

Introduction to our Permaculture Farm!

185 Blues' Siding Road, "The Farm"

Carthage, NC 28327



This is a very unique ~ 49.8 acre **Permaculture Farm**, located in the center of Moore County, mid-way between Pinehurst and Carthage, has been carefully landscape designed and organized for maximum environmental integration & efficiency. The Farm also contains two complete Energy Efficient designed & comfortable homes on it.

- **Location, Location, Location:** We are just a few miles from the **4,000+ acre Walthour-Moss Foundation** with its many miles of horse riding trails, & many year round Equestrian Events. We also are just minutes from the outstanding FirstHealth Hospital, several shopping centers, several outstanding schools, Sandhills community College, & the Moore

County Airport. Check the map! We are exactly in the middle of wonderful Moore County, North Carolina, even though it seems we are way out in the country when you are here!

- **The Farm** also has over 30 acres of mature woods with about 2 miles of trails on the premises.
- **The Main House**, captivating with beautiful views of the largest pond, was built in 1997, with almost 2,700 SF, has 3 bedrooms, a den, 3.5 bathrooms, great room with fireplace/wood stove, cathedral ceiling, attached 2 car carport, plus a cellar. The outer walls are built with 2x6" framing instead of 2x4" for extra energy efficiency, allowing extra insulation all around and overhead. It's raised seam 100 year metal roof means long term energy efficiency, fire resistance, and durability. All these designed features mean saving money in the future!
- **The Barn Apartment**, built in 2002, is about 2,500 SF, two bedrooms, 2.5 baths, large master bedroom walk in closet, great room with cathedral ceiling and lots of natural light, kitchen, attached greenhouse, large deck. Located beneath it is an additional 2,500 SF heated area with shop, multiple car parking, horse wash stall, and a roughed in bathroom location.
- **The Greenhouse**, located adjacent to the kitchen, plus multiple 2' x 8' deck planters, are part of the Barn Apartment for horticulture use. (Herbs, Strawberries, salad greens & flowers)
- Both homes were constructed with 2x6" studs for better insulation, and additional insulation was used overhead to maximize their energy efficiency, and all inside walls were insulated for both sound and energy buffering.
- **Solar Electric**: High energy efficiency, including 20 kWh Solar panel setup making 110% of the electricity used at the Barn and Barn Apartment building.
- **6 Solar Hot Water** collectors attached to the **1,500 gal. Hicks Wood Heating Unit** in separate building and sufficient to heat both houses and the separate Recreation Building, when kept going with hardwood fuel in winter.
- **Solar Hot Water panels** supply all the hot water for both houses from March until late October typically, so wood burning is usually only required from late October until sometime in March for hot water. (this saves each house up to \$100/month in hot water costs)
- **Electric Car 240 VOLT Charging Station**: Installed in 2017, after adding the second 10 kWh's of Solar Generation, provides rapid recharging of car batteries from sun produced electricity. A separate 240 Volt meter tracks how many kWh's the vehicle consumes. In addition to cars virtually running from sun energy, calculations document about 3-4 X as many miles per dollar (MPD) for electricity vs. gasoline. Just additional on-going savings from The Farm's existing infrastructure! Reducing the **Carbon Footprint** along with monthly out of pocket expenses! More "win-win-win" lifestyle!
- **Very Environmentally Friendly!** The multiple renewable and conservation energy measures included make The Farm's "Carbon Footprint" exceptionally small, and mean both **reduced utility expenses every month**, plus greater year round comfort, and great for our Environment.
- **The Main Barn** (2002, Steel construction, 16" thick masonry main floor walls, 100 year standing seam metal roof)) downstairs (~2,800 SF) has 6 large 12' x 12' stalls, and a roughed in area for the tack room/ guest quarters. Overhead is a 2,800 SF area for hay storage or other purposes.
- **Chickens**: An inside/outside chicken area, at the rear of the barn, with many automatic built in features can support up to 30-40 dual-purpose chickens.

- **The 5 ponds** have been carefully located, designed and constructed, making up nearly 10% of the surface area of The Farm, which has been carefully “Rain-scaped” to capture all rainfall.
- Three of these ponds are well stocked (Bass, Catfish, Brim, Minnows & Grass carp) for fishing, and the other two are used for irrigation of the 10 lush acres of grazing forage, divided into 9 different paddocks, with a central runway connecting them. Multiple sunken stump piles in each pond provide excellent fish nurseries for self-propagation of the fish populations.
- **10 acres of irrigated pasture** with rich high % organic soil (10 tons/ acre per year x 4 years of Brooks Compost were applied). Because of the irrigation & high organic water holding soil, they actually *function more like 20 acres* because of the very favorable forage growing conditions, the ability to have lush & nutritious forage, even in the heat of a dry summer. The **9 Pasture** layout and design easily permits sequential rotation of animals. The high organic soil increases the normal water holding capacity, from the typical 0.5” found in horse country sandy soils, to around 3.0” or more, reducing the irrigation needs.
- **Vegetable Garden:** There is an outstanding established (25 years of continuous gardening) 1/3 acre vegetable garden area with very rich (~5% Organic Matter) deep sandy loam soil, with 4 irrigation freeze proof water locations, adjacent garden equipment storage barn, *plus* established Asparagus bed, Blue Berries, strawberries, grapes, & fruit trees, including a big productive fig tree near swimming pool & recreation building. This has been cared for with Organic Methods for about the last 10 years.
- **Horses:** The horse barn has 3 big 15’ x 15’ stalls, 3 other partially complete stalls, a separate wash stall, very large hay loft above, plus roughed in areas for a large bathroom, and Tack/guest room.
- **Original Barn:** A wood 2 stall barn is located near the distant 4 pastures, next to vegetable garden, and three additional 12’ x 24’ metal roof run-in shelters are in the pasture complex.
- **Grass Fed Beef :** Organically raised has been raised here for about 20 years, and all the necessary facilities include a covered/lighted cattle hay feeding station on cement, near hay storage building; a run-in shelter in the winter sacrifice pasture; plus a fairly new Priefert corral and head gate setup for working & loading cattle.
- **Large Recreation Building:** (~3,800 SF) This is located conveniently between the two Homes, with locker room/bath room near the large swimming pool, and includes a 5 car garage & shop. The 1,500 Gal. Hicks Wood Heater and the 6 Solar Hot Water panels are located as part of this building located midway between the two homes. The heater provides hot water to all three buildings, and is capable of heating all of them.
- **Back-up 25 kWh Electric Generator:** Located also in the above building, runs off the PTO of a 50 HP tractor to supply electricity in the event of an extended power outage. Only needed once since 1999, but a necessary item living in the country with a well for water and multiple freezers! Powered by a tractor PTO makes for many positives.
- **Swimming Pool:** Behind main house, next to recreation building provides wonderful recreation and exercise plus great social area. Slightly raised 24” design provides safety for small children, plus extra seating for guests.

Because many interconnected layers of development that have been implemented since 1993, we suggest that a video farm walk around be conducted by the buyer whose purchase offer is accepted be conducted with the owner to video document the many important functional and structural things the new owners will want and need to know about that can only be relayed to them in such a manner, and this video will become invaluable in the future for the new owners.