



FORK FARM & STABLES
NORWOOD, NORTH CAROLINA





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\$20,000,000 | 1,460± ACRES

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EXECUTIVE SUMMARY

The Fork Farm is an exceptional sporting property and working farm located one-hour east of Charlotte, NC. The 1,460± acre farm is a very private landholding that sits at the end of a state-maintained road. It is flanked by the Rocky and Pee Dee Rivers, which join at the southern tip of the property to create the eponymous “Fork”.

A tribute to classic European field sport estates, The Fork’s multiple land uses and best-in-class components overlap effortlessly. No single pursuit defines the farm, although among the standouts are world-class equestrian facilities, highly productive quail and waterfowl programs, and multiple sporting clay and shooting courses. The quality of the operations and flexible land uses are a testament to the management and planning of the current ownership. In addition to its enviable sporting reputation, the farm has been routinely recognized for its outstanding conservation efforts. Extensive improvements are spread throughout the farm, including a main house, guest lodge, farm buildings, and phenomenal stable. The Fork proves the sum is greater than any one of its parts and represents a real estate offering of the highest caliber.



LOCATION

The Fork Farm lies in the far Southeast corner of Stanly County, a rural part of south-central North Carolina, where agriculture and timber are the most common land uses. The nearest town is Norwood, a five-minute drive from the farm. Other nearby towns include Mt. Gilead, Troy, and the county seat, Albemarle. All are within 25 minutes of the farm and feature a wide array of amenities. The nearest city, Charlotte, is approximately one hour to the west.

The farm is within driving distance of a number of major metropolitan areas and cities, and the closest major airport, Charlotte Douglas International, is one hour and fifteen-minutes away. The airport ranks among the top five “mega hubs” in the United States, making it one of the most connected airports in the country. Less than 30 minutes from the farm is Stanly County Airport, which has a 5,500 foot runway suitable for private jet access.

Cities and major metropolitan areas in the region include:

