

KING'S BISON RANCH

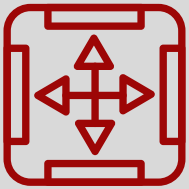
356 RIDGEVIEW ROAD, LEICESTER, NC 28748

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EXPANSIVE ACREAGE **FOR SALE**



Lot Size
+/- 126 Acres

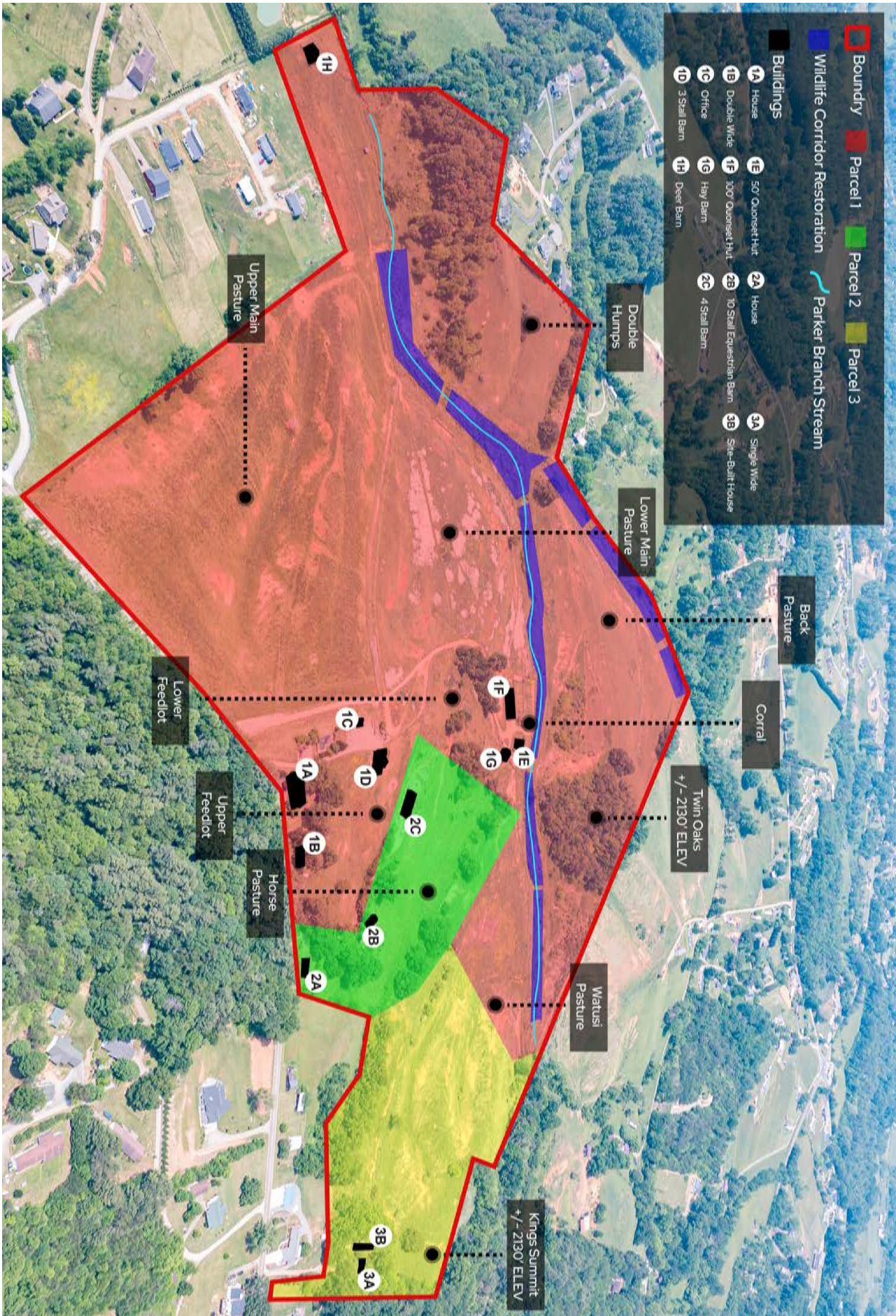


Price
\$6,950,000

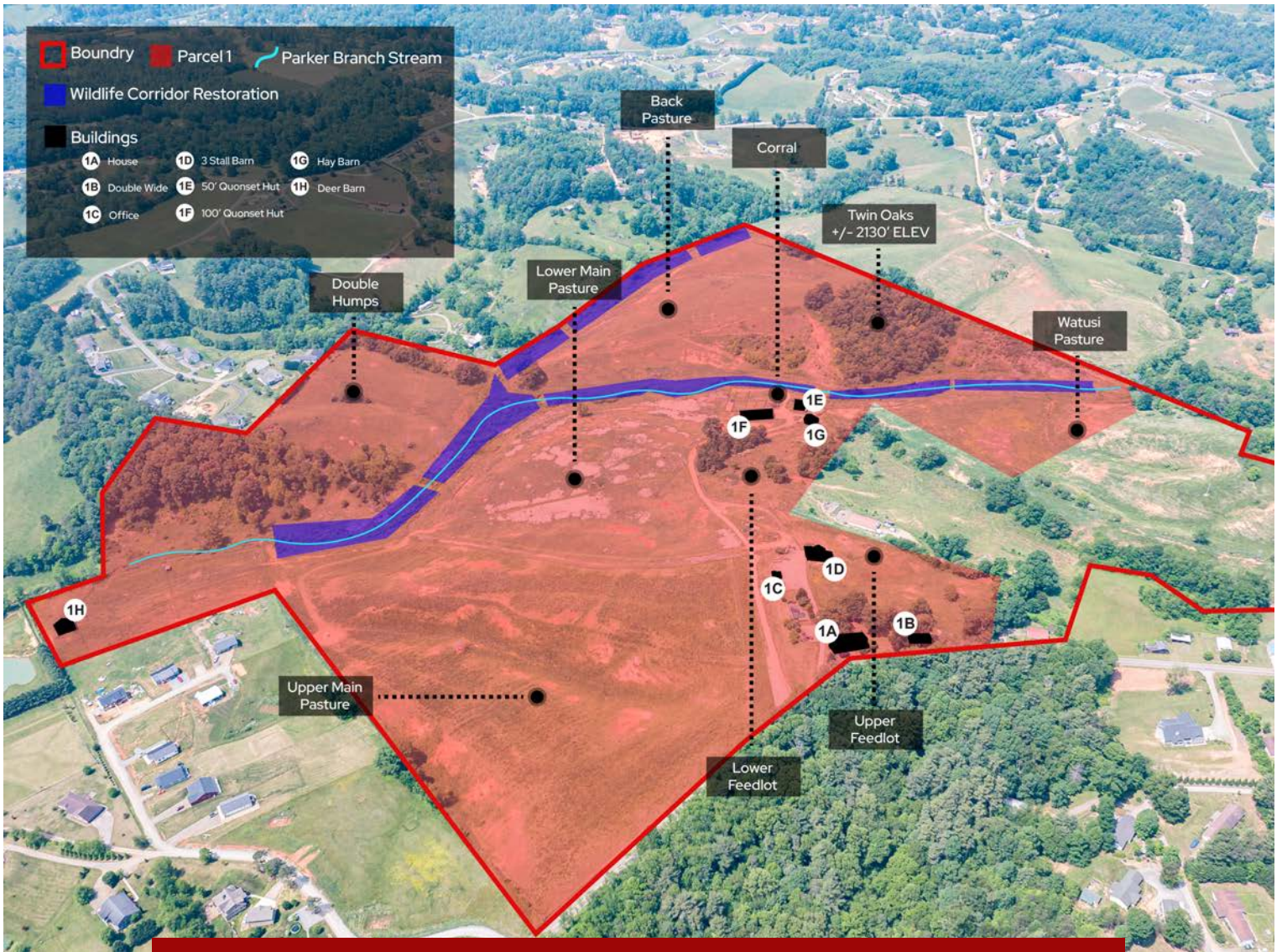


Price Per Acre
\$55,158

- Three parcels of land assemblage
- Four grazing pastures
- Equestrian barn with ten stalls
- Feed barns, office buildings, and agricultural outbuildings
- Five income-producing rental homes
- Wildlife corridor restoration and conservation easement
- Parkers Branch Stream flows through the property
- Four prominent areas: King's Summit, Twin Oaks, Double Humps, and Main Office Area



