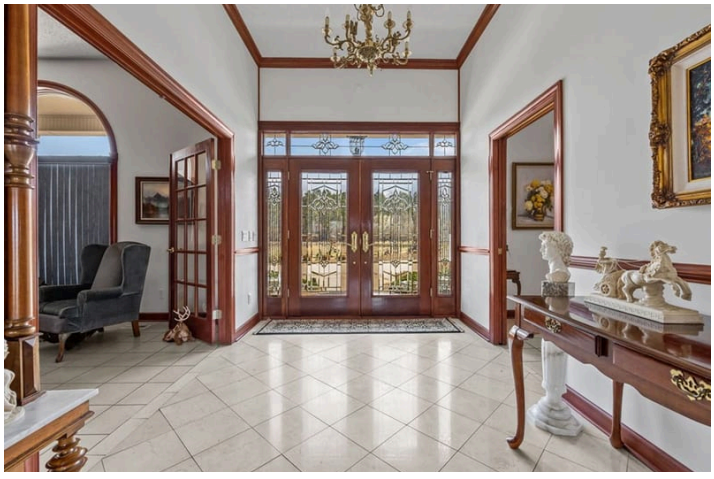
For more information on this and other land for sale in Lee County, contact Jackson Sobocinski at (984) 229-8739 or by email at jsobocinski@mossyoakproperties.com, or visit landandfarmsrealty.com.





