

FOR SALE

1891 SILVERS WELCH RD. OLD FORT, NC 28762



43.37 +/- ACRE ORGANIC FARM WITH 2 STATE-OF-THE-ART LIGHT DEPRIVATION GREENHOUSES



READY TO GROW! One-of-a-Kind 43.37 +/- acre organic farm with breathtaking, long-range mountain views, gentle topography and 2 state-of-the-art, fully automated light deprivation greenhouses. Located at the Gateway to the Blue Ridge Mountains in historic Old Fort, this turn-key operation includes 2 - 35' x 120' light deprivation greenhouses fully equipped with 2 - 200 Amp/3-phase electrical service, raised beds, irrigation systems, grow lighting, 550 gallon pump-driven water tanks, 4 dehumidifiers and full remote control for all critical functions with capacity to grow all year long. Other structures include: a metal processing warehouse with concrete floors, 4 drains, and 2 - 12 FT roll-up doors; a clear span steel warehouse with 12 FT concrete slab, 4 - 12 FT roll-up doors, 2 temperature controlled rooms for drying & processing and LED overhead lighting; a propagating hoop house; custom built wood frame tool barn, and a pole barn - perfect for storing machinery. Previously used as a licensed hemp farm (2017 - 2021), the land has been continually cover cropped to build soil health. Current owner diligently practices regenerative organic, bio-dynamic, no till farming. This unique property features scenic terrain overlooking Hickory Nut Mountain & includes numerous potential home sites, Crooked Creek frontage and streams deep enough for irrigation. Privacy abounds yet offers close proximity to local amenities and neighboring towns (15 mins. to Black Mountain and 30 mins. to Asheville). Southwest portion of the property, along Crooked Creek, is located in the 100 year flood plain. Please do not disturb owner. Contact listing agent for all showing requests (48 hour required notice). Listing agent must accompany all showings.

LIST PRICE	\$2,640,000
TOTAL BUILDINGS	7
LOT SIZE	43.37 +/- ACRES

PROPERTY FEATURES

- Long-Range Mountain Views & Gentle Topography
- Turn-Key Operation - Previously used as a Licensed Hemp Farm
- Scenic Terrain Overlooking Hickory Nut Mountain, Crooked Creek Frontage and Streams Deep Enough for Irrigation
- 15 Minutes to Black Mountain & 30 Minutes to Asheville

CARLA BARNARD Managing Broker

0 828.222.3685 | M 828.575.0272

carla@carla-co.com

1020 Merrimon Avenue, Suite 103 | Asheville, NC 28804

www.carla-co.com

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OFFERING SUMMARY

LOCATION INFORMATION

STREET ADDRESS	1891 Silvers Welch Rd. Old Fort, NC 28762
LOT SIZE	43.37 +/- Acres
ZONING	N/A - Outside of County Jurisdiction
COUNTY	McDowell
PIN	0668-00-23-2730
DEED	Deed Book 1436 Pages 49-50
NEARBY TOWNS	- 15 Minutes to Black Mountain - 30 Minutes to Downtown Asheville



PROPERTY DETAILS

LIST PRICE	\$2,640,000
YEAR BUILT	Ranges from 1940 - 2019
BUILDINGS	7 (Total of Approx. 19,800+/- SF)
CURRENT USE	Organic Farm (not certified) growing speciality produce, microgreens & mushrooms (previously hemp farm).
ELEVATION	1,000 - 1,500 FT
UTILITIES	- 2 Wells (1 Shared Well & 1 Agricultural Well) - No Septic Installed - Duke Energy Progress Electricity - Blossman Gas Propane
FLOOD ZONE	Yes - Southwest Portion of Property is Located in 100 Year Flood Plain
IMPROVEMENTS	- Comprehensive drainage systems around the buildings and in the fields - Gravel driveways and parking area - A culvert crossing the spring branch, office and seed storage shed buildings - Walk-in coolers and production area in the smaller steel warehouse - A large hoop house for seed propagation, etc. - Maintained cover crop on all uncultivated fields appropriate for each season and practiced "chop and drop" of these crops to continue enriching the soil - Electric fence around the field - 3 Phase Power