Parcel One



			
103.78 Acres	2 Houses	3 Barns	2 Quonset Hut

Upper & Lower Main Pastures



Upper Main
and Office
Area



Back Pasture and Twin Oaks



Back
Pasture
with Stream
Buffering



Twin Oaks
Overlooked by
Kings Summit



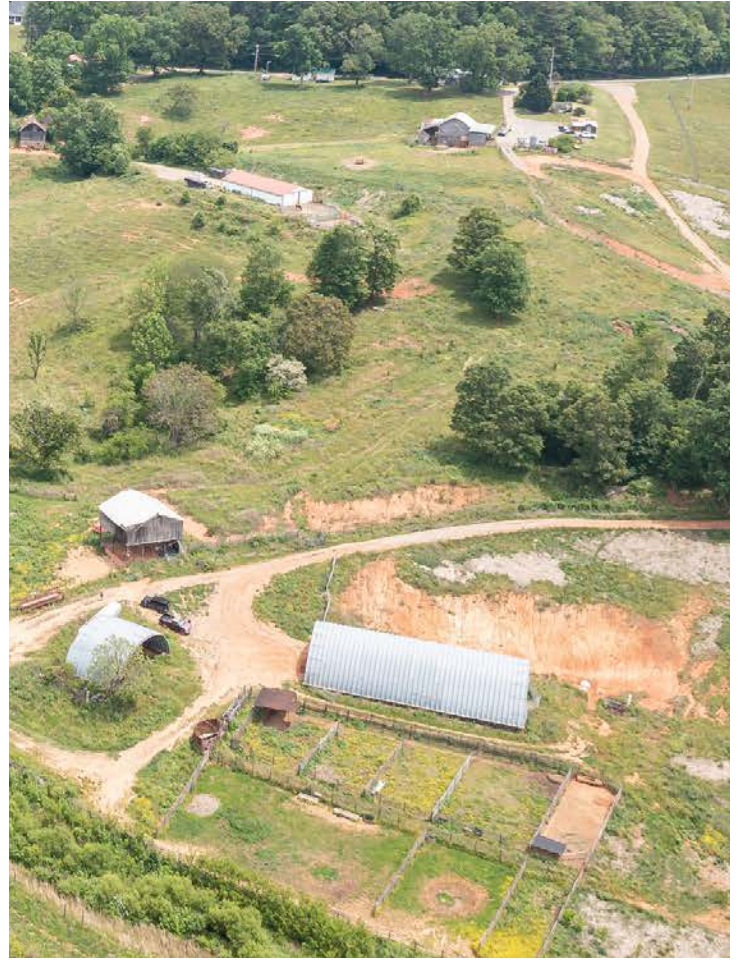
Twin Oaks Facing
Corral



