

# FOR SALE

## ROLLING RIDGE FARM

874 Lee Road 191 Auburn, AL 36830



**SALE PRICE**

**\$3,100,000**

**Carson Cummings**

706.289.2468

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## LOCATION DESCRIPTION

Auburn, Alabama boasts a rich tapestry of amenities, including popular dining destinations, diverse shopping spots, and vibrant entertainment venues. From the cultural allure of Jule Collins Smith Museum of Fine Art to the adrenaline-pumping events at Jordan-Hare Stadium, Auburn provides a rich quality-of-life experience. Nestled amidst this lively community, the property enjoys unparalleled access to major transportation routes and a range of corporate and government centers.

## PROPERTY HIGHLIGHTS

- 46+ acre, one-of-a-kind ranch/traditional style home
- Proximity to major transportation routes
- Nearby dining, shopping, and other conveniences
- Three barns capable of boarding with 21 horse stalls

## OFFERING SUMMARY

Sale Price:	\$3,100,000
Building Size:	3,506 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	66	208
Total Population	63	141	451
Average HH Income	\$55,756	\$55,740	\$54,140

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### PROPERTY DESCRIPTION

WELCOME HOME to Rolling Ridge Ranch!! This 46+ acre, one-of-a-kind ranch/traditional style home is beautifully placed at the end of a 1/4 mile long, paved drive way. As you pull in to the property, you are immediately greeted with multiple paddocks on both sides of driveway, perfectly spaced and all used for livestock boarding such as horses and/or cows. As you continue driving on to the property, you can look to your left and right and see stunning, fully accommodated, horse boarding barns, a lighted full size arena, smaller 61 X 120 lighted and covered arena, and round working pen. The primary barn has a full kitchen, full bathroom with custom tile shower, and a washer/dryer hook up. It also has a large finished office, feed room, large tack room, office, bathroom, kitchen and hot/cold wash racks. All primary rooms in this barn are central heating and air. The second barn has a large tack room, bathroom, extremely spacious shop space, hay storage room, feed room and a shavings stall and hot/cold wash racks.

It also has a covered pole barn space nearby to store farm or equine equipment with water/power hookup. The property also offers a 1 bed / 1 bath manufactured home, primarily used as an Airbnb, for supplemental passive income. The current price for a weekend is \$720, with endless potential, as Auburn University is only minutes away and visitors come from all over, all year long! The feedback on the Airbnb is incredible and highly desired! At the end of the driveway you will find the property's crown jewel: a stunning, custom-built, 3500+ SF home, with custom double-full pane cedar front doors. To add to the seemingly endless of opportunities this property offers, there are a total of 3 barns on the property, all ready for boarders, totaling 21 stalls, that have recently had boarders paying about \$1,000 per horse. The potential for revenue is almost endless with the boarding, training options, and Airbnb this property offers! The amount of revenue that Rolling Ridge Ranch has would support a fully functioning boarding/training and Airbnb business.

Auburn is a very busy city, with a large campus, lots of football games and school events, and a new Buc-ee's right around the corner! Shopping and restaurants are only a 5-10 minute drive making it even more convenient for your next move.

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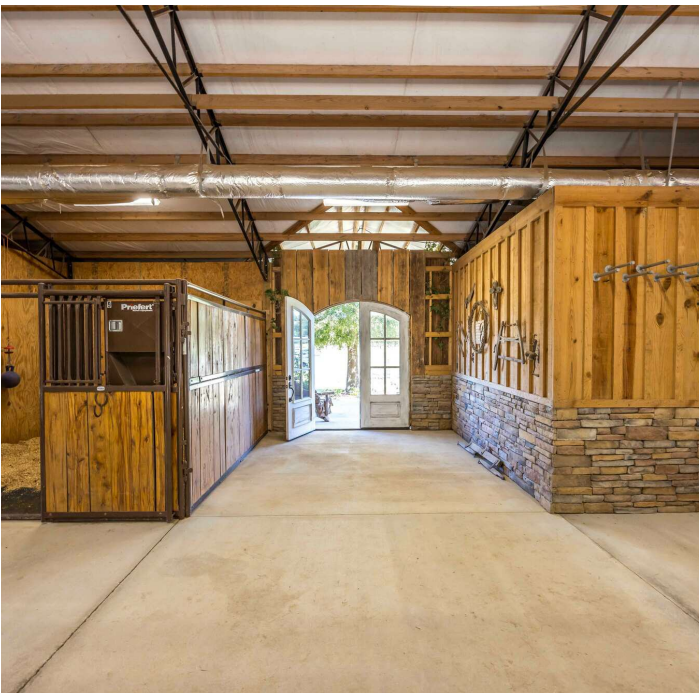