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PROPERTY MAP

LIGHT DEPRIVATION GREENHOUSES

State-of-the-art, fully automated, 2-200 AMP/3-Phase Electrical Service, Raised Beds & Irrigation System, 4 Quest Dehumidifiers, Pump Driven Water Tanks, Extra Grow Lighting, 8 Fans

1

CLEANING & PROCESSING WAREHOUSE

Plumbed, 4 drains, 150 AMP, 2- 12 FT Roll-Up Doors, Concrete Floor

2

3

TOOL BARN

Custom Built in 2016 Wood Barn, Concrete Floor, Electricity, Hay Loft

4

POLE BARN

Tractor & Heavy Machinery Storage, Dirt Floor

5

PROPOGATING HOOPHOUSE

Rough Sawn Pine, 8MM Thick Plastic, Heated, Fans

6

PROCESSING WAREHOUSE

4 - 12 FT Roll-Up Doors, 12" Concrete Slab, Clear Span, 2 Temperature/ Atmospheric Controlled Rooms for Drying & Processing, 2 Quest Dehumidifiers, LED Lighting, 100 AMP

7

ORGANIC CROP FARM

Continually cover cropped and chopped and dropped regularly to build soil health

8





1891 Silvers Welch Rd. Old Fort, NC 28762

Miscellaneous Property Information

CURRENT USE

Organic Farm (not certified) growing speciality produce, microgreens & mushrooms (previously hemp farm).

ZONING

Located in McDowell County but outside of their zoning jurisdiction/Crooked Creek Township.

LOCATION

- 3.6 miles from I-40
- 15 Minutes to Black Mountain
- 30 Minutes to Downtown Asheville
- 1 Hour & 30 Minutes to Greenville, SC
- 2 Hours to Charlotte, NC
- 2 Hours & 15 Minutes to Knoxville, TN
- 4 Hours to Atlanta, GA
- 4 Hours & 15 Minutes to Chattanooga, TN

ACREAGE

±43.37 Acres (survey available)

BUILDING INFORMATION

(Please cross refer to the numbers on the property map for locations)

- **1 & 2 - Light Deprivation Greenhouses**
 - Two (2) 4,200 SF state-of-the-art, fully automated light deprivation greenhouses built in 2020
 - 35' x 120'
 - Manufactured by [Fullbloom Light Dep.](#)
 - Concrete pier systems
 - 2 - 200 Amp (400 Amp Total) / 3-phase service through Duke Power
 - Extra grow lighting
 - 4 Quest Dehumidifiers
 - 8 Fans
 - Raised beds and irrigation systems
 - 550 Gallon Water Tanks & are Pump Driven



- Enables full remote control of all critical functions and ability to grow all year
 - Plastic guaranteed for 20 years / no warranty
 - Each greenhouse has established, full length growing beds filled with rich living soil – no chemicals have ever been used
 - Beds are currently companion cropped and growing food
-
- **3 - Cleaning & Processing Warehouse**
 - Metal building set up for cleaning and processing vegetables
 - Approx. 2,000 SF concrete floor
 - 2 - 12' roll up doors
 - Plumbed
 - 4 drains
 - 150 Amp electric service
 - 2 walk-in coolers (12' x 12')*
 - Commercial refrigerator does not convey
-
- **4 - Tool Barn**
 - Custom built wood frame barn with attic – approx. 1,000 SF concrete floor
 - Electric
 - No plumbing
 - Hay loft
 - Built circa 2016
 - Beware of the barn cats
-
- **5 - Pole Barn**
 - Perfect for storing tractors and other machinery
 - Approx. 1,200 SF dirt floor
-
- **6 - Propagating Greenhouse/Hoophouse**
 - Rough sawn pine exterior on either end
 - Roof is 2 layers of 8mm plastic
 - Heated
 - Fans
-
- **7 - Processing Warehouse**
 - 7,200 SF steel warehouse built in 2019



