



1825 Lower Palmer Road  
Salisbury, NC 28146

3 Bedrooms ♦ 2 Bathrooms ♦ All Brick Ranch ♦ Finished Basement  
Barn ♦ Fenced Pastures ♦ Workshop ♦ 5.95 Acres



*Breedlove*  
FARMS ★ ESTATES ★ LAND

Jo Zarnoch  
704-400-1701

horseloverjoz@breedlovecarolinas.com  
www.breedlovefarms**estatesand**land.com





**1825 LOWER PALMER ROAD**  
**SALISBURY, NC 28146**

Welcome to Rowan County, NC, home of numerous local and National Registry historic districts. This is a rural community with all the amenities needed to live a fulfilling life, including 3 colleges, High Rock Lake, and Morrow Mountain State Park. Whether you enjoy water sports or trail riding, hiking or biking, this is the place for you. Live performances can be enjoyed at the downtown Meroney Theatre and Salisbury Symphony with excellent fine dining choices. From the Cheerwine Festival to the annual October Tour of Historic Properties, there is a lot to explore in Rowan County!

1825 Lower Palmer sits on a picturesque knoll with a beautiful large pecan tree and well groomed lawn as your first view. The one level, easy access brick home has a full basement which could be used for recreation or as a second living space with addition of a bathroom.

Both levels have wood burning fireplaces and full kitchens.

In addition the home has 3 bedrooms and 2 baths, an office area, a living room and den. Off the den is a heated sunroom built in 1988 that boasts a red brick floor and cedar paneling, perfect for enjoying holidays with family and friends. From here you can look out and see the horses in the pasture or the dogs in the back yard. Built for an active lifestyle, grab your coat from the pegs in the mudroom and head outside!


Your next vision will be the white vinyl fencing (installed around 2005) that surrounds most of the property, which provides a safe environment for kids or pets to enjoy the back yard. There is a large concrete parking area with a 3 stall carport and patio (1988) that is perfect for entertaining and enjoying the great NC weather. A two stall attached garage with tool room and an overhead garage door with cement pad in the basement are available for parking or for working on hobbies. A detached workshop with overhead door is also on property along with a run in shed.

Now, the barn. A red metal post barn that matches the house brick sits behind the house between two pastures. The larger pasture is vinyl fenced, while the smaller pasture would require fence installation. The smaller pasture is its own 1.96 acre parcel that has a gate and could be turned into a second homesite. Along the perimeter of the parcel is a year round stream. The barn has three 11 x 11 stalls and one 20 x 11 stall used for foaling or stallion housing. There are inside and outside wash stations, a tack room with concrete floor and plug for heated water trough and a hay room which will hold 100 bales. Plenty of outlets are available for a fly system or fans and there is a landline in the tack room for safety. The barn has an overhang in the rear that will allow your horses to get in out of the rain or sun, if you choose to let them out for the day.

Nine miles from Salisbury, 1.5 miles from Rockwell and 45 minutes from Charlotte Douglas airport, if you are seeking a working farm with close proximity to hospitals, education, (including charter schools), and the support you need to take care of your animals, (2 feed stores, tack store, an Ace Hardware) this may be the property you have been waiting for!