Deer Barn



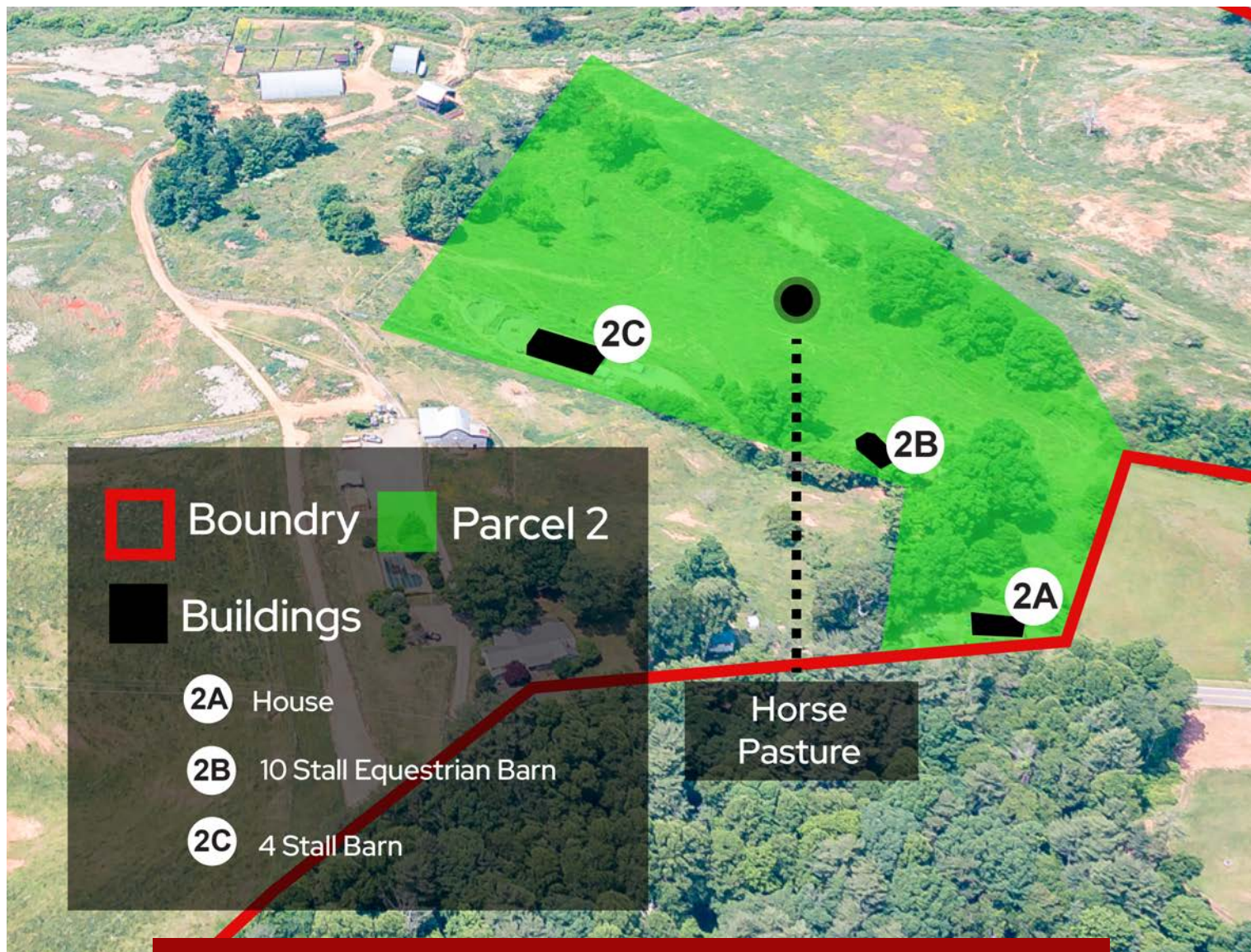
Corral with Upper and Lower Feed Lot



Watusi Pasture



Parcel Two



6.97 Acres



1 Houses

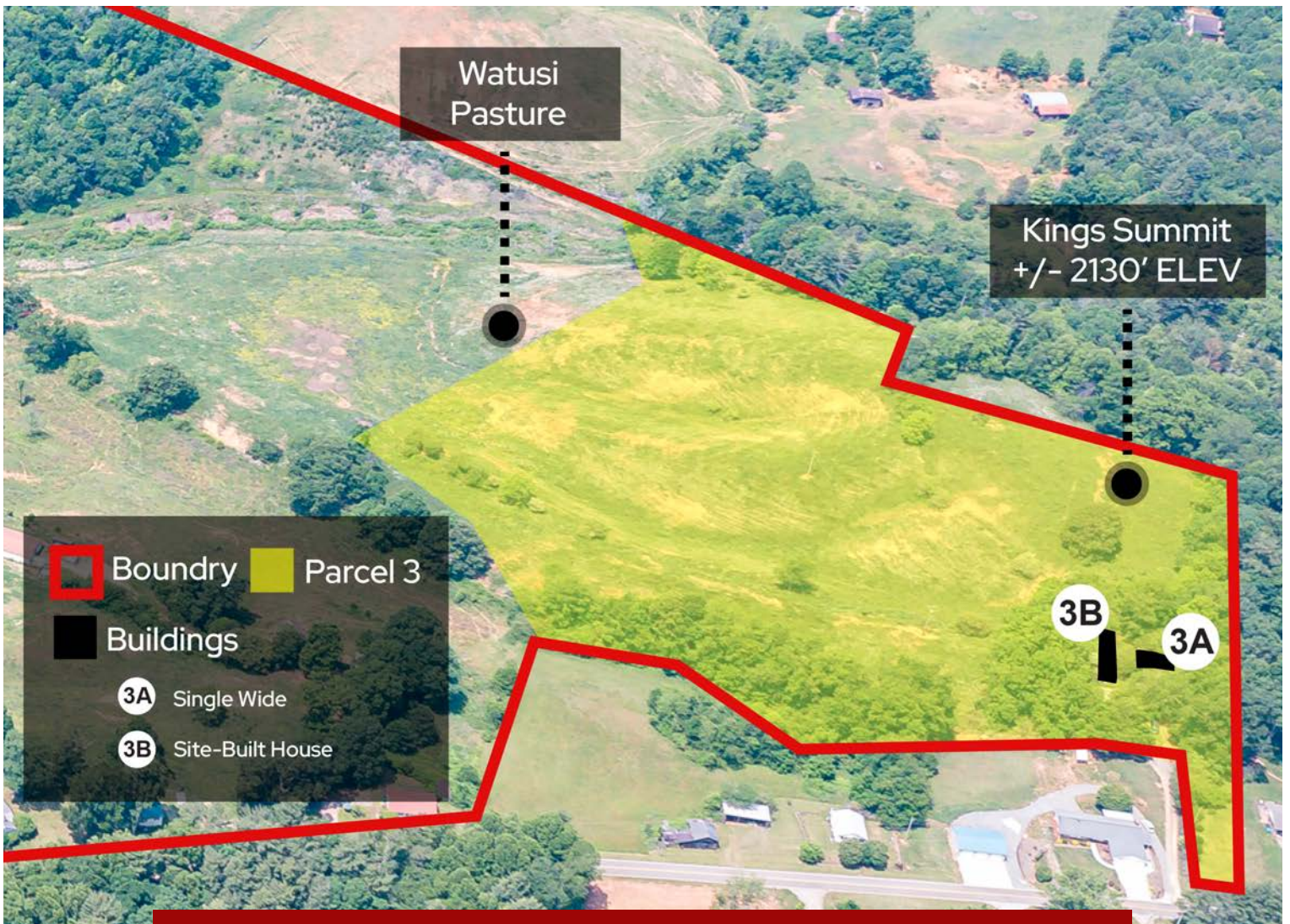


2 Barns

Horse Barn Pasture



Parcel Three



14.5 Acres



2 Houses

Kings Summit ± 2190' ELVE.