- 60'x120'
- 4 x 12' tall roll up doors
- Manufactured for the farm by [Buck Steel](#)
- 12" concrete slab with 24" wide x 36" deep footings
- Clear span steel frame
- Two temp/atmospheric controlled rooms for drying and processing
- Two Quest Dehumidifiers -1 in room / 1 suspended
- LED overhead lighting
- 100 Amp electric service
- Small scale Mushroom Lab and associated equipment and product does not convey

HISTORIC HEMP PRODUCTION

- Greenhouses: 800 - 1000 lbs per harvest, 4 harvests per year
- Outdoors - current owner grew outside 2019 and 2020 and yielded 1,000 pounds from the working fields
- Owner estimates a total of 6,400 - 8,000 pounds per year (greenhouses and outdoors)

ADDITIONAL IMPROVEMENTS BY CURRENT OWNER

- Comprehensive drainage systems around the buildings and in the fields
- Gravel driveways and parking area
- A culvert crossing the spring branch, office and seed storage shed buildings
- Walk-in coolers and production area in the smaller steel warehouse
- A large hoop house for seed propagation, etc.
- Maintained cover crop on all uncultivated fields (approx. 20-acres) appropriate for each season and practiced "chop and drop" of these crops to continue enriching the soil
- Electric fence around the field
- Well installation
- Brought in 3 phase power

WATER & SEWER

- 2 Wells
 - One well serves the steel warehouse and is shared with the house on the neighboring property at 1921 Silvers Welch Rd. (permit on file).
 - The other well services the 2 greenhouses and was built in 2018/2019 (NCDEQ does not permit agricultural wells).
 - Well water is used primarily for irrigation. The current owner washes produce in the small metal building and the drainage waters the blueberry terraces. They use all natural washing products.
- No Septic installed



WATER FEATURES

- Crooked Creek borders the southwest portion of the property
- Southwest portion of property is located in 100 year flood plain
- Intermittent stream runs through middle portion of property
- All streams deep enough for irrigation

GAS

3 propane tanks on property are leased through Blossman Gas
No natural gas in the immediate area