Charlotte, NC ~ 52 miles

Greensboro, NC ~ 72 miles

Winston-Salem, NC ~ 78 miles

Raleigh, NC ~ 109 miles

Greenville, SC ~ 161 miles

Charleston, SC ~ 207 miles

Atlanta, GA ~ 300 miles



CHARLOTTE, NC



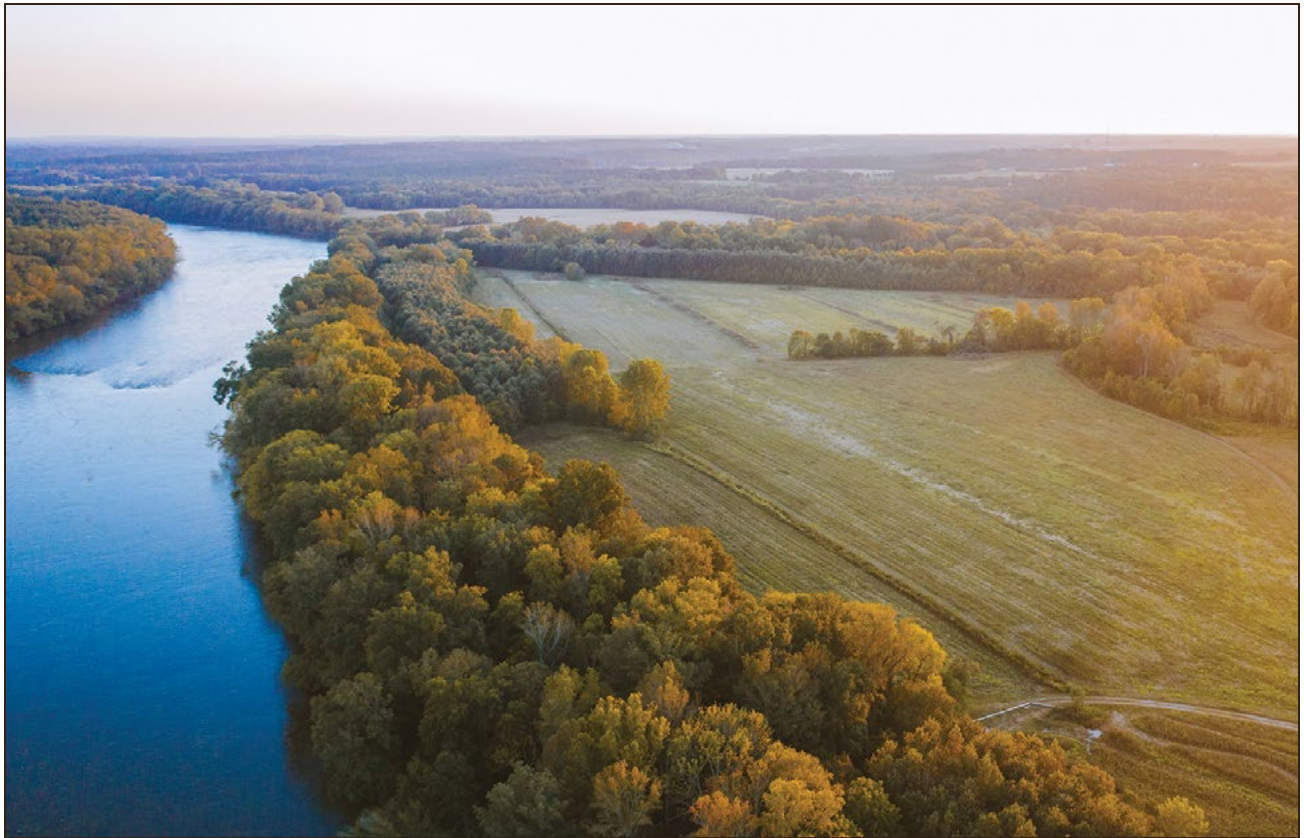
LOCALE

The rural area surrounding The Fork offers many opportunities for outdoor recreation, including golf, hiking, and boating at Badin Lake and Lake Tillery. One hour east of the farm is Pinehurst, home of the historic Pinehurst Resort and its renowned golf courses. For those seeking more urban pursuits, North Carolina's largest city, Charlotte, is only an hour away. Nicknamed the Queen City, this financial and cultural hub is one of the fastest growing cities in the Southeast. The easy accessibility to a vibrant and sophisticated metropolitan area is a great asset to The Fork and provides an excellent counterpoint to the farm's rural setting.