BUILDING

FLOOR PLANS



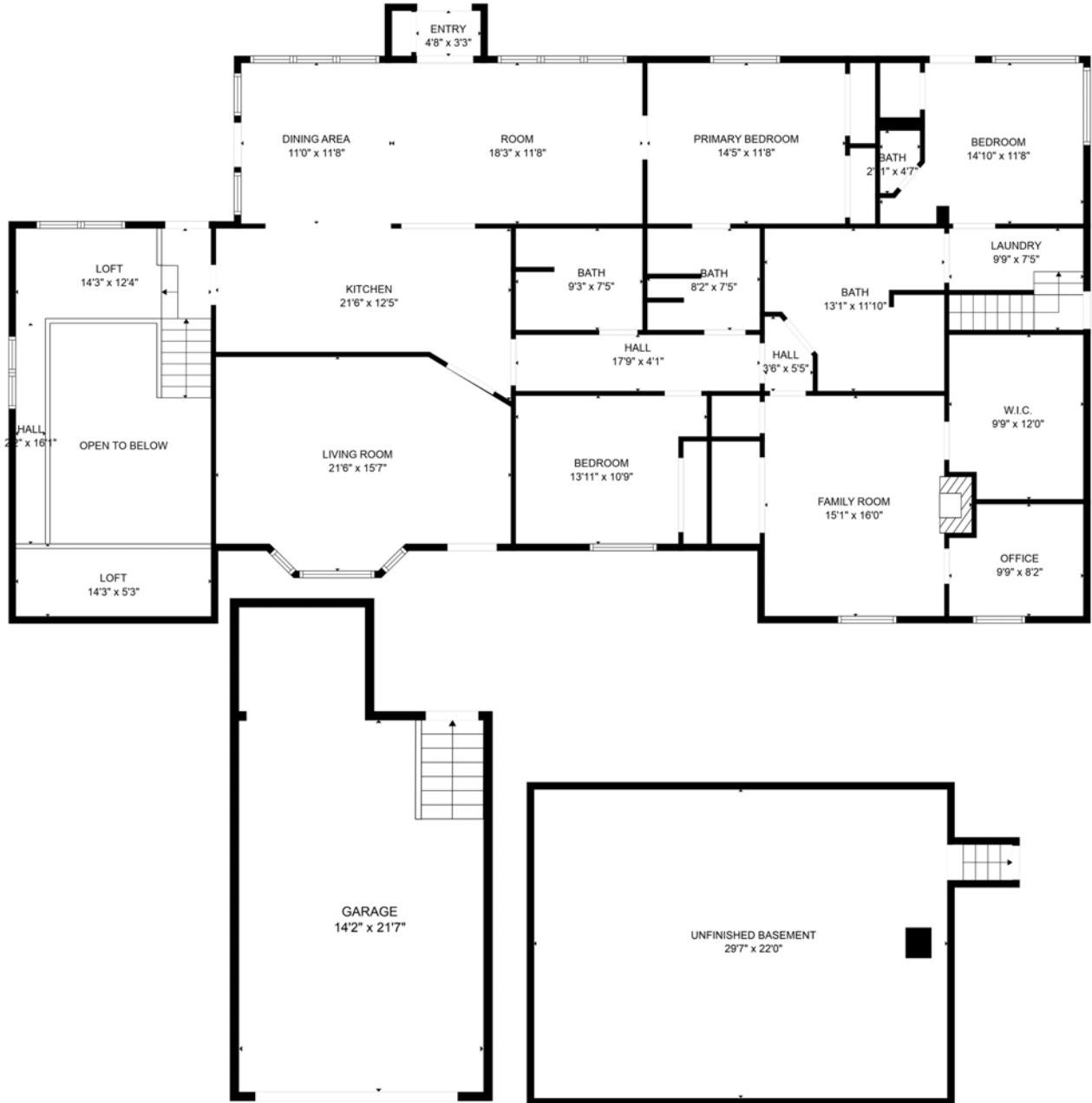
**HOUSES & OFFICE
FACILITIES**



**BARNs &
AGRACULTURAL
STRUCTURES**



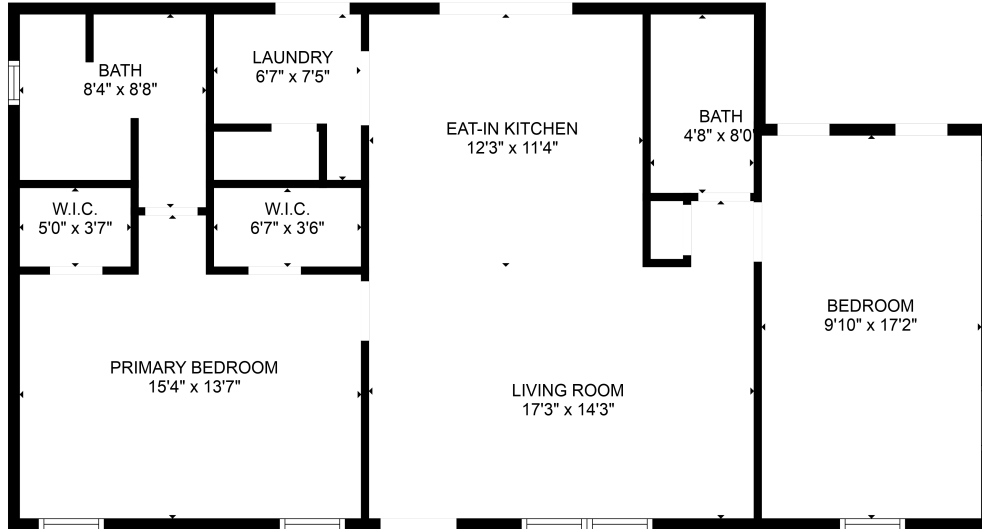
House/Former Tour Office



GROSS INTERNAL AREA
FLOOR 1: 12 sq. ft, FLOOR 2: 90 sq. ft
FLOOR 3: 2588 sq. ft, EXCLUDED AREAS:
UNFINISHED BASEMENT: 652 sq. ft, GARAGE: 266 sq. ft
TOTAL: 2690 sq. ft

1B

Double Wide



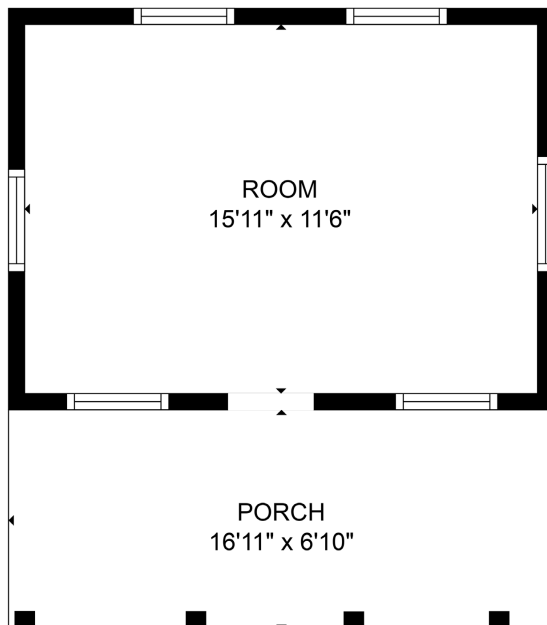
GROSS INTERNAL AREA

FLOOR 1: 919 sq. ft