ELECTRIC

Duke Energy

PERSONAL PROPERTY THAT COULD CONVEY WITH STRONG OFFER

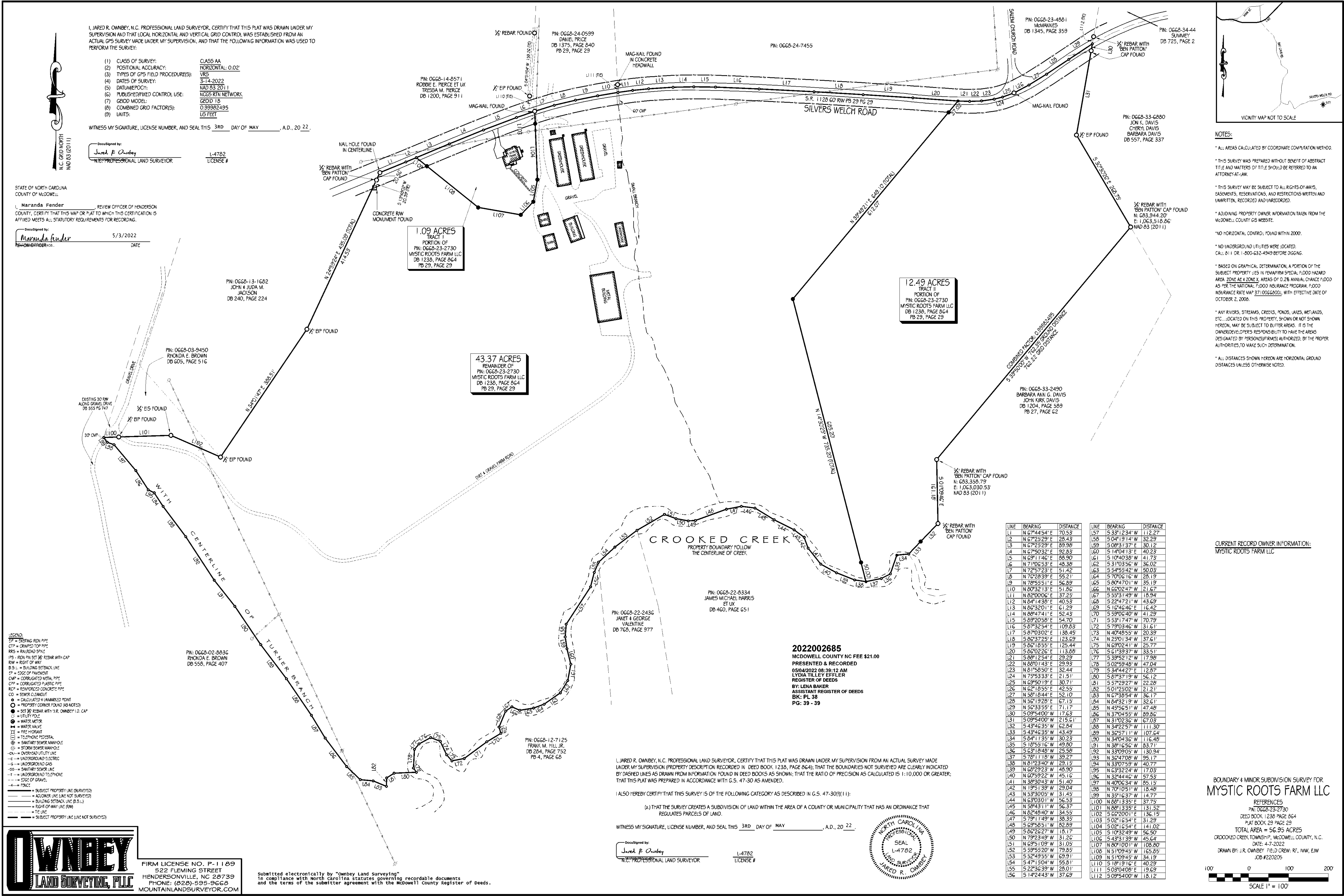
- Two (2) Kubota tractors
 - 2018 4WD M7060HD with a LA1154 front loader (Cost \$46,500 new)
 - 2019 4WD MX4800HST with a LA1065 front loader (Cost \$32,000 new)
- 8'0" bushhog
- PTO driven post hole digger
- Set of forks
- Couple plows
- *Two 12'x12' walk-in coolers (in the smaller metal building)
- Two 8'x12' portable sheds (currently an office and a storage shed)

LEASE INFORMATION

- Approx. 12 acres are currently leased to Beacon Village Farm for tomato growing 2023 season only
- Beacon Village is a Certified Organic farm operation

