



17109 Cabarrus Road, Mecklenburg County, Midland, North Carolina 28107

Market farm on 5.7 acres, USDA zone 8a, producing four seasons of vegetables, berries, fruit, herbs, flowers by sustainable practices in proximity to Mint Hill and Charlotte, Matthews, Harrisburg, Concord NC. Located in unincorporated Mecklenburg County rural, farm country. Clear Creek garden & field has vended produce at nearby farmers markets, CSAs and farm stands. Neighbors include large estates of homes, ranches, farmland, fields and woodlands. Nearby is Rob Wallace Park, Mint Hill Founders Park, Mint Hill Veterans Park, Sherman Branch Nature Park, Stevens Creek Nature Center and the Rocky River Blueway.

Farm Property includes brick ranch, lawns, gardens, cultivated and fallow agricultural fields, pasture, woodlands and five outbuildings. The entire property is completely enclosed by a perimeter 4'-6' chain link fence which keeps out deer and secures farm animals. The road frontage is dressed in 4-board black outer fencing, with a chain link inner. Entry is at an automatic gate. Driveway in permeable gravel is illuminated. Brick walkways and block surrounds the landscape of native plants, trees, and home garden beds.

West Field A tall privacy hedge along the fenced, road frontage on West field surrounds approximately 1/3 of the property. The west field is planted for intense year around produce cultivation with amended beds (soil test ph 6.8). Two wells with four frost free hydrants. Garden Shed 12'x24' with programmable computer irrigation system. Zoned for 16 beds with underground pipe for drip and/or overhead irrigation. Grass walkways. Full crop rotation history. GAP certified in 2022 (Good Agriculture Practices by Carolina Farm Stewards). Existing perennials include asparagus, blueberries, blackberries, daffodils, figs, grapes, herbs, iris, peonies, wild persimmons. Wash table area. Small temporary greenhouse. Beds (mostly) cover cropped with crimson clover. One fallow field. One bed of soft neck garlic (approx. 200) growing (May-June 2024 harvest).

High Tunnels possible. Open flat field area (-2% slope), with irrigation every 30 ft. Could accommodate several high tunnels suitable for floriculture or other seasonal, temperature-sensitive, four-season crops.

East Field pasture grows native and grazing grass, formerly sweet corn and sunflowers. Common milkweed attracts Monarch butterflies on the Butterfly Hwy. The early season blueberry shrubs, double row grove is here. Native plants, flowers, shrubs and trees serve pollinators all season in the woodland and garden beds. A utility zone is tucked away along forest edge/driveway with compost, mulch, wood, henhouse sand, composting area and open storage.

Ranch Home is 2763 sq.ft. hardwood and tile floors. A columned front porch, entry foyer, open area living room with gas logs, kitchen, dining, den. Enclosed all-season back porch, deck with steps to garden, propane gas grill, laundry room/pantry, back entry hang-up zone. Basement level, side-load, 2-car garage. Three bedrooms with walk-in closets, 2 bedrooms with full baths. Office with closet. One hallway full bath. Kitchen with stainless steel appliances, granite countertops, white cabinets. Electric and propane gas, new 2023 energy efficient heat pump/furnace. House generator. Septic system. Wide open front turf grass lawn area landscaped with shrubs, trees, native & cultivated plants. Mesic forest of oak, hickory, beech at the rear of home has trails and bluebird houses along the perimeter pathways.

Outbuildings in addition to the Garden Shed, the former Honey House is 24'x24' split into Shop with benches/storage, also as-needed temporary cold storage area. Art Studio with full upper/lower cabinets & tabletop surrounds with show lighting. Small Barn with breezeway, suitable for storage or one horse/pony/several goats, Chicken Coop and run, a temporary storage unit, fenced and gated. Stock water tank. Fire pit gathering area. Canopy parking covers 2+ vehicles, tractors, mowers.