

TRYON



EQUESTRIAN FARMS

HOMESITE	Size (Acres+/-)	PRICE
1	26.43	SOLD January 2022
4	14.92	SOLD April 2022
5	14.78	SOLD March 2023
6	17.91	SOLD March 2023
7	22.03	PRICED UPON REQUEST
8.1	9.26	\$259,420
8.2	10.71	\$300,000
9	17.06	PRICED UPON REQUEST
11	22.54	SOLD March 2022
14	16.65	\$366,300
15	17.76	\$461,760
17.1	8.63	\$259,050
17.2	9.00	\$270,180
18	24.65	\$665,550
19	20.35	PRICED UPON REQUEST
21	23.38	\$950,000
21 & 31	41.47	\$1,665,021
23	27.35	PRICED UPON REQUEST
27	15.68	\$313,600
28	21.09	\$527,250
29	16.42	\$459,760
30	12.84	PRICED UPON REQUEST

HOMESITE	Size (Acres+/-)	PRICE
31	18.09	UNDER CONTRACT
32	2.66	SOLD March 2022
33-38	64.00	SOLD April 2022
39-44	55.97	PRICED UPON REQUEST
45	14.68	PRICED UPON REQUEST
46	11.23	\$225,000
47	15.55	PRICED UPON REQUEST
48.1	11.31	\$430,122
48.2	10.05	\$352,030
50	11.57	PRICED UPON REQUEST
52	10.74	PRICED UPON REQUEST
53	18.64	PRICED UPON REQUEST
55	10.10	PRICED UPON REQUEST
56	16.84	PRICED UPON REQUEST
57	6.08	\$170,000
58	3.64	SOLD February 2023
59	11.85	PRICED UPON REQUEST
60	5.38	SOLD March 2023
61	13.71	PRICED UPON REQUEST
62	26.21	PRICED UPON REQUEST

Long Range Views • Gentle Rolling Topography • Easy Build Sites

Exclusively marketed by Beverly-Hanks, Realtors® and Team Billy Taylor.

Prices subject to change.

04 27 2023

TRYON

EQUESTRIAN FARMS



Community Space with future hitchin' post, shade shed and water



Looking To Build Your Dream Horse Farm?

This is a Tranquil Retreat in the Rolling Foothills of the Blue Ridge Mountains of NC.

This 1,000-acre development is sited on gently sloping pasture and woodlands. It provides a refreshing change of pace when the pressures of your work and social life start gnawing away at your peace of mind. Tryon Equestrian Farms is close to the Tryon International Equestrian Center's unmatched resources and events.

Your new home helps you reconnect with nature and rejuvenate your soul as you indulge in your equestrian lifestyle. Need a change of scenery or a reprieve from the weather where you currently reside? Escape to the moderate climate of Western North Carolina.

Welcome to Tryon Equestrian Farms

Nowhere else in the entire country offers such an equine-friendly ambiance and an elegant environment as this spread on the edge of the Blue Ridge Mountains. Located in Mill Spring, NC, a rural community in popular horse country, Tryon Equestrian Farms has local amenities for you, your family and your horses, including:

- Long-range views of the Blue Ridge Mountains
- Farm characteristics of five-plus-acre home sites
- A wide horse trail system (connected bridal paths) on the perimeter of the development (in process)
- Healthy Landscape for Riding
- Easy access to Interstate 26, where a short drive takes you to Asheville, NC or Greenville, SC
- Several nearby airports, including Asheville, Greenville, and Charlotte

Live your equestrian dream with local events and activities, such as:

- Countless world-class opportunities at the nearby Tryon International Equestrian Center (TIEC)
- Equine sporting competitions, training classes, kids activities
- Concerts, comedy nights, and year-round events
- Nearby horse trails to mountain views and waterfalls
- Quaint local towns, like Tryon, Saluda, and Hendersonville

Directions: Take Exit 67 off I-26 onto US-74 toward Rutherfordton. Take exit 167 onto NC-9 toward Mill Spring.

To truly get a sense of the majesty of this land and its location, you must see it in person. Contact us for a tour. Be prepared to love the land and the views.



How Do I Approach Design Excellence?

A dream home on your equestrian farm in the pristine setting of Mill Spring, NC should be nothing short of magical. The goal is to blend your personal style with the natural surroundings — the hills, trees, water features and views — to create complementary contours and pleasing angles. According to the guidelines.

“The location and design of driveways, houses, barns and other structures need to be designed, sited and oriented to respect the natural grading of the topography.”

Tryon Equestrian Farms put these guidelines in place to help you and your neighbors capture the essence of an elegant paradise — not to limit your choices, but to help you create a haven that entices you every time you come home. Trust the architects and contractors to build a home that suits you, your family and your horses.

Design Guidelines

Due to the natural beauty of the land at Tryon Equestrian Farms, the guidelines for design and construction intend to protect and preserve the serenity of the rolling hills and mountain views. They provide sufficient leeway for you to build your custom dream house to suit your lifestyle and desires. Every structure should be stunning, fit your needs and simultaneously appear well-placed.

When you combine an equestrian lifestyle with a luxury mindset, the possibilities are endless. The design guidelines simply nudge your ideas into workable goals that make sense, given the lay of your land. By working with registered architects, landscape designers and building contractors, you ensure the highest standards for your new home.