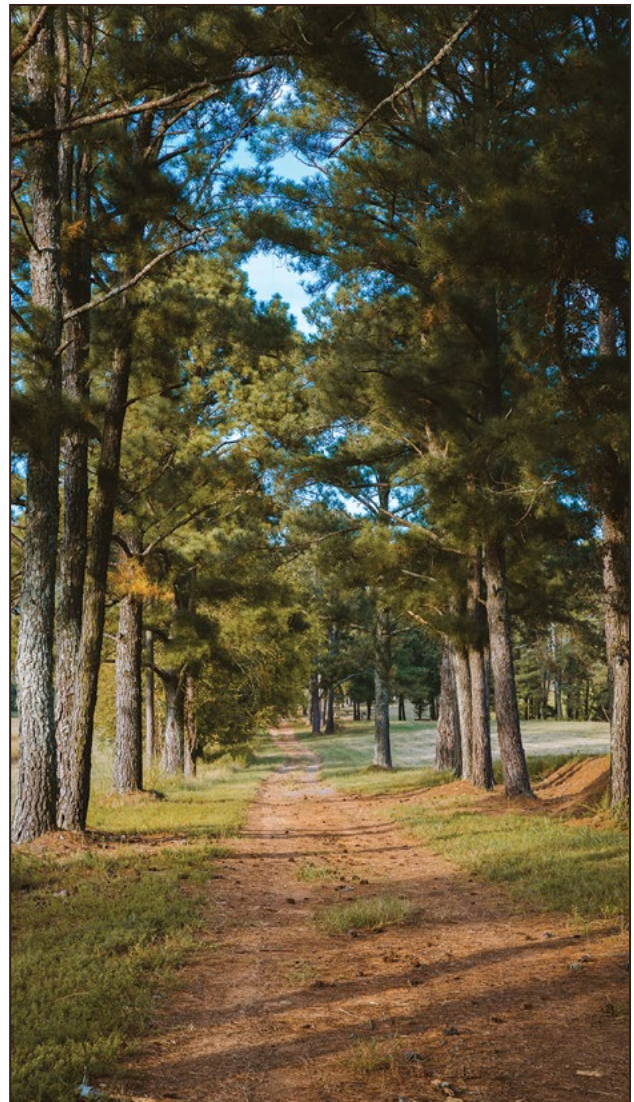


GENERAL DESCRIPTION

The Fork represents true end-of-the-road privacy, further accentuated by the major rivers that border it. The property was designed as a classic field sport estate and blends recreational components with a working farm. When the owner purchased the property in 1999, the sole land use was monoculture farming. However, two decades of careful planning and steady execution have changed that. Today's Fork Farm honors its agricultural roots but has evolved into a much more complete property with diverse land uses, strong wildlife populations, and effective conservation practices.



The topography is surprisingly varied for this part of North Carolina and encompasses open upland ridges and fields, steep headlands, hardwoods and managed timber stands, extensive river frontage, and productive bottomland. The boundaries of the property roughly form the shape of a diamond, the top half of which is a gently rolling landscape well suited to equestrian uses, agriculture, and grazing. A portion of the lower half of the diamond features similar terrain before the land drops off and transitions to fertile floodplain. Numerous steep, wooded ravines and draws punctuate the change in topography.



ACREAGE

The Fork Farm measures 1,460± acres and covers a variety of terrain. Approximately 60 percent of the farm is wooded, comprised of a mixture of hardwoods, planted pine, and managed pine savanna. The remaining acreage is open and encompasses paddocks, fields, cropland, and native upland habitat. Elevations at The Fork vary from 200-350 feet above sea level. Within that range, the overwhelming majority of the land has a slope of less than 15 percent, making it ideal for any number of land uses or recreational pursuits.



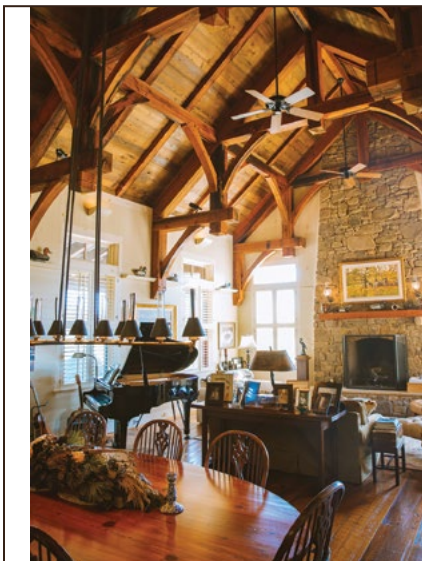
IMPROVEMENTS

■ MAIN HOUSE

The main house is the result of years of planning. It seamlessly blends into the surrounding landscape and celebrates the Fork's sporting lifestyle with elegant and comfortable living spaces. The LEED certified home (silver level) exemplifies craftsmanship and efficient design. The mostly one level house flows around a central great room with living and dining areas and a kitchen. Adjacent to that is a secondary prep kitchen and large mudroom. Beyond the great room, the floorplan transitions to more intimate spaces including a library, office, and expansive master suite. Downstairs there is a large family room with a full bar, as well as a wine cellar and precisely organized utility rooms.

