

Farm Details 448 Sugar Creek Road, Leicester NC.
MLS 3762646 or 3762629

Organic farmstead 35 minutes from Asheville in NW Buncombe County, NC.

Currently producing craft hemp CBD flower, plant starts, eggs, beef & veggies. Previously operated a 20 family CSA out of the organic market garden. Ready to be certified organic- a rare find. North Carolina hemp permits cannot be sold and are not conveyed with property, however, we are open to new owners growing under our North Carolina Industrial Hemp permit with a separate agreement. We will provide farm mentoring at one hour per week for those growing under our hemp permit.

The 1472 sq ft custom passive solar, non-toxic home was completed in 2012. Home uses very few resources to heat and cool and was professionally solar sited and engineered for maximum efficiency.

- Heat with the Sun (passive solar windows made by Sun Windows in Tennessee, along with fully insulated concrete slab), propane (Rinnai vented propane high efficiency heater), electric (baseboards) or wood (soapstone wood stove hand made by Hearthstone in Vermont).
- Full color concrete, wood, and tile flooring.
- Non-toxic soy foam insulation in walls.
- 2 x 6 wood frame construction with full plywood sheathing with taped and caulked seams.
- No OSB/particle board used on sheathing or inside home.
- Felt sheathing instead of plastic wrap to reduce toxins further.
- R-50 cellulose insulation blown in the attic.
- Whole house attic fan provides cooling and air exchange.
- On demand Rinnai propane hot water heater provides continuous supply of hot water.
- Poplar trim mostly sourced and milled onsite, hand finished with non-toxic 0 VOC oil.
- Interior of home freshly painted with zero VOC paints.
- Poured concrete/sealed crawlspace below mud room is fully insulated and provides cool sealed storage, whole house water filter, generator hookup, and plumbing access. Portable generator included but needs to be serviced by buyer.

This Sunlight-infused home has an open floor plan on the main level with ½ bath, 3 bedrooms, 2 bathrooms (1 full bath, 1 half bath) upstairs.

- The cook's kitchen is 15 x 20 with a large island, warm LED lighting & natural butcher block counters.
- New water resistant acacia wood butcher block on kitchen island.
- Plentiful maple cabinets are Appalachian-made in Virginia- all wood maple and plywood, sustainably sourced/ FSC certified wood.
- Includes stainless appliances: 5 burner gas range, dishwasher and newer refrigerator (2018).
- Abundant light, new master bath fixtures, full bath with clawfoot tub & oversized separate custom tiled shower.
- Newly painted hardie board type siding.
- 50 year painted metal roof is 10 years old now.
- Sealed metal gutters.

- Passive solar double pane gas filled enameled metal windows.
- 15 x 21 covered post and beam porch, adjoins 15 x 12 open deck, adds year round living and entertaining space.
- Large stone fire-pit for outdoor living.
- Multiple dry stack stone features including raised beds, seats and large historic stone wall.
- Large amount of boulders and building stone ready for more stonework.

The property has excellent year round southern exposure suitable for active solar and modern day off-grid living.

Clean water from deep well with excellent pressure. Drilled in 2011 with 2 separate lines for home and farm, regulated via constant pressure system.

The farm consists of a large organic market garden

- with approximately 15 raised no-till permanent beds most around 50' long
- mulched approximately 40 young blueberry bushes,
- mulberry trees,
- raspberries,
- perennial herbs and flowers, flowering trees,
- 12 x 24 polycarbonate & enameled steel greenhouse with gravel floor, water, power & gas.
- Garden is fenced.
- Front yard of house is also fenced.

Property is 4 acres of flat to gentle land, characterized by highly mineralized and productive prime alluvial soils-a rare black sandy loam rich with minerals and built up for 8 years with our completely organic cow and chicken poo!! Pristine bold creek with perpetually protected source on the conservation lands that surround us. Entire watershed above farm is carefully managed by conservation organizations, a certified organic farm, and progressive and conscious homesteading neighbors. As far as we know, the entire watershed above us and all adjacent properties are managed organically.

The four acres are divided into fenced and cross-fenced high quality organic pasture, suitable for 1-2 cows or horses.

- Mostly clover and orchard grass.
- 2 large run in sheds both with access to power.
- Additional adjacent pasture possibly available for rent.
- Approximately 3.25 acres open land and 3/4 acre of moist woods with rock formations and spring ephemerals such as bloodroot. Perfect land for orchard/food forest.
- 12 x 24 chicken house with metal nest boxes, power and water (note- this water line is now leaking and cut off, but it is operable, we turn it on at the well when we want to use it).
- One storage barn/ out building, 10 x 20 with loft, wired with sub-panel ready to expand into anything you desire.
- Woodshed.
- Farm is on separate electric panel/meter for easy expense tracking and wired for generator.
- All outbuildings on property have metal roofing.

This property is located on a private dead end gravel road, deep within a cove of homesteading & farming families. Property is surrounded by 1000's of acres of protected private conservation land, preserving the pristine watershed and ensuring sustainability of the cove. Conservation land is home to mature forest, multiple springs, waterfalls and streams, rare plants, wildlife and longhorn cattle. Miles of hiking trails and horse paths accessible by foot. Walk out your door and hike to a 3 county view from the bald above our cove, aptly named The Pinnacle.

- Light covenants and restrictions allow for home based businesses while protecting quality of life.
- AT&T High Speed DSL for Business currently in home with French Broad Electric Fiber coming.
- Private gravel road and driveway are flat for easy winter access.
- Electric by Hay