



BROADSLAB

A ONE-OF-A-KIND AGRITOURISM & COMMERCIAL ESTATE

127.33 +/- Acres | 19 Parcels | Benson, North Carolina

Distillery | Event Venue | Retail & Tasting | Hospitality | Residential | Agricultural Land



The Broadslab Offering

127.33 +/- Acres across 19 parcels

Broadslab is an extraordinary multi-parcel offering bringing together agriculture, hospitality, events, spirits production, retail, lodging, residential living, recreation and operational infrastructure in one interconnected Benson, North Carolina property.

Across 19 parcels totaling approximately 127.33 +/- acres based on the acreages supplied in the rough portfolio, the offering includes The Barn at Broadslab wedding and conference venue; Broadslab Distillery and its Rick House; the Broadslab Retail Store & Tasting Bar; Nestled Pines lodging and smaller event facilities; a private main residence overlooking the pond; two updated manufactured homes; a substantial heated and cooled workshop; a two-story pole barn; garage and equipment-support improvements; three visitor-support/RV parcels; agricultural fields; wooded acreage; established internal trails and driving paths; and a scenic pond tract with an approximately four-acre stocked pond, fountain and gazebo. Frequent deer and turkey sightings, with bobcat and bear also known to travel through the area.

The individual components are notable on their own, but the greater opportunity is the way they work together. Visitors can arrive for farm tours and tastings, experience the distillery, attend weddings and private events, enjoy outdoor and agricultural settings, and potentially stay on site through the property's lodging or visitor-support components.



Property at a Glance

127.33 +/- TOTAL ACRES	19 PARCELS	7,922 SF EVENT VENUE
5,767 SF DISTILLERY	5,818 SF WORKSHOP	4-ACRE APPROX. STOCKED POND



19-Parcel Master Schedule

#	Address / Name	Primary Use	Owner	PIN
1	4676 NC-50	Farm Land / Gateway Tract	Jeremy & Shelly Norris	155800-11-7563
2	4838 NC-50	Manufactured Home - Doublewide	JSN JUNK LLC	155800-31-7454
3	4860 NC-50	Manufactured Home - Doublewide	JSN JUNK LLC	155800-31-7221
4	4772 NC-50 - 3.57 Acre Lot	Cleared Land	Jeremy & Shelly Norris	155800-31-3618
5	4676 NC-50 - The Barn at Broadslab	Wedding / Event Venue	Dismal Haze LLC	155800-11-8603
6	Right RV Lot	Visitor Support / RV Parcel	Jeremy & Shelly Norris	155800-41-0314
7	Middle RV Lot	Visitor Support / RV Parcel	Jeremy & Shelly Norris	155800-31-9444
8	10.76 Acre Lot w 4 Acre Stocked Pond	Pond / Scenic Land	Jeremy & Shelly Norris	155800-20-2730
9	Left RV Lot	Visitor Support / RV Parcel	Jeremy & Shelly Norris	155800-31-8586
10	1.03 Acre Lot w/ Garage	Garage Parcel	Jeremy & Shelly Norris	155800-21-7271
11	Beasley Road Tract	Agricultural / Wooded Land	Jeremy & Shelly Norris	154800-90-6982
12	3.16 Acre Lot	Buffer / Equipment Support Land	Jeremy & Shelly Norris	155800-20-8620
13	.85 Acre Lot	Wooded Tract	Jeremy & Shelly Norris	155800-21-5593
14	6.18 Acre Lot w/ Pole Barn	Pole Barn / Storage Tract	Jeremy & Shelly Norris	155800-31-2228
15	4682 NC-50 - Broadslab Distillery	Broadslab Distillery	Rainbow Haze LLC	155800-11-9377
16	4834 NC-50 - Tasting Bar/Retail Store	Retail Store & Tasting Bar	50 South JSN, LLC	155800-31-2350
17	4870 NC-50	Heated & Cooled Workshop	Jeremy & Shelly Norris	155800-20-8445
18	4870 NC-50	Main Residence	Jeremy & Shelly Norris	155800-20-7747
19	4960 NC-50 - Nestled Pines	Hospitality / Lodging / Event	Nestled Pines JSN, LLC	155800-31-1890

01 | 4676 NC-50, Benson

50.11+/- ACRE GATEWAY / FARM TRACT



Serving as a key gateway to the larger Broadslab property, this approximately 50.11-acre tract offers an impressive combination of Highway 50 frontage, wooded privacy and connectivity to the surrounding parcels. With more than 400 feet of frontage along NC Highway 50, the tract provides the primary entrance and scenic approach to both The Barn at Broadslab wedding venue and Broadslab Distillery, each situated on separate parcels within the overall offering.