TOTAL: 919 sq. ft

1C

Office



GROSS INTERNAL AREA

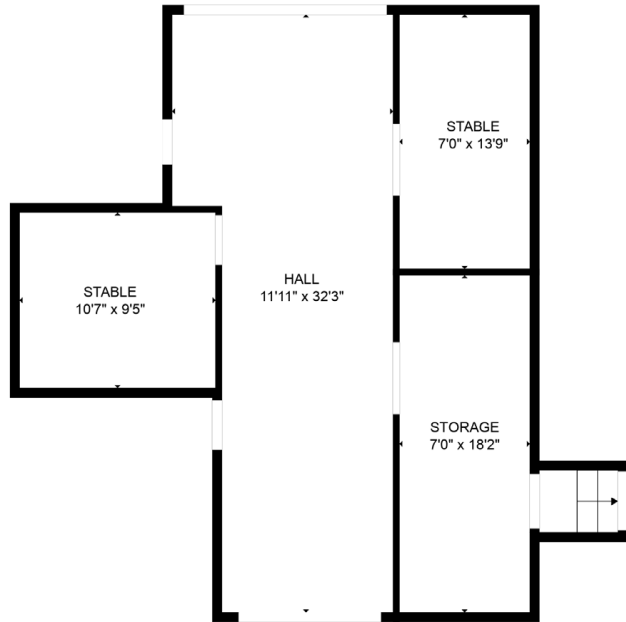
FLOOR 1: 183 sq. ft, EXCLUDED AREAS:

PORCH: 117 sq. ft

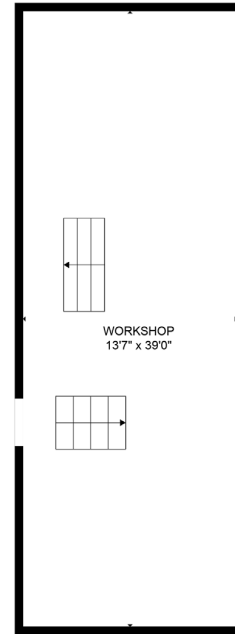
TOTAL: 183 sq. ft



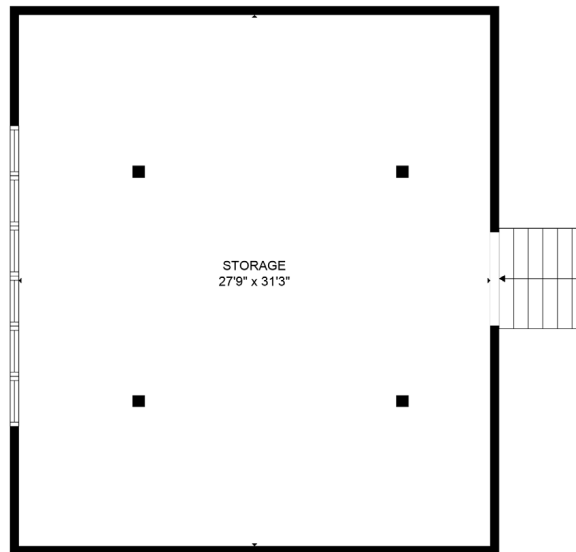
3 Stall Main Barn



FLOOR 1



FLOOR 2

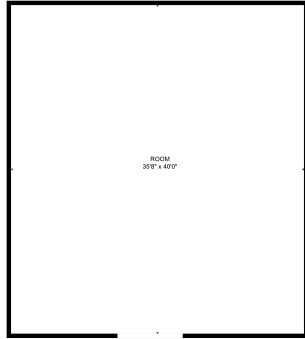


FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 485 sq. ft, FLOOR 2: 528 sq. ft
FLOOR 3: 897 sq. ft
TOTAL: 1911 sq. ft