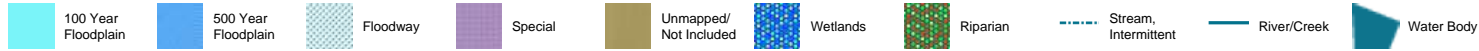
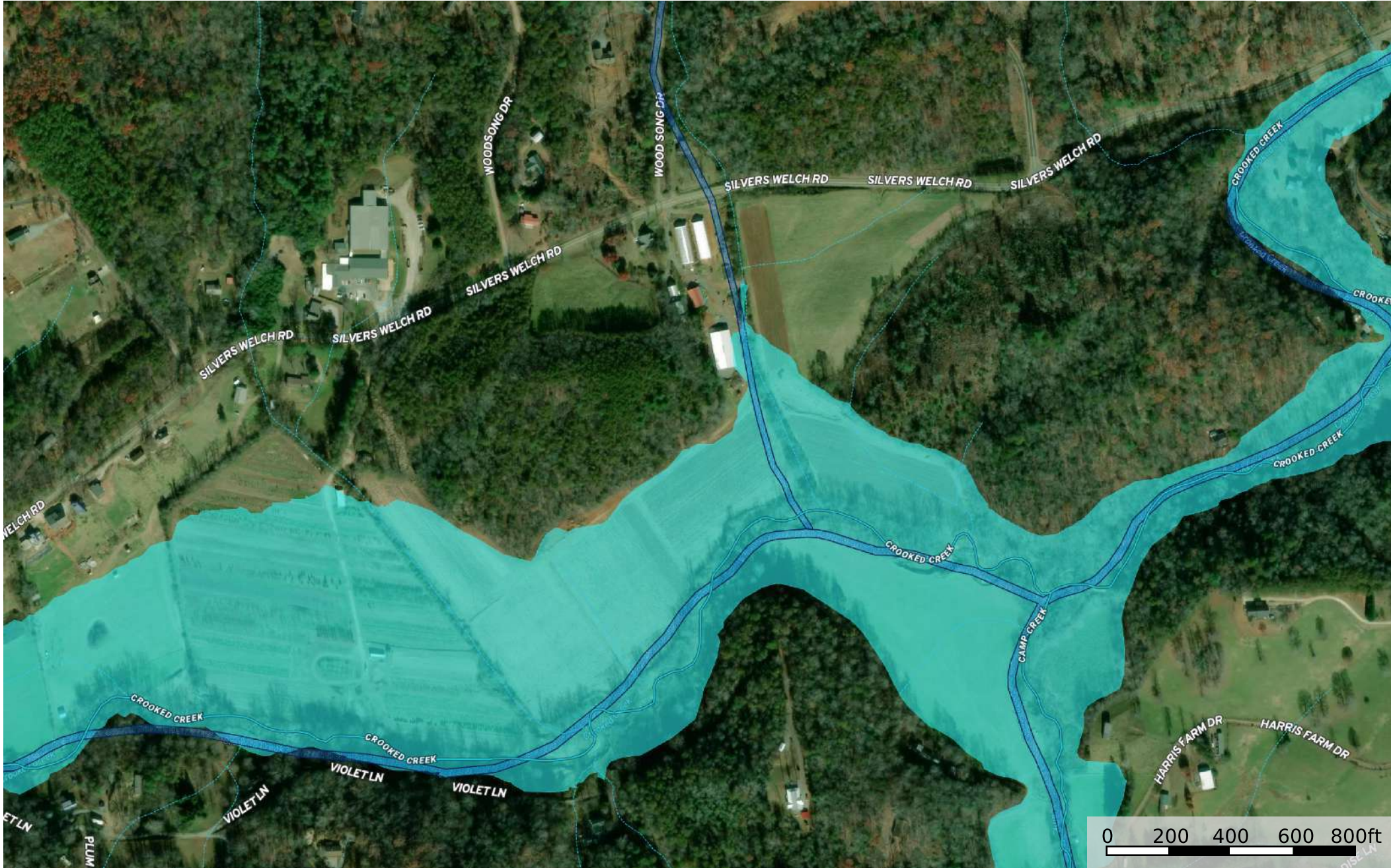
MISCELLANEOUS PROPERTY INFORMATION

- Approx. 25 acres were in hemp 2017-2021 and have been cover cropped consistently since stopping hemp grow
- Continually cover cropped and chopped and dropped regularly to build soil health
- Current owner practices regenerative organic, biodynamic, no till farming.
- No chemical fertilizers, insecticides, etc. have been used since current owner acquired the land.
- Neighboring property owners are mostly farms and vacation rentals. Immediate neighbors also heavily invested in permaculture.
- Road to property is conducive for 18 wheeler semi-trucks to travel on to deliver shipments





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McDowell County, North Carolina, 43.37 AC +/-



Key Facts

1891 Silvers Welch Rd, Old Fort, North Carolina, 28762 (1 mile)
1891 Silvers Welch Rd, Old Fort, North Carolina, 28762
Ring of 1 mile