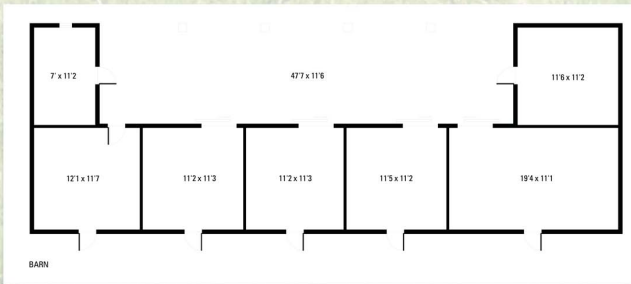


# Aerial View



PID # 6340444 ♦ 3.78 Acres  
PID # 634132 ♦ 2.17 Acres  
Total 5.95 Acres

## Floor Plan



FIRST FLOOR

BASEMENT

BARN



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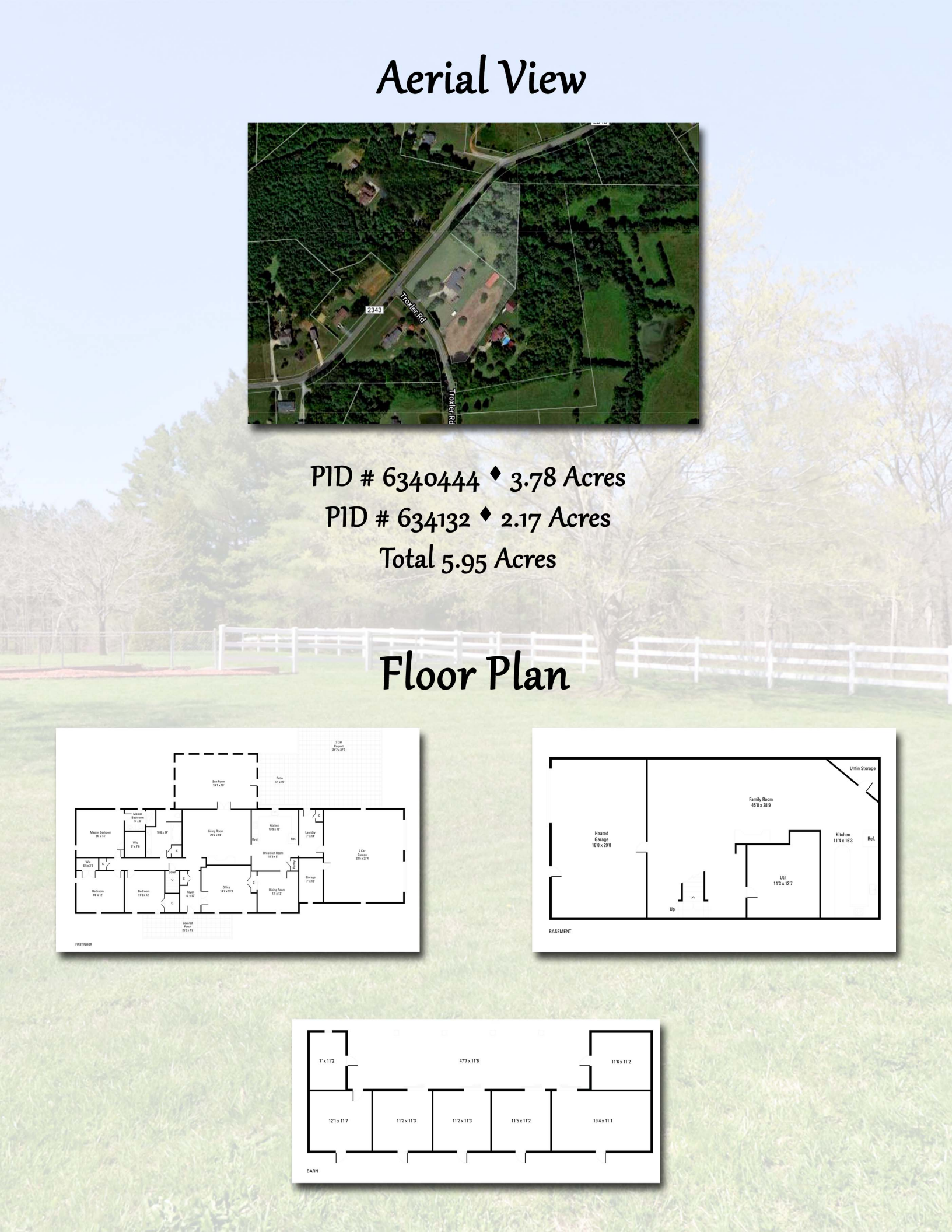
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# Exterior Features

Full Brick Exterior

Rocking Chair Front Porch

Corner Lot

3 Stall Carport

2 Stall Side Load Garage with Workshop

Oversized Parking Pad with Basketball  
Hoop

Concrete Back Patio

Lower Level Garage with Overhead  
& Man Door





# Interior Features

3 Bedrooms ♦ 2 Bathrooms

Living Room with Brick Wood Burning Fireplace,  
Custom Built-In & Exposed Beam Ceiling

Sunroom with French Doors & Heat

Kitchen with Granite Counter Tops, Tile  
Backsplash, Pantry with Deep Shelves  
& Eat-In Breakfast Area

Laundry Room with Drop Zone & Closet

ALL Appliances Convey

Wired Security System

Basement with Full Kitchen, Gathering Area with Wood  
Burning Fireplace & Workshop  
Can Be 2nd Living Quarters with the Addition  
of a Bathroom

Sellers Offering \$2,500 New Flooring Allowance  
They Believe Hardwoods are Under the Carpet

Tons of Storage

Spectrum or Windstream for Internet

Oil Heating System with Yearly Maintenance





# Barn Features

Three 11' x 11' Matted Stalls

One Brood Mare Matted Stall

Two Stalls Have Corner Feeders

Indoor & Outdoor Wash

Sliding Doors on Interior

Dutch Doors on Exterior

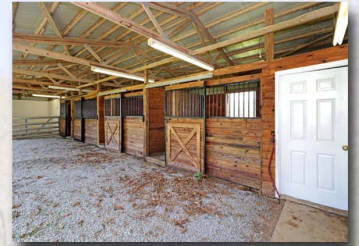
Tack Room with Phone Line & Plug for  
Heated Water Trough

Hay Room Holds 100 Bales

Fenced in Compost Area

Plug for Fly System

Safety Dawn to Dusk Barn Light





# Property Features

2 Parcels ♦ 5 .95 Acres

Small Pasture with Run-In Shed

Large Pasture Has Oversized Gate for Entry  
of Machines & Equipment

Room for An Additional Pasture-Just Needs  
Fencing

Outbuilding with Overhead Door

Mature Trees

Swing Set

White Vinyl Fencing

Frost Free Spigots

Year Round Stream at Perimeter of Property

Second Driveway for Possible Second Home  
Property Will Perk

## Trail Riding

25 Minutes to Mar Mountain in Albemarle

Less Than 5 Miles to E Rowan Saddle Club

Close Proximity to Smith Lake in Mt Pleasant



# Buyer's Notes

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in MLS under the "Attachments"*