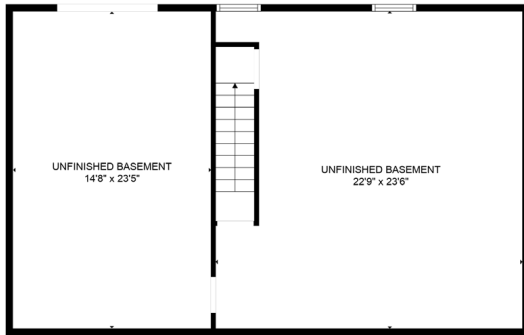
Deer Barn



GROSS INTERNAL AREA
FLOOR 1: 1426 sq. ft
TOTAL: 1426 sq. ft

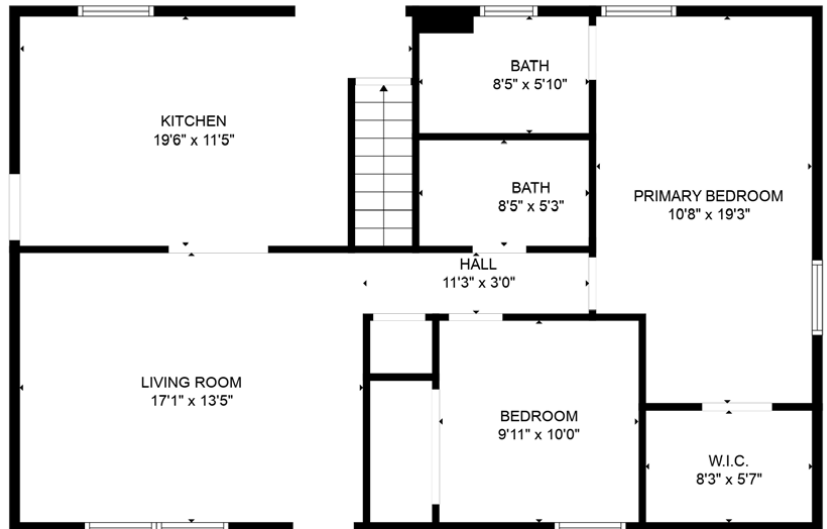


House



FLOOR 1

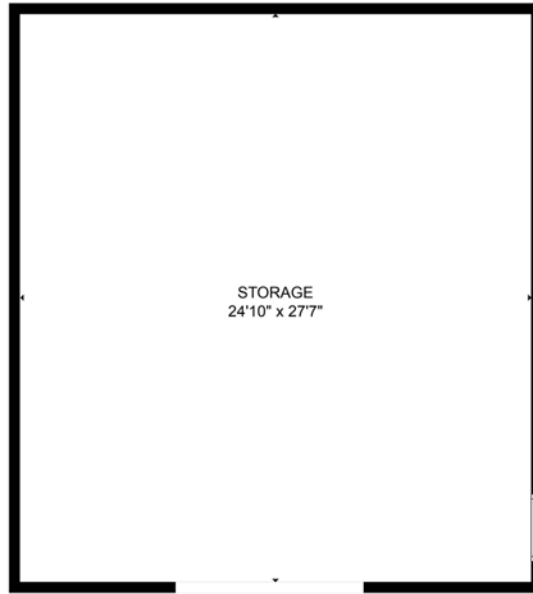
GROSS INTERNAL AREA
FLOOR 1: 51 sq. ft, FLOOR 2: 989 sq. ft
EXCLUDED AREAS: , UNFINISHED BASEMENT: 835 sq. ft
TOTAL: 1040 sq. ft