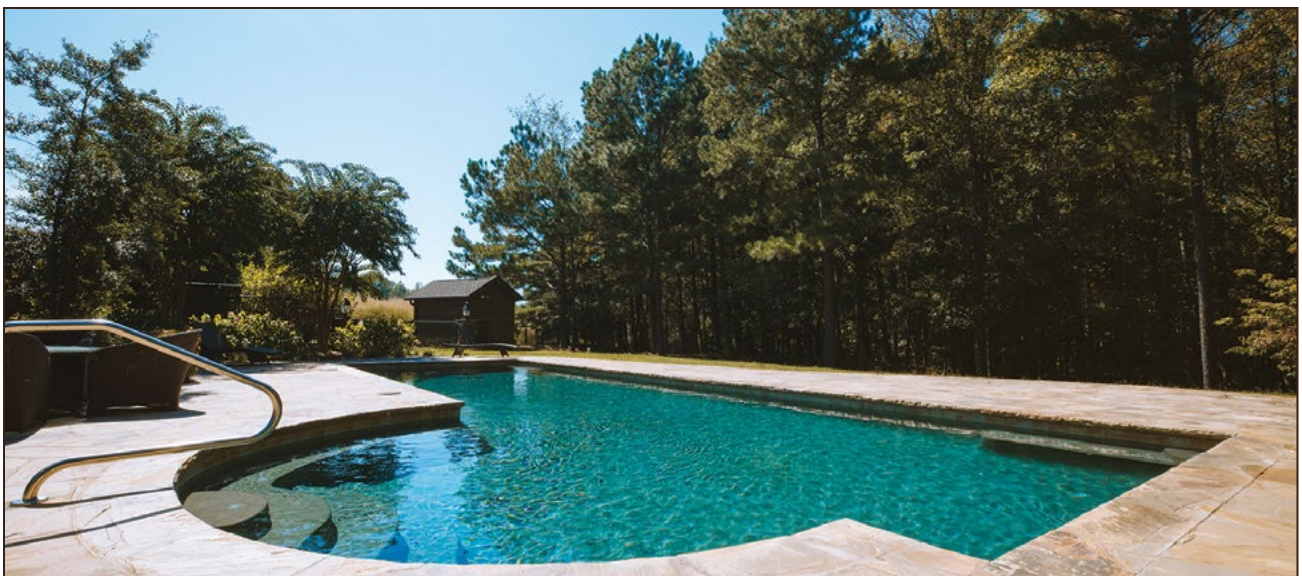
The approximate combined square footage of the main house and guest house is:

Heated	6,355 SF
Unheated	921 SF
Other (porches, breezeway, etc.)	1,630 SF
Patios	1,106 SF



The house, like the farm, emphasizes outdoor living and has a deep porch with an outdoor fireplace, accompanied by multiple seating and dining areas spread over an expansive patio. Just off of the lower level of the house is an attractive swimming pool surrounded by additional hardscaping and seating areas.

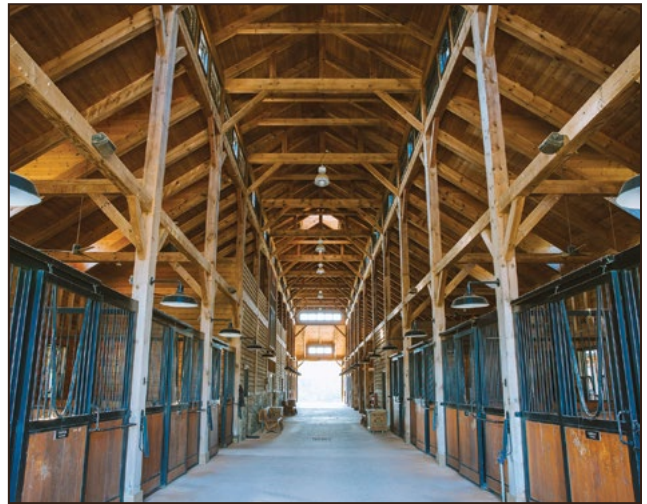
A breezeway connects the main house to the adjacent two-story guest house. The three bedrooms all have en suite bathrooms, and downstairs there is a kitchenette and laundry room.





