DeFarm on Blueberry Hill
1483 Hopewell Church Rd.
Catawba, NC 28609

$1,200,000
11.48± Acres
Catawba County







SUMMARY

Address
1483 Hopewell Church Rd.

City, State Zip
Catawba, NC 28609

County
Catawba County

Type
Residential Property, Farms, Horse Property

Latitude / Longitude
35.648664 / -81.014086

Dwelling Square Feet
1,579

Bedrooms / Bathrooms
3 / 2

Acreage
11.48

Price
$1,200,000

Property Website
americas.land







PROPERTY DESCRIPTION

Welcome to DeFarm on Blueberry Hill, a one-of-a-kind opportunity on 11.48 +/- Acres in Catawba, North Carolina, where country living meets established income potential. This remarkable property features a thriving U-pick blueberry farm, a well-known farm stand, and a fully equipped jam kitchen, along with a herb garden and mushrooms. This unique offering allows the opportunity to continue a successful agricultural business from day one.

The farm is being offered with two rental homes that provide dependable income, creating multiple revenue streams while you enjoy all the benefits of farm ownership. Whether you're looking to expand an existing operation, launch an agritourism venture, or invest in a productive farm, DeFarm on Blueberry Hill offers endless possibilities.

With plenty of room to build your dream home, you can create your own private country retreat while enjoying income from the established blueberry operation, farm stand, jam kitchen, and rental houses. Surrounded by the beauty of Catawba's countryside, this exceptional property blends lifestyle, investment, and legacy into one rare offering.

DeFarm on Blueberry Hill is more than just a property-it's an opportunity to own a beloved local farm, continue a successful business, and build the country lifestyle you've always imagined.

Included in the offering!

-The business name and brand equity & Social media presence.

-The Primary Blueberry Field: The land was cleared and naturally amended with cover crops to achieve the perfect soil profile for blueberries. Because blueberry bushes require three years to fruit and five to reach full maturity, a buyer bypasses years of zero-income development. Last year, this field harvested 5,000 pints with ease. This mature field will maintain this high-producing average with minimal ongoing labor.

-Built-In Expansion Field: To meet overwhelming demand, an additional 145 properly cared-for bushes were planted two years ago. They will begin their first fruit production this year, immediately increasing the farm's baseline yield.

-Forest-Grown Mushroom Operation:Utilizing the original ancient woodlands, an established mushroom business grows premium mushrooms on inoculated logs. These logs last 3 to 5 years with two harvests annually. The currently inoculated logs will automatically produce for the next several years.

-Nursery Plant Revenue Stream: The blueberry bushes produce their own offspring. Pruned in February, they create a highly economical source of secondary income. A large supply of plastic nursery pots is included in the sale to support this branch.

-Beehives & Raised Bed Extravaganza:The sale includes two established beehives, which serve as essential pollinators to guarantee high crop yields. Additionally, there are 20 fully soiled, low-maintenance galvanized raised beds for flowers, spices, and vegetables, beautifully surrounding a central pond built from repurposed stones from the property's original homestead.

-Certified Jam Kitchen: The farm's homemade jam is wildly popular. The barn was built to all required standards for a certified jam kitchen. To support this growing branch, fields of blackberries, strawberries and figs have also been successfully established. Certified Jam Kitchen & Processing 16-foot stainless steel food processing counter with four built-in sinks. Four (4) refrigerators, Commercial dehydrator.

-Historic Retail Station: For customer purchases, the farm features a stunning antique market wagon-a beautiful nod to local history and the Piedmont Wagon Company. To protect this asset, a custom open shed with a metal roof has been built and stained to match the farm's aesthetic.

-Two Modern Rental Properties/ With tenants in place: The property features two appealing rental units that provide immediate financial stability. Both homes are less than 10 years old, virtually maintenance-free, and come fully furnished with refrigerators, stoves, and washers/dryers.