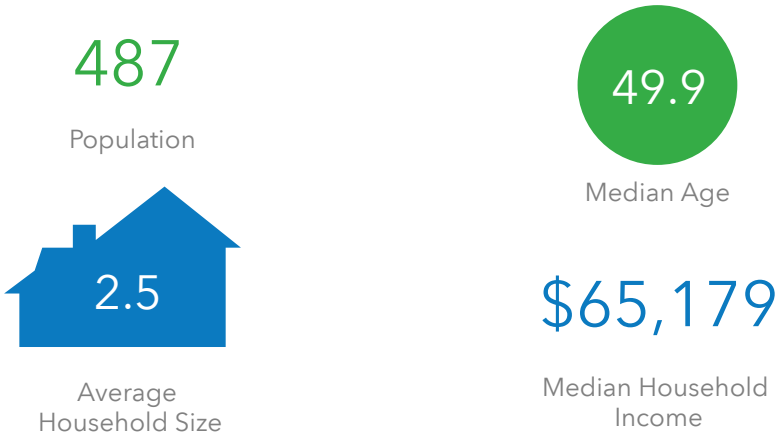
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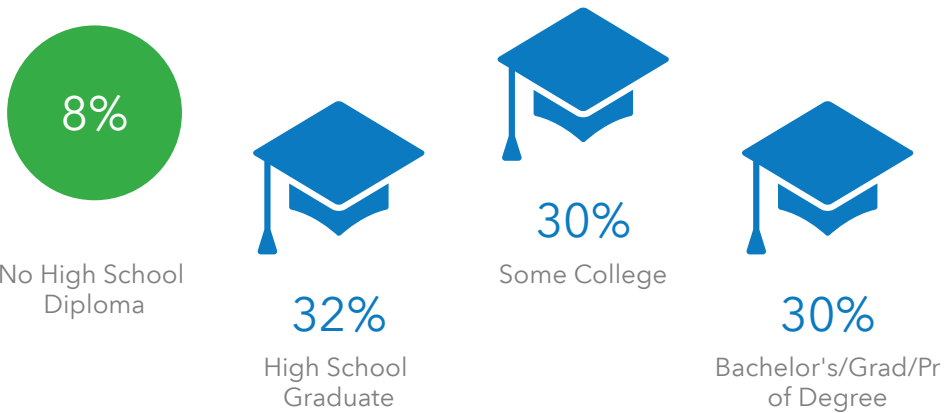
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Ring of 1 mile

KEY FACTS



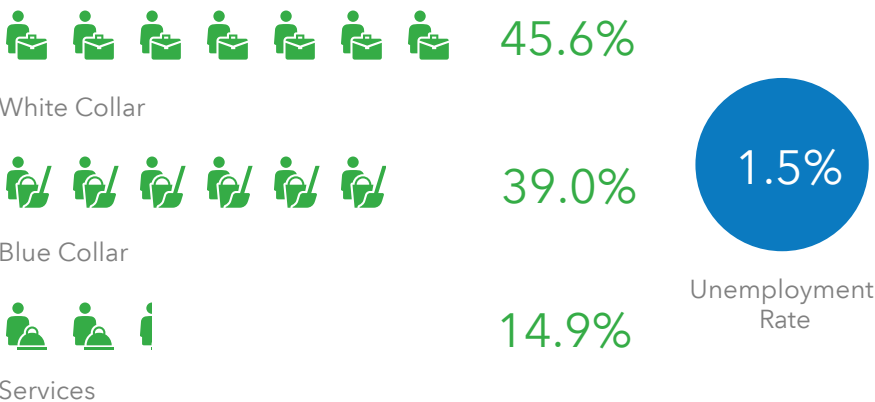
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$75,000 - \$99,999 (18.2%)
The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator ▲	Value	Diff	
<\$15,000	8.9%	-2.1%	
\$15,000 - \$24,999	7.3%	-2.1%	
\$25,000 - \$34,999	11.5%	-0.7%	
\$35,000 - \$49,999	9.9%	-6.1%	
\$50,000 - \$74,999	17.7%	-0.6%	
\$75,000 - \$99,999	18.2%	+3.5%	
\$100,000 - \$149,999	16.7%	+5.0%	
\$150,000 - \$199,999	3.1%	-0.7%	
\$200,000+	6.2%	+3.4%	

Bars show deviation from McDowell County



828.222.3685

info@carla-co.com

1020 Merrimon Ave., Suite 103

Asheville, NC 28804

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Forward Thinking. Client Focused.