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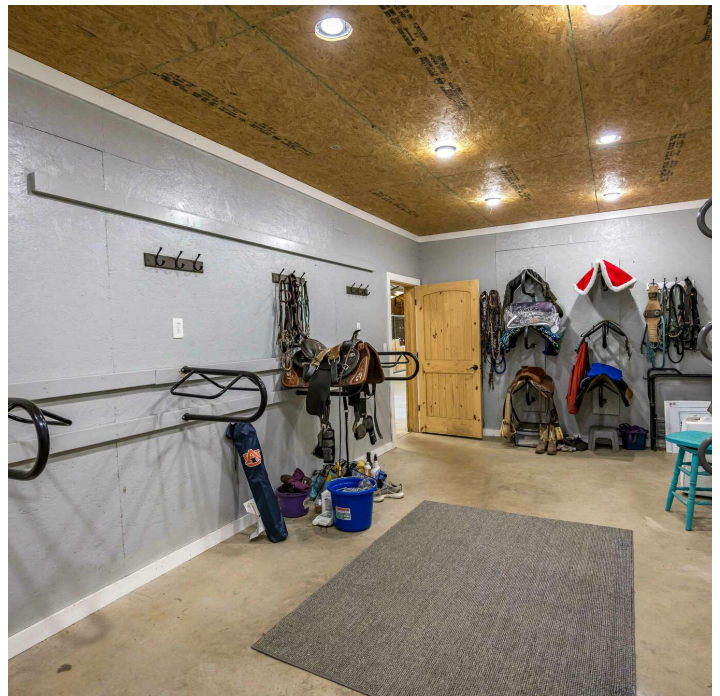
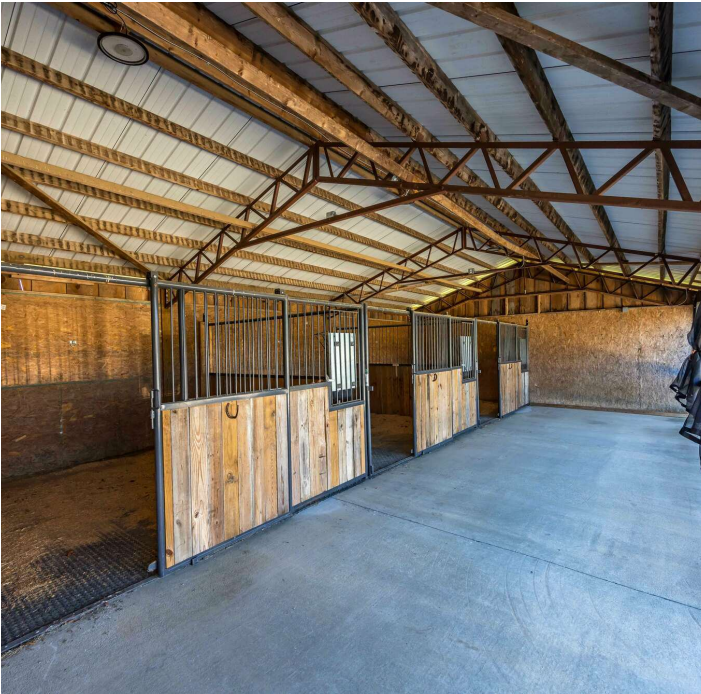
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