

**Duck Bridge Farm Information Update — April, 2019**  
**8033 Old NC Hwy 86, Chapel Hill, NC 27514**

**Main House**

All of the roofs on the property are metal with a 25-year guarantee from Metal Crafter. They are NOT “tin” roofs.

There is a concealed safe in the front hall. (The seller will provide information about it at closing.)

The fireplace in the living room is actually an auxiliary heat system and can heat 2500 square feet as a gas heater; it is operated with a remote. The unit is a “gems and stones” option (vs. gas logs) and is about a year old, purchased from the Fireplace Store in Raleigh.

Traditional heating is with natural gas heat; service provider is PSNC.

The wood burner stove in the breakfast room works very well. There remains approximately 5 years of stacked wood to the left of the house.

The Media Room/Family Room has a pet door to a fenced side yard with terrace and fire pit. It also has a large TV that remains and is sound resistant

The swim spa is a Master Spa (endorsed by Michael Phelps) It features standing and seated massage water jets, music system, and lights were a pleasant end to a long day.

The pond is stocked with bass and brim. There is an aerator that is currently set on a timer and the pond also has a beautiful fountain.

The large garage (at the back left side of the property) includes an adjoining storage room: both were built using Hardiplank, hurricane clips and vapor seals. It was intended to be a hay storage building (estimated to hold 750+/- bales.)

**Rental Cottage**

The rental cottage could rent for \$1200+/- per month. It is 914 square feet and features a spacious kitchen, breakfast room, living room, large bedroom with deck overlooking pond on the second floor, a full bath and laundry area. Additionally, it has a separately fenced yard. The stove and electric cooktop are brand new and have been recommended by VRBO use.

**Horse Facilities**

Regarding the horse facilities, the sellers had four 15.1 hand horses and two medium-sized ponies. The back barn was originally built with enclosed stalls (Hardi-board and hurricane clips) but the ponies wanted to be together, so it was converted to a “run in” structure.

The seller hosted an "After School" program for 21 years, combining able bodied children /adults alongside cancer survivors. The covered arena was built specifically for the challenged children and safety of those taking riding lessons. It includes a large wired tack room and a viewing area for parents over the top of the tack room. Additional benefits of the covered arena is that in winter, the arena is 20 degrees warmer, and in the summer, it's 20 degrees cooler. A round pen for teaching and training can be placed on the PSNC easement that runs diagonally along the top, left edge of the property.

There are multiple run-in shelters on the property as well as two shed-row stall buildings

There are two sets of trails: one is up the easement that leads to 200 acres of trails, allowed by the Earnhardt family. Another trail is adjacent to the white stucco house to the rear of Duck Bridge Farm.

### **General Information**

The property is not in a flood plain, however the sellers created levees, spillways and waddles near the midpoint of the farm because they were concerned about the arena getting too wet during substantial storms for the children to ride. The DOT inspected and discovered that a pipe at the highway was inadequate after many years of service. They needed permanent use of the sellers OLD driveway to correct it which was granted. The sellers now have a permanent access easement from Old 86 via Duck Bridge Farm Road to the entrance of the property. PSNC natural gas company has a regular station sited at the base of Old NC 86. A pipeline runs diagonally across the top left of the property. The driveway entrance road from Old NC 86 to the driveway entrance to the farm is maintained totally by PSNC including gravel, grading, removal of downed branches, etc. They also provided natural gas service to the property and have been excellent "neighbors."