Buy Now, Build Later

We offer flexibility to design and build when you're ready; ***2,000 minimum square footage requirement.***

An Ode to the Joy of Nature

Imagine a late afternoon iced tea on your front porch, looking out over the hills with the mountains creating a jagged horizon. Picture yourself finishing up an afternoon ride — as you crest a hill to see your home nestled in the landscape like it has always existed there. Envision your family gathered in the kitchen preparing dinner as the sun sinks behind those mountains.

All of this can be yours. With home sites of 2.5 acres or more, you have many choices to make. The design guidelines enable you to fulfill your dreams by making sure you place your home in the best possible location on your property. Your new high-end, custom-built home is designed with your needs and specifications in mind, and the result is both seamless and satisfying — from planning to completion.



How Far is it to...

Airports:

Asheville (AVL) Regional Airport	34 miles
Greenville/Spartanburg (GSP) International Airport	40 miles
Charlotte Douglas International Airport (CLT)	75 miles

Hospitals:

St. Lukes (Columbus)	8 miles
Rutherford Regional	11 miles
Advent Hendersonville	30 miles

Grocery Shopping:

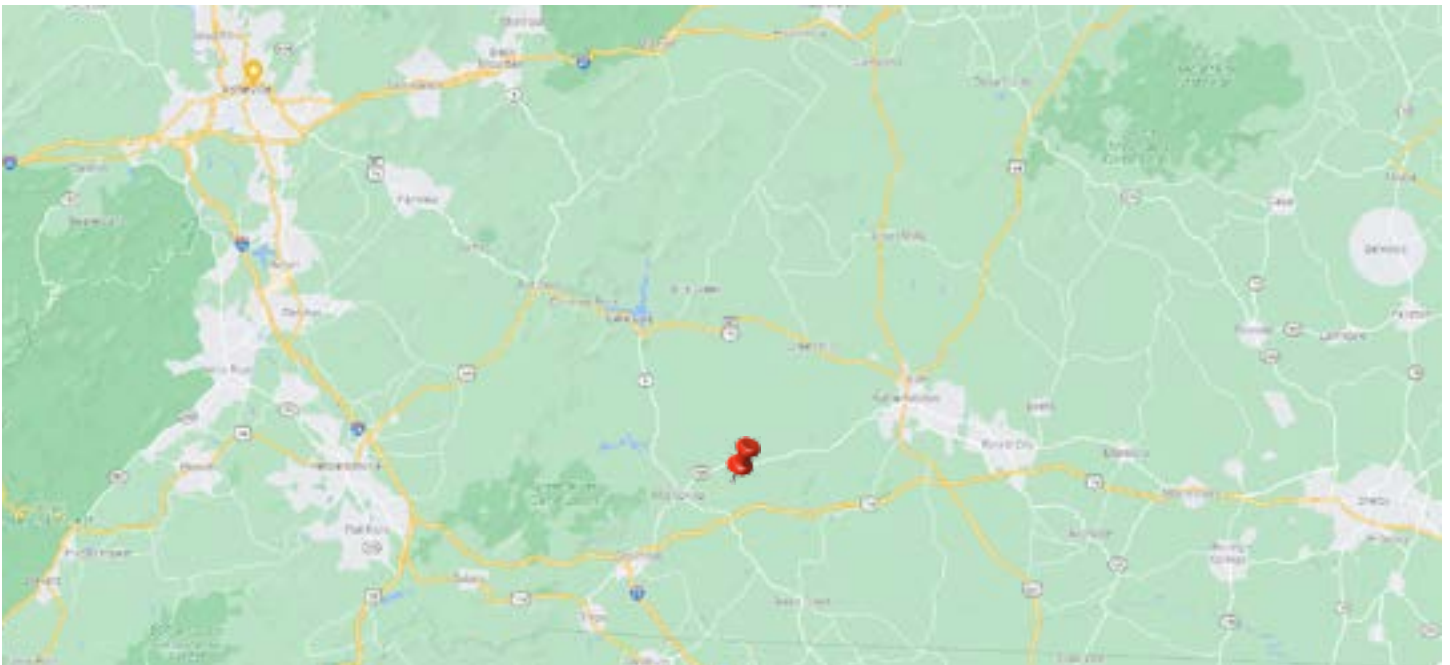
Columbus Food Lion	7 miles
Tryon IGA	12 miles
Landrum Ingles	12 miles

Cities:

Columbus and Tryon	8-12 miles
Hendersonville NC	25 miles
Asheville	39 miles
Greenville	43 miles
Charlotte	80 miles
Columbia	125 miles
Atlanta	200 miles
Ocala FL	510 miles

Other Attractions:

Tryon International Equestrian Center (TIEC)	5 miles
Parker-Binns Winery	2 miles
Lake Adger	9 miles
Foothills Nature Equestrian Center	12 miles





General Utility Information

Rutherford Electric Membership Corporation <https://www.remc.com/>
Rutherford-Polk Office 186 Hudlow Road, Forest City, NC, 28043
Phone: 828-245-1621
Toll-Free: 1-800-521-0920

Windstream <https://www.windstream.com/>
With Windstream there is a DSL line with 40-50 download and 8 upload speeds
OR Skyrunner <https://skyrunner.net/>

Buyer would need to conduct septic perc test during the due diligence period

Buyer would need to coordinate Propane service for any gas appliances/inserts

Buyer would need to install a private well for water