FLOOR 2

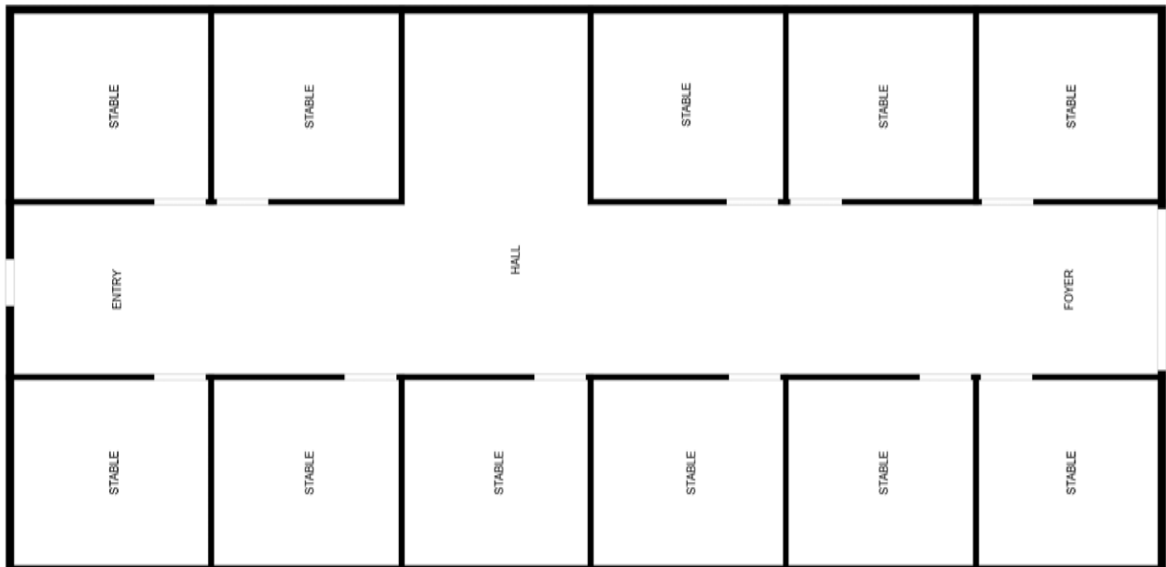
2B

4 Stall Barn



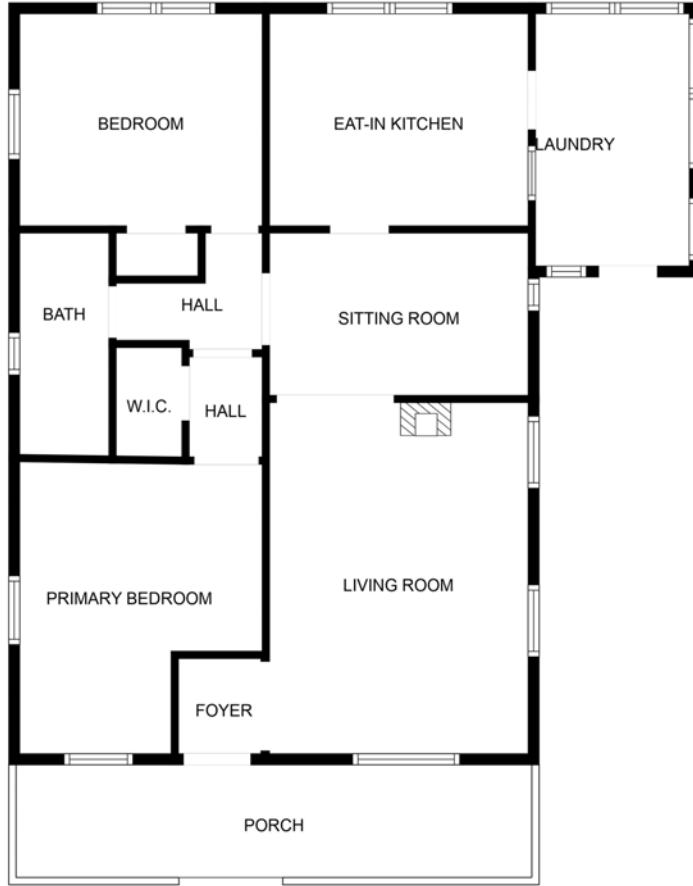
2C

10 Stall Horse Barn



3A

House



3B

Single House



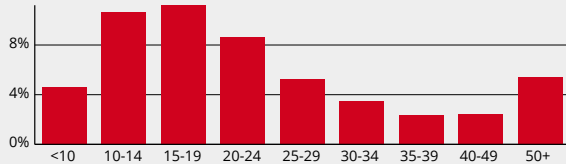
COMMUNITY PROFILE

356 Ridgeview Rd, Leicester, North Carolina, 28748 2

Drive time of 60 minutes

553,735	0.78%	2.27	40.7	45.6	\$58,736	\$288,656	\$142,953	18.2%	57.9%	23.9%
Population Total	Population Growth	Average HH Size Index	Diversity	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

