

LAND AUCTION



32.45 AC± | 1 TRACT | YADKIN CO, NC

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/24/26 AUCTION TIME: 11 AM ET

**AUCTION HELD AT: ON-SITE, 1012 GREGORY DR
HAMPTONVILLE, NC 27020**

Exceptional equestrian and farm property ideally located just 2 miles off Hwy 421, 3.5 miles from I-77 and only 12 minutes to Yadkinville. Enjoy the convenience of being 40 minutes from Winston-Salem, surrounded by peaceful countryside, and just minutes from several local vineyards. The property features approximately 300 feet of creek frontage along North Little Hunting Creek and offers access via Templeton Drive to Gregory Drive.

The land includes 28–30 acres of fully fenced pasture, ideal for horses or livestock, along with multiple well-built agricultural and shop structures. The main agricultural barn offers 6 stalls with room to expand to 7, a wash area, a tack room, and a 38x55 horse stall area with a 55x12 overhang. A built-in BulkTech feeder adds efficiency for livestock operations. All agricultural structures have passed Yadkin Electrical inspection.

Improvements include an impressive 32x48 three-bay insulated shop with a 9x48 overhang, spray-foam insulation, attic shelving, and plumbing in place for a future bathroom (note: no septic installed for the shop). Additional structures include a 48x36 garage/shop, 38x64 workshop, 48x45 downstairs shop with concrete floors, LED lighting, and a roll-up garage door, and a pole barn.

The residence is a 26x56 mobile home built in 2018, offering 4 bedrooms and 2 bathrooms. The refrigerator and stove convey, providing a move-in-ready option for full-time living or farm management.

This versatile property is well-suited for equestrian use, farming, workshop-based businesses or those seeking a private rural retreat with excellent access to major highways and nearby amenities.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CHRIS WEAVER, AGENT: 704.692.6185 | chris.weaver@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (C27298) | Ranch & Farm Auctions LLC, NCFL #10888 | Chip Camp, North Carolina Broker, License # 190890 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Chris Weaver, North Carolina Land Specialist for Whitetail Properties Real Estate, LLC, 704.692.6185



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