The acreage is predominantly wooded, creating a natural setting and privacy buffer around the commercial properties. A network of wide, driveable trails winds through the tract, providing access while showcasing the character of the land.

This tract connects with the adjoining approximately 33.58-acre Beasley Road parcel. Together, the two major acreage tracts help anchor the overall 127.33 +/- acre offering and provide frontage and access from both NC Highway 50 and Beasley Road.

More than simply additional acreage, this tract is integral to the layout and flow of Broadslab, providing privacy, access, wooded surroundings and a distinctive sense of arrival.

02 | 4838 NC-50, Benson

UPDATED DOUBLEWIDE ON PERMANENT FOUNDATION



Situated on approximately 0.92 acre, this beautifully maintained doublewide offers approximately 2,022 heated square feet and a spacious floor plan. Nicely updated and described as being in pristine condition, the home features three bedrooms, two full baths, a family room, separate living room and dedicated dining room.

A standout feature is the real solid pine hardwood flooring. The kitchen offers updated laminate countertops, an island cooktop, wall oven and generous workspace. Additional features include a fireplace, built-ins and updated light fixtures.

The owner's suite includes a private bath with whirlpool tub and separate shower, while a large laundry room adds everyday functionality. Outdoor living includes a large rear deck, covered side porch and large carport.

The property has previously been considered for long-term or short-term rental flexibility.

03 | 4860 NC-50 Highway, Benson

UPDATED DOUBLEWIDE WITH HIGHWAY 50 FRONTAGE



Offering versatility, income potential and direct Highway 50 frontage, this updated three-bedroom, two-bath home is situated on approximately 0.92 acre and adds another residential component to the Broadslab property.

The doublewide is on a permanent foundation with a durable metal roof and has undergone an extensive renovation following its use as a long-term rental. The refreshed interior offers an open floor plan, granite kitchen, attractive cabinetry, refrigerator and updated appliances.

With both a family room and den, the home offers flexible living space. A fireplace adds character, while the owner's suite features a soaking tub/shower combination. A generous laundry area, window blinds and thoughtful updates contribute to the move-in-ready presentation.

Outdoor living includes a large wraparound rear deck with built-in seating.

04 | 4772 NC-50, Benson

3.57+/- CLEARED ACRES



Approximately 3.57 acres of cleared land offering more than 100 feet of direct frontage along NC Highway 50. The tract is positioned immediately to the right of and adjoining the Broadslab Retail Store & Tasting Bar.

Its cleared condition, Highway 50 frontage and strategic location add visibility, usable acreage and future flexibility to the larger assemblage.

05 | The Barn at Broadslab

ESTABLISHED WEDDING, EVENT & CONFERENCE VENUE



The Barn at Broadslab is an established wedding, event and conference venue offering approximately 7,922 heated square feet on 5.5 acres. Designed to accommodate events of up to 300 guests, the climate-controlled facility combines a rustic-elegant setting with banquet and event infrastructure for weddings, receptions, private celebrations, corporate retreats, conferences and seminars.

A grand entrance opens into an expansive interior centered around the large ballroom. The building includes a full front porch, stage, buffet area, kitchen and prep areas, lounge area, bridal suite, groom's room, upstairs dressing area, restrooms, food-service area and stone fireplace. Wi-Fi and a projector system with a 14-foot screen further support conference and presentation use.