Mortgage as Percent of Salary



17.5%
Services

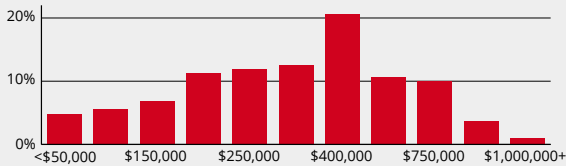


23.8%
Blue Collar

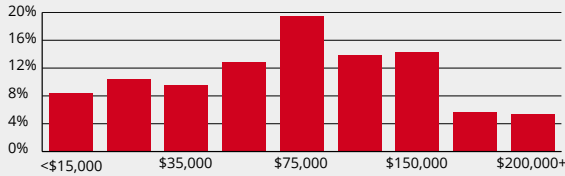


58.7%
White Collar

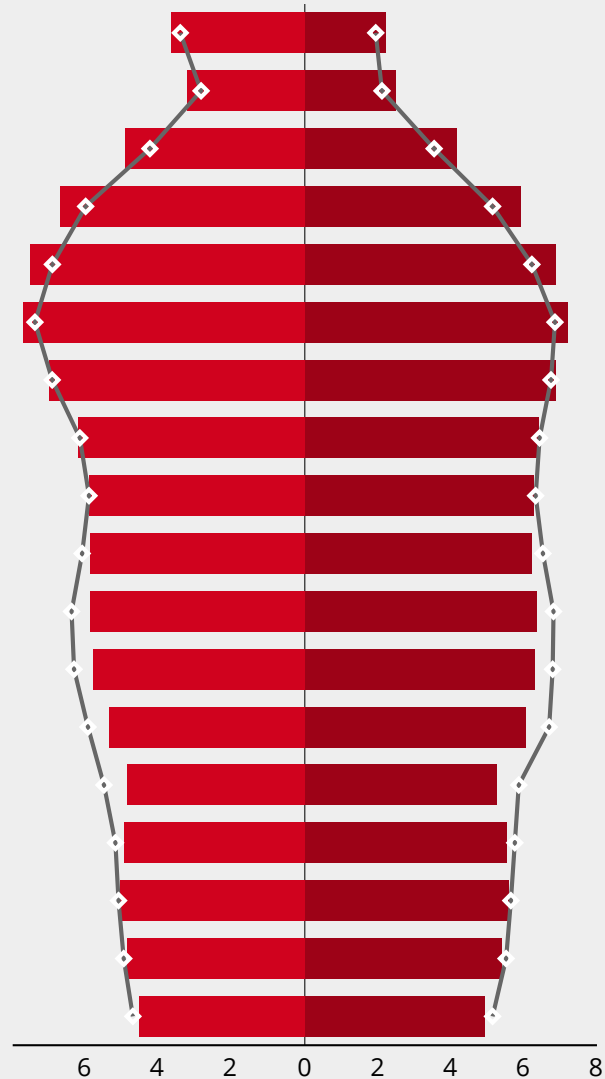
Home Value



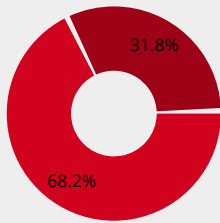
Household Income



Age Profile: 5 Year Increments

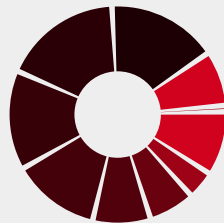


Home Ownership



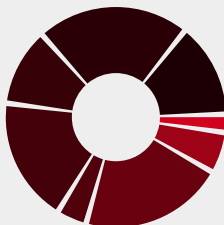
● Own ● Rent

Housing: Year Built



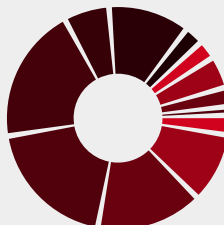
● <1939 ● 1940-49 ● 1950-59
● 1960-69 ● 1970-79 ● 1980-89
● 1990-99 ● 2000-09 ● 2010-19
● ≥ 2020

Educational Attainment



● <9th Grade ● No Diploma
● HS Diploma ● GED
● Some College ● Assoc Degree
● Bach Degree ● Grad Degree

Commute Time: Minutes

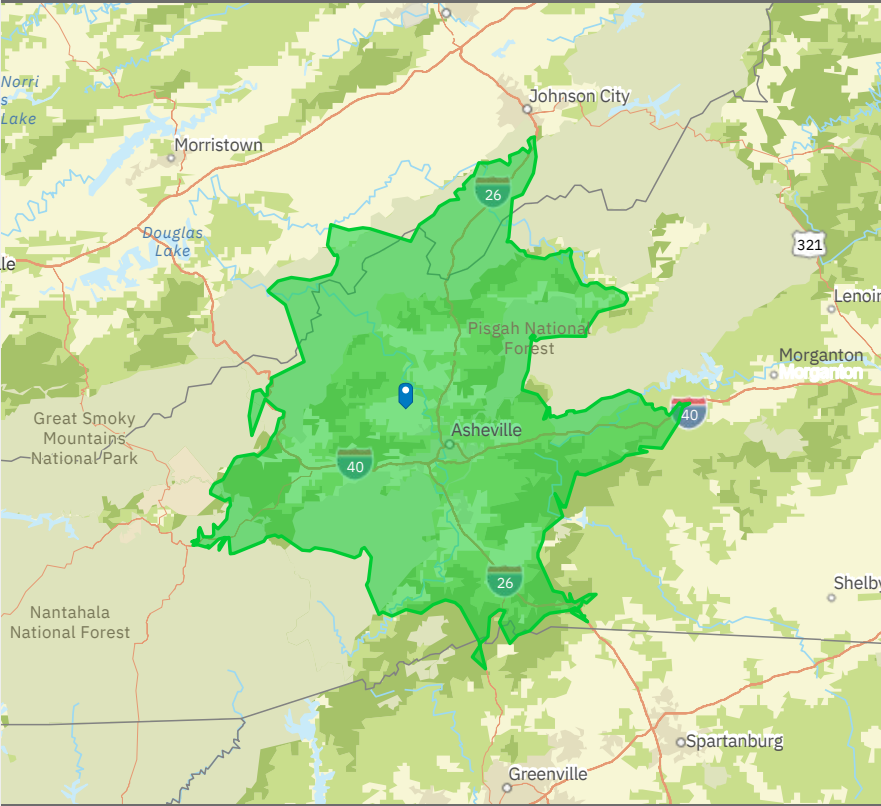


● <5 ● 5-9 ● 10-14
● 15-19 ● 20-24 ● 25-29
● 30-34 ● 35-39 ● 40-44
● 45-59 ● 60-89 ● 90+

DEMOGRAPHIC PROFILE

356 Ridgeview Rd, Leicester, North Carolina, 28748 2

Drive time of 60 minutes



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027 ©2023 Esri

INCOME



\$58,736

Median Household Income



\$36,348

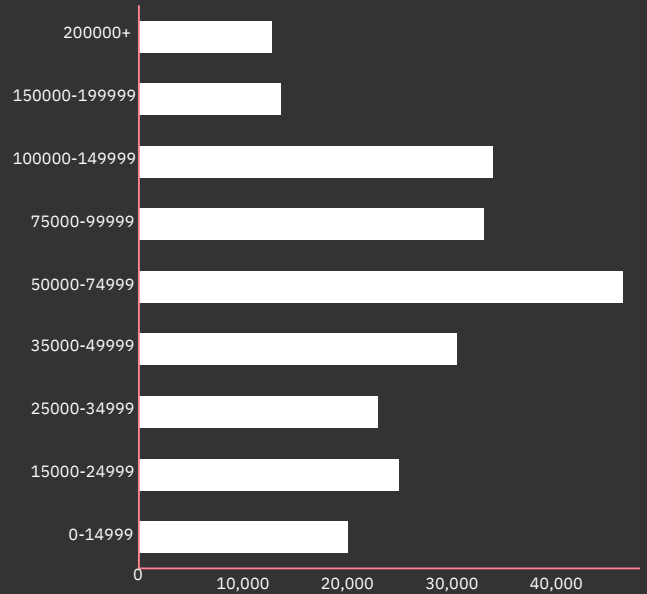
Per Capita Income



\$142,953

Median Net Worth

HOUSEHOLD INCOME (\$)



EDUCATION

9%

No High School Diploma



26%

High School Graduate



30%

Some College



36%

Bachelor's/Grad /Prof Degree

EMPLOYMENT



White Collar

58.7%



Blue Collar

23.8%



Services

17.5%

2.5%

Unemployment Rate

KEY FACTS

553,735

Population

45.6

Median Age

237,699

Households

\$49,961

Median Disposable Income