- 3BR/2BA 1,579 +/- SQFT
- 1BR/1BA 719 +/- SQFT





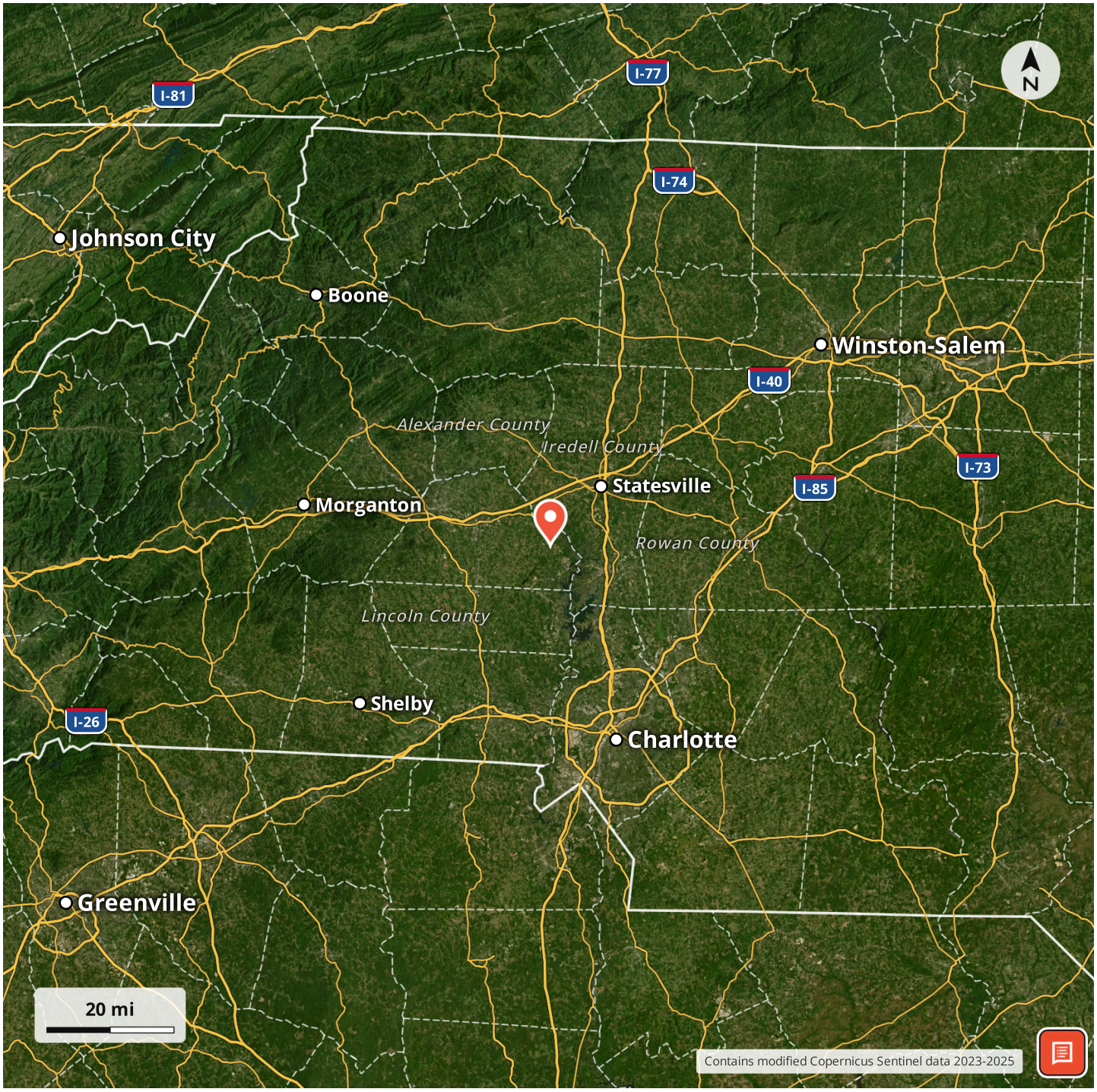




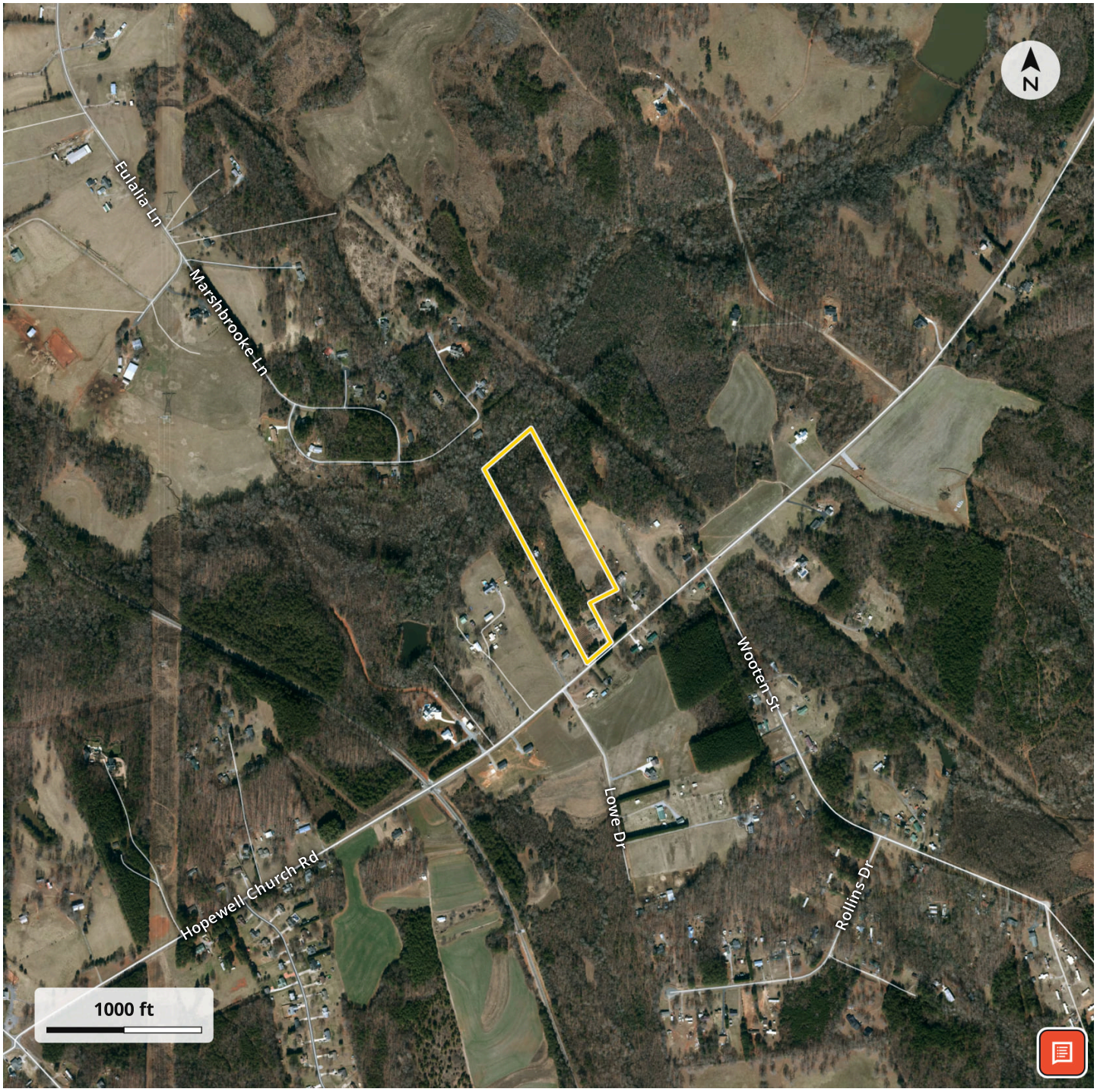




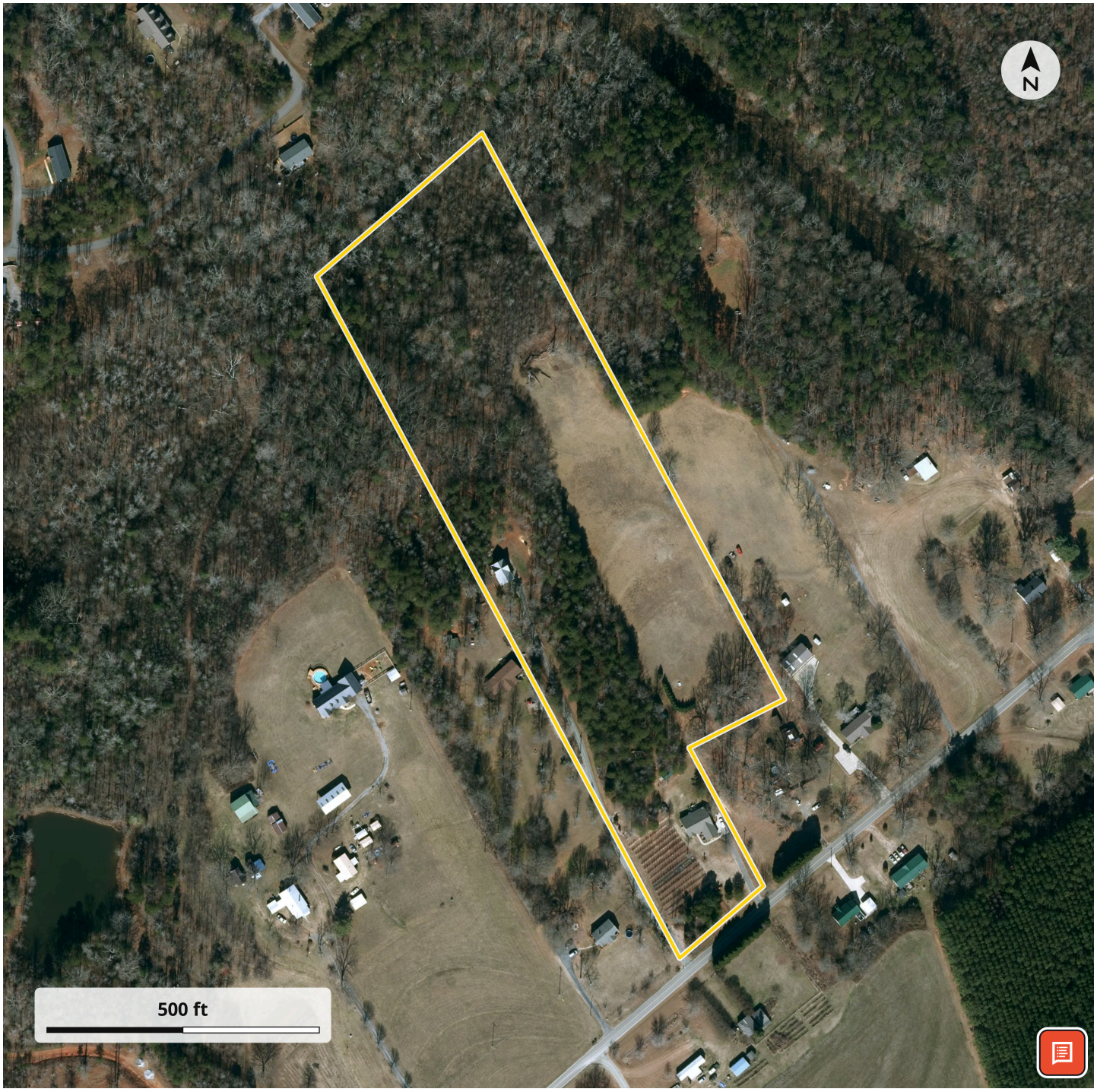
Regional Map



Locator Map


N
Eulalia Ln
Marshbrooke Ln
Wooten St
Lowe Dr
Rollins Dr
Hopewell Church Rd
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Chase Blalock

Mobile
(919) 280-5180

Email
cblalock@americas.land

Address
3265 S. NC 127 Hwy.

City / State / Zip
Hickory, NC 28602

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(800) 560-4143
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