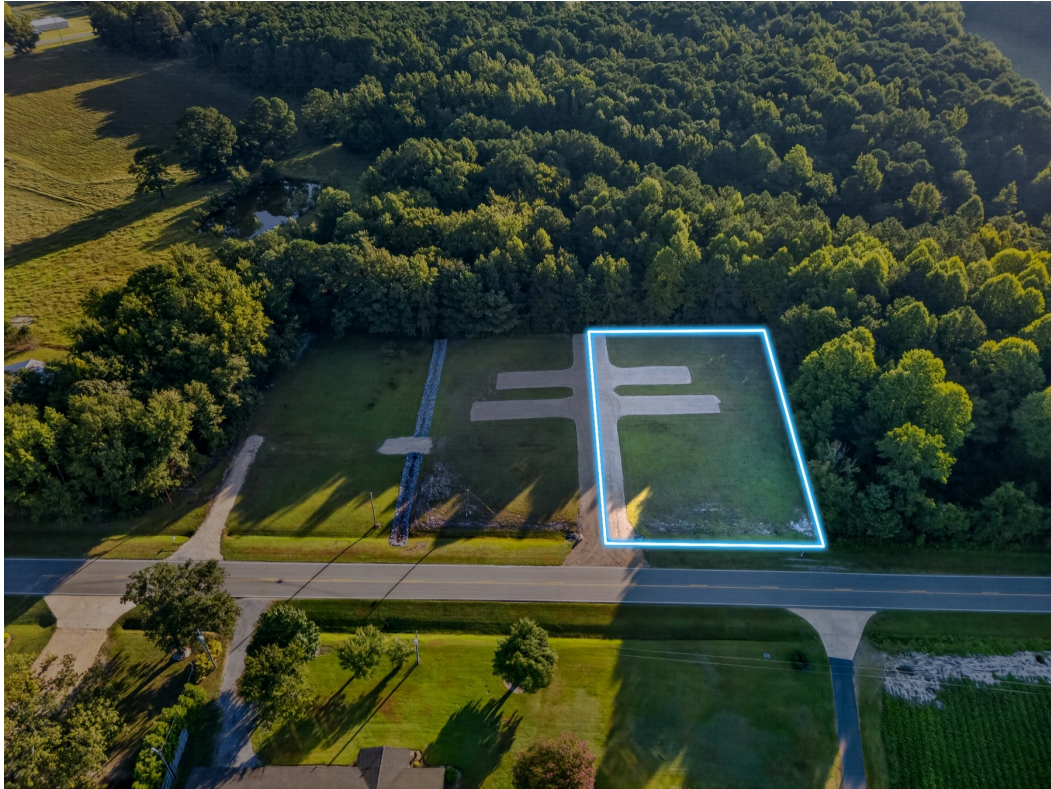
Outdoor spaces include the distinctive Grain Bin Bar, paver-brick patio, large manicured event lawn, and access to the scenic pond, fountain and gazebo used as a ceremony and photography backdrop. Extensive on-site parking has been laid out to support large events.

The venue directly adjoins Broadslab Distillery, allowing the two operations to complement one another for weddings, receptions, corporate groups, tours and other events. The Barn is one of the cornerstone commercial assets within the overall Broadslab offering.



06 | Right RV Lot

0.57+/- ACRE RV / AGRITOURISM SUPPORT TRACT



This approximately 0.57-acre cleared parcel offers more than 100 feet of direct frontage along NC Highway 50 and is positioned across the highway from the Broadslab Retail Store & Tasting Bar.

The tract is one of three roadside parcels historically utilized for self-contained RV parking in support of visitors coming to Broadslab for tours, tastings, weddings and events. The land is primarily cleared with a wooded rear buffer.

The property is associated with the Harvest Hosts network, offering overnight stays to participating members.

07 | Middle RV Lot

0.60+/- ACRE HIGHWAY 50 VISITOR SUPPORT TRACT



Positioned directly along NC Highway 50, this approximately 0.60-acre parcel offers more than 125 feet of road frontage and a highly visible location within the Broadslab assemblage.

Situated directly across Highway 50 from the Retail Store & Tasting Bar, the tract is the middle of three adjoining roadside parcels historically used for self-contained RV parking. The property offers flexibility for a future owner to evaluate continued visitor-support use or other possibilities.

The property is associated with the Harvest Hosts network, offering overnight stays to participating members.

08 | Pond Tract

10.76+/- ACRES WITH APPROX. 4-ACRE STOCKED POND



A scenic centerpiece of Broadslab, this approximately 10.76-acre tract features an approximately four-acre stocked pond with fountain, creating one of the most distinctive settings within the overall property.

The tract lies directly behind and adjoining the primary residence, providing water views from the home's rear living and outdoor areas. A gazebo extends over the water near the end closest to The Barn at Broadslab, and the pond, fountain and surrounding grounds are used as a backdrop for wedding photography and special events.

Established driving paths connect the tract with the workshop, primary residence, event venue and Nestled Pines areas. The parcel contributes water, views, recreation, privacy and scenic character while connecting several of Broadslab's major destinations.

09 | Left RV Lot

0.57+/- ACRE HIGHWAY 50 VISITOR SUPPORT TRACT



Offering Highway 50 frontage, visibility and flexibility, this approximately 0.57-acre parcel is the left-most of three adjoining roadside tracts positioned across from the Broadslab Retail Store & Tasting Bar.

The tract has historically been utilized for self-contained RV parking. A wooded rear buffer adds natural separation and privacy while maintaining an open connection to Highway 50.