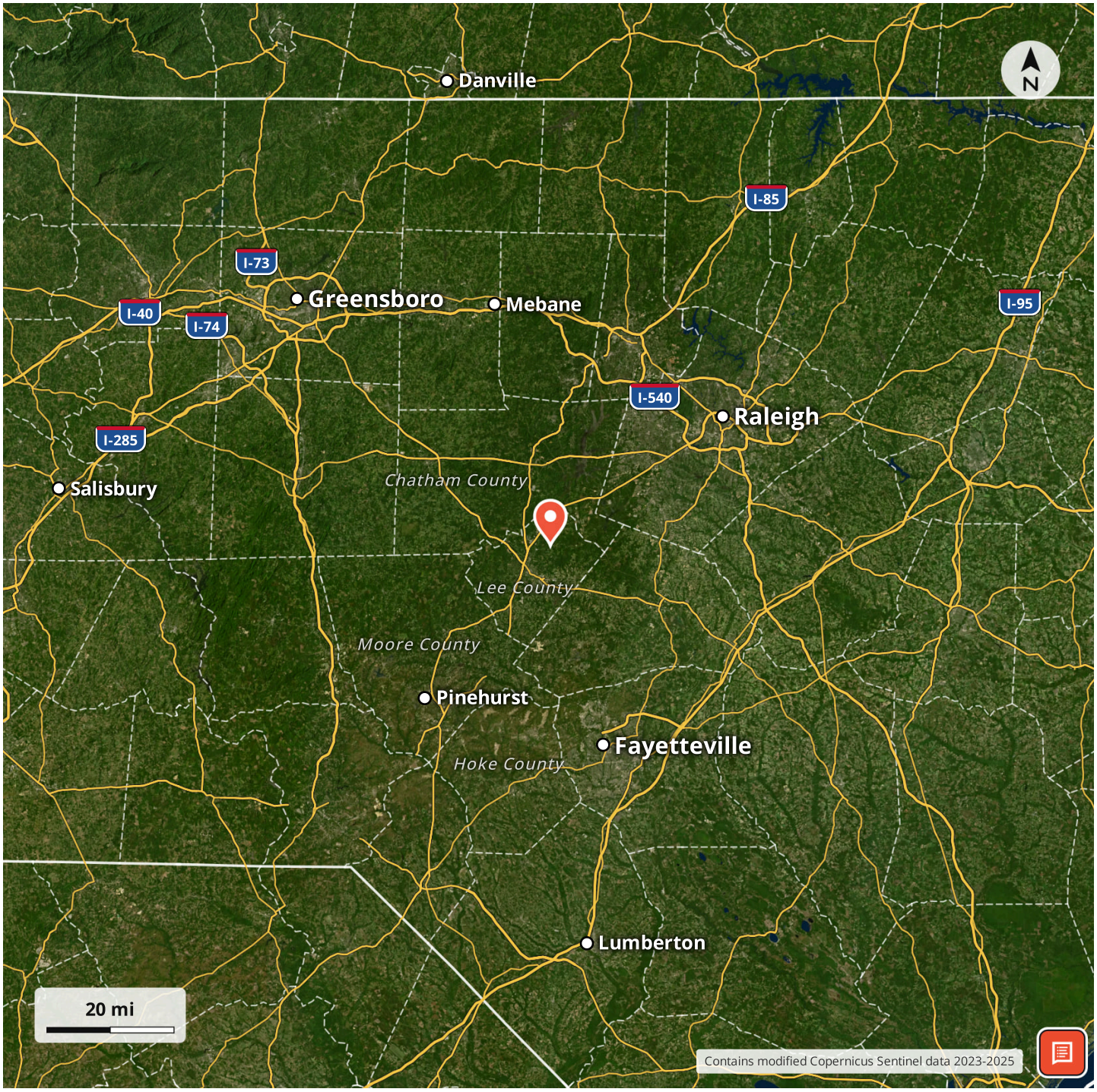




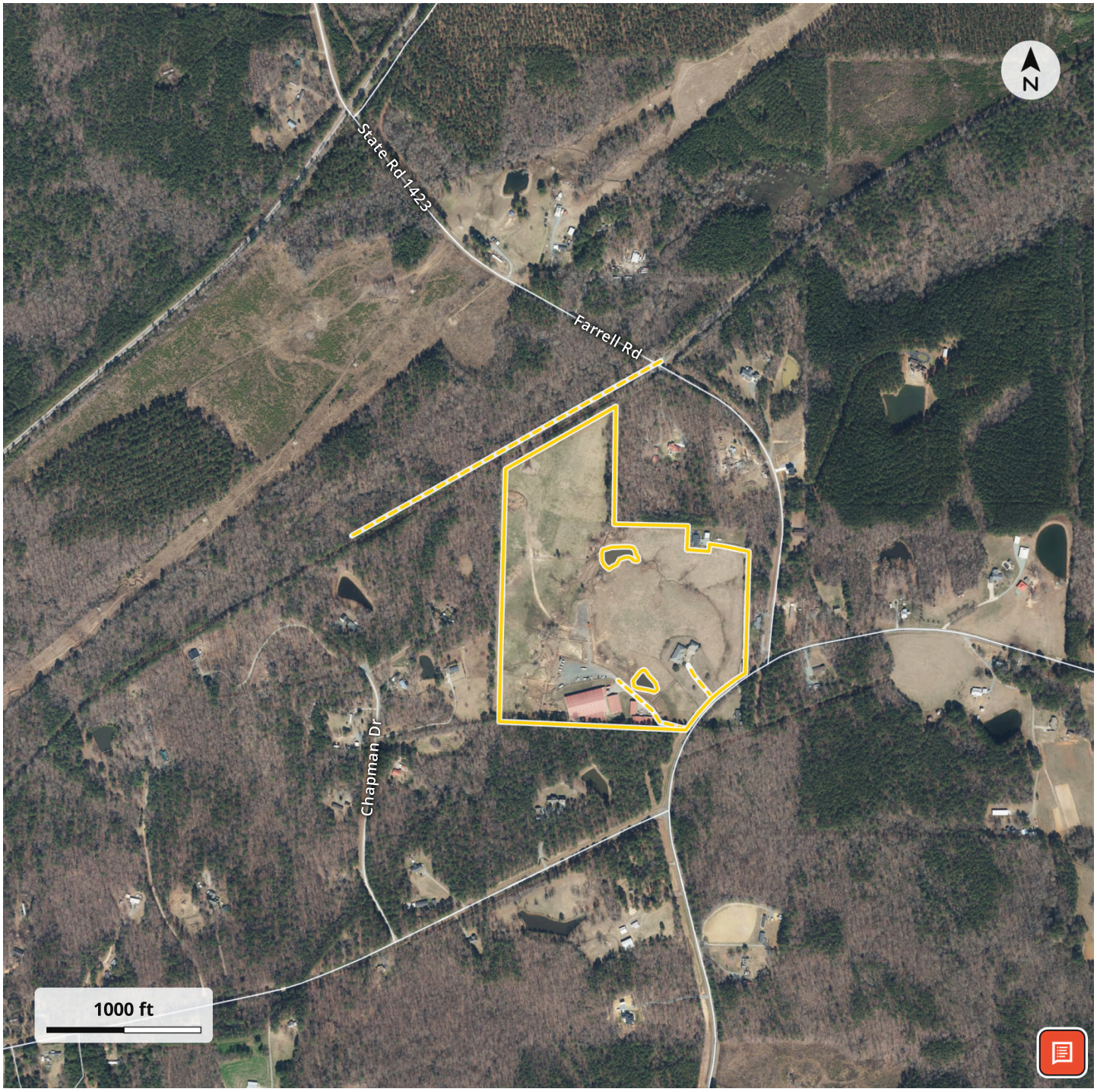




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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