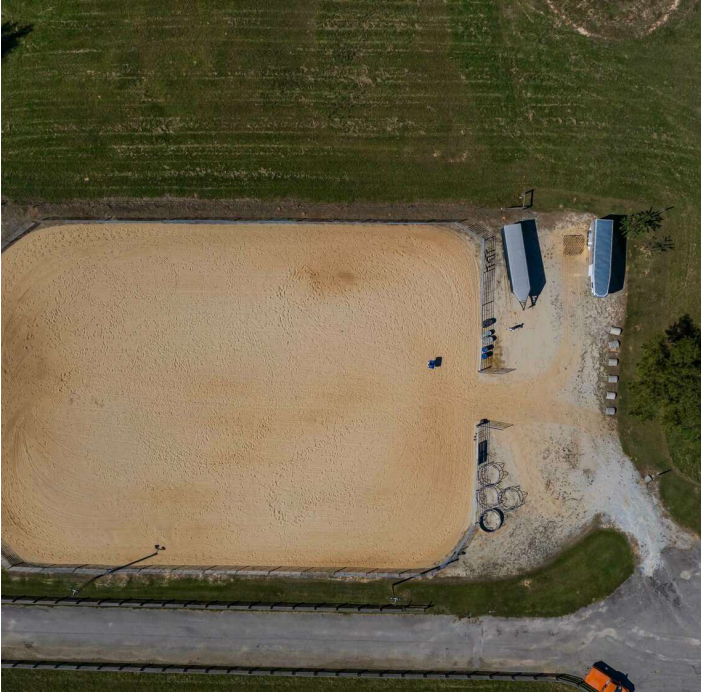
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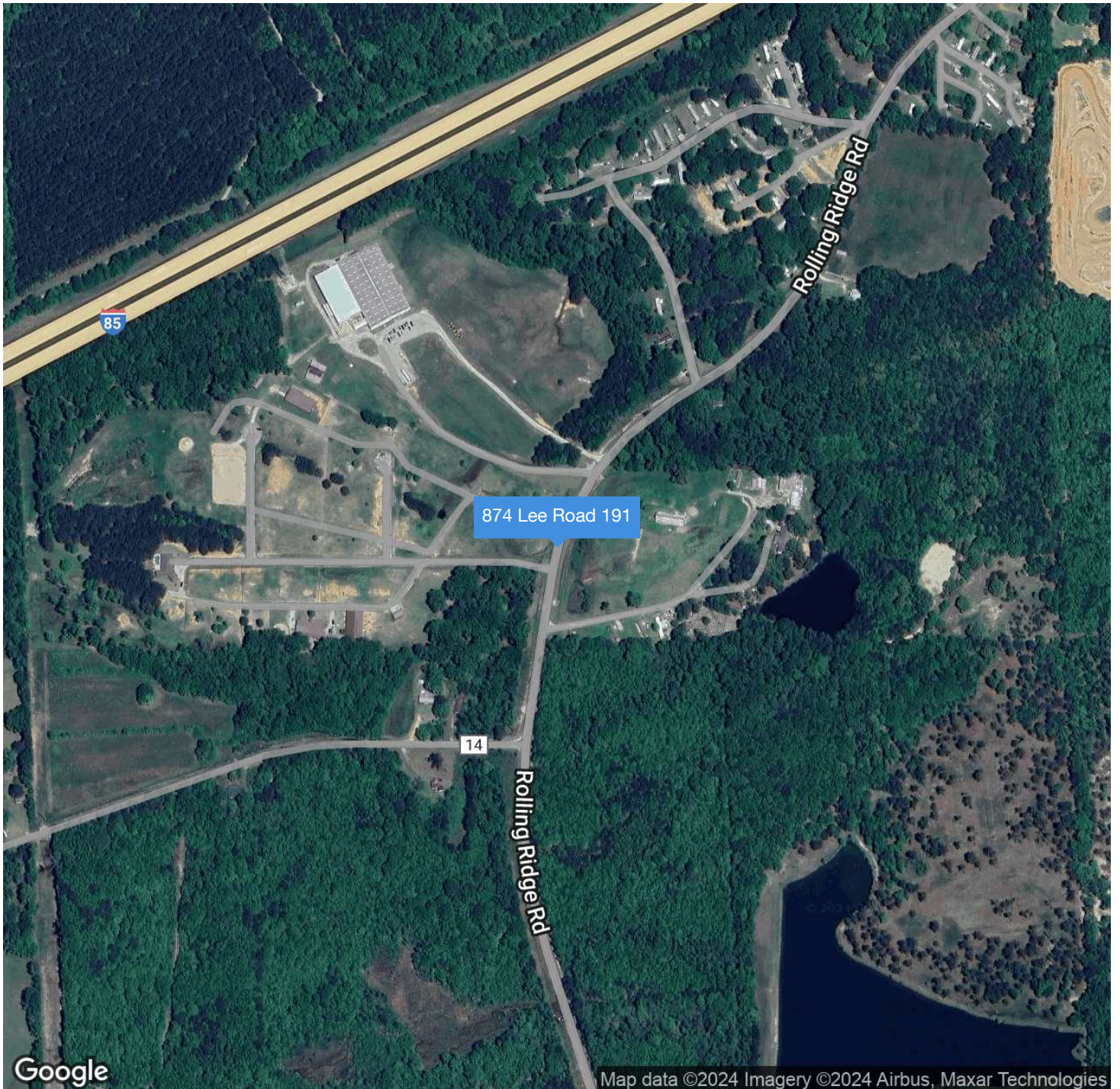