The property is associated with the Harvest Hosts network, offering overnight stays to participating members.

10 | Garage Parcel

1.03+/- ACRES WITH GARAGE & EXISTING SEPTIC



This approximately 1.03-acre tract is positioned behind the large workshop and just before the primary residence, with Nestled Pines nearby.

The parcel includes a garage described in the rough portfolio as approximately 709 square feet total, together with an existing septic system. A doublewide home was previously located on the property and has been removed.

The attractive setting, existing improvements and prior residential use may provide Future Flexibility

11 | Beasley Road Tract

33.58+/- ACRES WITH 1,100+ FEET OF ROAD FRONTAGE



A major acreage component of Broadslab, this approximately 33.58-acre tract connects with the adjoining 50.11-acre parcel and provides more than 1,100 feet of frontage along Beasley Road.

The land offers a mix of cultivated fields, wooded acreage and established trails. A wide, driveable path extends from Beasley Road through the property and connects toward the venue, distillery and primary residence areas, allowing internal travel between major components.

The mix of open and wooded acreage supports the property's rural and recreational character. The rough portfolio notes frequent deer and turkey sightings, with bobcat and bear also known to travel through the area.

Together with the 50.11-acre tract, this parcel provides access, privacy, agricultural acreage, recreation and connectivity between NC Highway 50 and Beasley Road.

12 | 3.16-Acre Tract



This approximately 3.16-acre tract directly adjoins the primary residence and helps connect the home's grounds with the large shop and office area.

The parcel provides additional space, privacy and buffer around the residence. A large equipment shelter offers covered storage for tractors, equipment and property-maintenance needs. The rough portfolio also notes an existing berm area historically used for recreational target shooting.

The parcel serves both a functional and aesthetic role within the overall Broadslab layout.

13 | 0.85-Acre Wooded Tract



Tucked behind Nestled Pines, this approximately 0.85-acre wooded tract provides a natural transition between the hospitality accommodations and the adjoining 50.11-acre tract.

Currently unimproved, the parcel contributes privacy, natural buffer and additional acreage.

14 | 6.18-Acre Pole Barn Tract



This approximately 6.18-acre tract is positioned behind the retail store and residential properties fronting NC Highway 50 and enjoys visibility from the highway.

The parcel includes an impressive 40' x 80' two-story pole barn. The ground level is used primarily for equipment parking and storage, with more than 1,300 square feet of open storage area stated in the rough portfolio. The second level provides approximately 1,936 square feet of additional storage and features an abundance of windows that provide natural light.

The tract adjoins and connects naturally with the workshop, retail store and nearby residential properties, providing valuable operational and storage capacity within the overall assemblage.

15 | 4682 NC-50, Benson

BROADSLAB DISTILLERY & RICK HOUSE



Broadslab Distillery is one of the signature commercial assets within the portfolio. Situated on approximately 2.3 acres, the property includes an approximately 5,767-square-foot distillery and production facility together with a separate approximately 2,730-square-foot Rick House.

A large 28' x 72' covered front porch creates an inviting entrance. Inside, extensive pine finishes complement a well-designed tasting/bar area, large processing and production space, and office areas.

Specialized equipment stated as included in the offering includes the Mash Tun, stripping still, copper finishing still, kettle, doubling keg, condenser, fermenters, holding tank, grain bins with auger and control stations, bottling station, water distillation unit, density/proof meter, screw compressor and additional grain-storage equipment. The antiques displayed on the front porch are excluded.

The operation is supported by a three-well system. The nearby Rick House includes existing shelving, racking and build-out designed for barrel storage and aging.

Seven existing spirit recipes - six whiskey and one rum - are stated to convey with the sale. Broadslab is particularly associated with its Flue-Cured Whiskey, described in the rough portfolio as previously offered through North Carolina ABC stores. Any intellectual-property rights, recipe ownership, product registrations, trademarks, patents or distribution rights should be documented and independently verified before publication or transfer.

The distillery sits immediately behind The Barn at Broadslab and is approached from NC Highway 50 through the adjoining 50.11-acre tract, reinforcing its connection to the larger destination.



16 | 4834 NC-50, Benson

BROADSLAB RETAIL STORE & TASTING BAR



The Broadslab Retail Store & Tasting Bar serves as a central visitor and hospitality hub within the property. Situated on approximately 2.15 acres with approximately 152 feet of NC Highway 50 frontage, the 4,972-square-foot facility combines tasting, retail, gathering and future food-service potential.

The first floor includes a beautifully designed full bar and tasting area, generous seating and a retail area used for Broadslab merchandise. Covered outdoor seating, shaded picnic areas, patio space and an outdoor grill area extend the guest experience. The building also serves as the starting point for Broadslab farm tours as described in the rough portfolio.

According to the seller information incorporated into the rough portfolio, the building was planned with future restaurant/food-service expansion in mind. Existing infrastructure includes a walk-in cooler and freezer area, pre-plumbing for a rear dishwashing area, tankless hot water heater and an area planned for commercial-hood ventilation. The seller also reports that a sewer allocation/permit exists in connection with planned restaurant use.

Approximately 1,834 square feet on the second floor is arranged as residential-style living/flex space with a kitchen, one bedroom, one full bath, living area and substantial storage.

Three separate Highway 50 parcels across from this property have historically been used for self-contained RV visitors, including visitors associated with the Harvest Hosts network as stated in the rough portfolio.



17 | 4870 NC-50, Benson

5,818 SF HEATED & COOLED WORKSHOP



This substantial approximately 5,818-square-foot heated and cooled workshop provides office, shop, paint, prep and service space. The facility is described as approximately 3,313 square feet of main shop and office area plus approximately 2,505 square feet of paint/prep-related space.

The main building measures approximately 50.1' x 105.6'. The main shop area includes four roll-up doors, including two exceptionally tall doors sized to accommodate substantially larger commercial vehicles. The rear paint, wash and prep areas also have roll-up-door access and floor drains.

A dedicated paint mixing room is positioned within the building, and the existing paint-booth heating element is stated to remain. Two bathrooms support day-to-day operations.

Located approximately 50 yards before the main residence and to the right of the approach, the workshop is conveniently positioned within the larger property while maintaining separation from the primary residential setting.



Paint Booth



Beautifully positioned within the larger Broadslab property, this all-brick residence offers attractive curb appeal, generous living spaces and beautiful views of the pond and fountain.

The approximately 2,136-square-foot first floor includes three bedrooms, including the owner's suite. The kitchen features granite countertops, a five-burner gas cooktop, tile flooring and walk-in pantry. Additional finish details include solid wood interior doors and 3/4-inch prefinished wood flooring.

The rear family room and owner's suite enjoy views toward the pond and fountain. The owner's bath includes a jetted tub/shower combination. Full front and rear porches, a covered rear porch and adjoining brick patio extend the outdoor living space.

The upper level provides substantial additional finished space, including a large bonus/recreation room with wet bar area. The rough portfolio states approximately 4,129 square feet of total finished area; however, the upstairs was finished without permits.

Additional features include wood/vinyl-clad windows, three full baths, one half bath, a two-car garage and sealed crawl space with dehumidifier.



19 | Nestled Pines

LODGING, AIRBNB ACCOMMODATIONS & PRIVATE EVENT SPACE



Known by the seller as Nestled Pines, this approximately 2.49-acre hospitality property combines two distinctive lodging accommodations, a smaller private event center and an outdoor Cook Shack within a private country setting.

A gated entrance from NC Highway 50 leads into the property. Its central location places Broadslab Distillery and The Barn at Broadslab to one side, the main residence to the other, agricultural fields to the front, wooded privacy toward the rear and pond/fountain views nearby.

The approximately 1,915-square-foot Happy House features a full front porch, carport, granite kitchen, attractive cabinetry, stainless appliances, laminate wood flooring and masonry fireplace with gas logs. Two bedrooms and one full bath are located downstairs, with two additional bedrooms and a full bath upstairs. Real wood stairs add character. Washer, dryer and side-by-side refrigerator are stated as included.

A second lodging structure is a former tobacco barn converted into an approximately 572-square-foot guest accommodation. The main level includes a family/living area, kitchen and full bath, with one bedroom upstairs. A wraparound porch expands the outdoor entertaining space, while the block construction and agricultural history give the building distinctive character.

Woodside is an approximately 1,498-square-foot smaller event and gathering facility with a large open area, kitchen and prep space, full bath, private room and covered outdoor patio. The separate approximately 28' x 16' Cook Shack provides an additional outdoor grilling and food-preparation area that can support the lodging and event components.

The parcel is served by one well stated to supply the three principal structures and includes two septic systems.



A Destination. An Operation. An Opportunity.

Broadslab brings together land, destination hospitality, event infrastructure, spirits production, retail, lodging, residential living and operational facilities in one unusually connected offering. The strength of the portfolio is not simply the number of improvements, but the way the properties work together across a substantial rural setting with Highway 50 and Beasley Road access.



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