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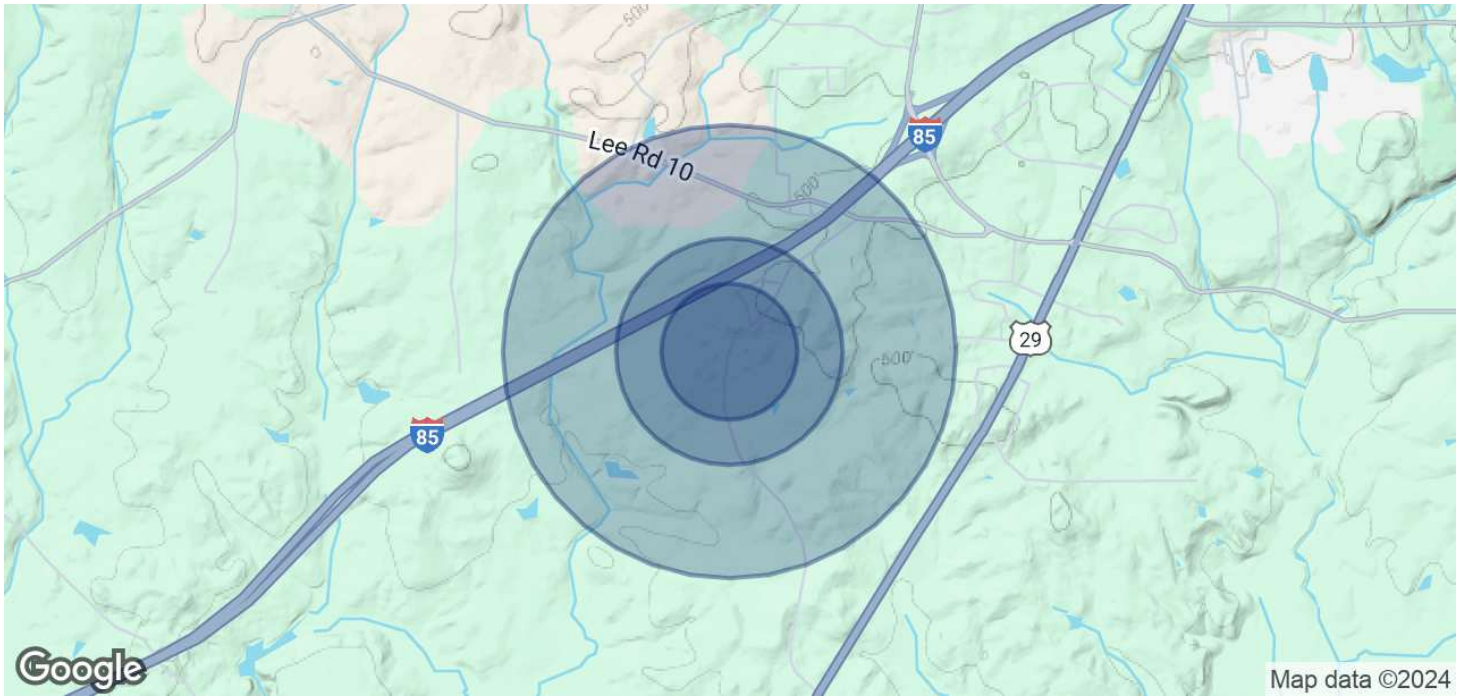
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	63	141	451
Average Age	35	35	34
Average Age (Male)	35	35	34
Average Age (Female)	35	35	35
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	29	66	208
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$55,756	\$55,740	\$54,140
Average House Value	\$248,262	\$248,512	\$274,701

Demographics data derived from AlphaMap

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