■ THE FORK STABLES

The Fork Stables are an outstanding 12,100± square foot, full service, state-of-the-art equestrian facility. During the design process, the owner told his architect he wanted a first-class facility that could also accommodate a black-tie supper in the main aisle. Amazingly he and his team achieved exactly that. The center-aisle structure features 15 stalls, three wash racks, a veterinary lab, private office, laundry area, locker room, and a conference room with a gourmet kitchen.





■ RIDING ARENA & CROSS COUNTRY COURSE

There are two all-weather arenas, built by Equestrian Surfaces Inc. The “Large Grande” arena is 80 X 110 meters (262’X360’) and the “Small Grande” arena is 50 X 90 meters (164’X295’). The footing is a combination of Eurofelt, stone dust, and RX rubber. There is also a 105’X238’ sand arena adjacent to the barn, as well as a 180’X285’ grass arena.



■ THE CARRIAGE HOUSE

The carriage house is a recently renovated 1,600± square foot, two-bedroom guest cottage. It is conveniently located next to the stables.

■ TEMPORARY STABLES & RV HOOK-UPS

For events and visiting equestrians, there are 32 temporary stalls totaling 8,000± square feet, along with 26 RV sites that have electrical and water hookups. These are located near the main gates but can also be reached by a separate entrance.

■ THE FORK LODGE

The Fork Lodge is a 7,700± square foot guest lodge that accommodates The Fork's overnight visitors. The Lodge has nine spacious and well-appointed guest rooms, all with private bathrooms. At the center of the Lodge is a shared common area with a comfortable seating area, full kitchen, and large fireplace that is perfect for gathering around after long days in the field. Outside, a deep porch lined with rocking chairs overlooks the surrounding paddocks.

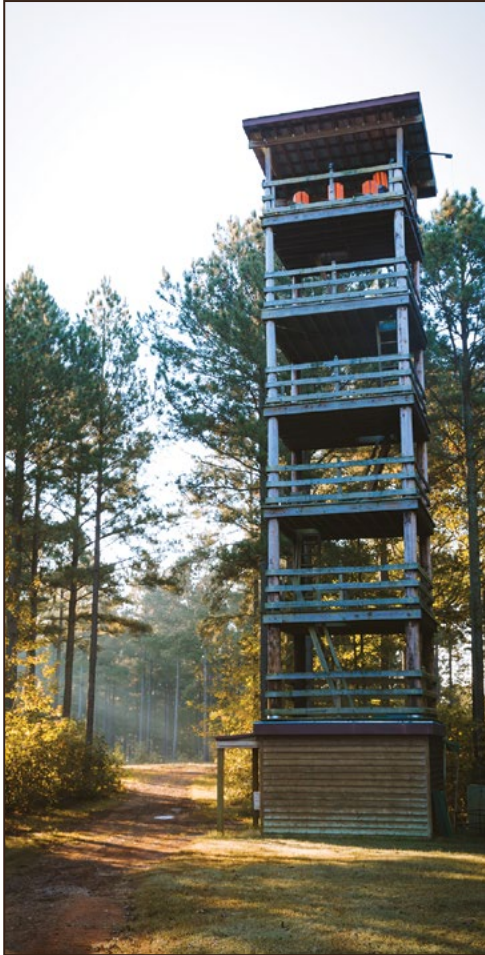


■ "THE ORDINARY" (GUN LODGE)

The Ordinary is The Fork's gun lodge and the center of the sporting clays and shooting program. The building is a wonderful nod to history and is modeled after The Colson Ordinary, a former stagecoach stop on the property that began operation in 1771.

■ SPORTING CLAYS & SHOOTING COURSES

There are two 14-station sporting clay courses at The Fork that cover a variety of wooded and open terrain. In addition, there is a covered five-stand and a 65-foot tower/flurry. All traps and target throwers are Promatic machines. The courses were originally designed by renowned shooting instructor John Higgins and updated over time by the current owner, an avid and accomplished shot.



■ FARM BUILDINGS & INFRASTRUCTURE

Farm operations are centered in two areas. The first is a 900± square foot office sited near the entrance that houses the clerical side of the farm. The second is a separate cluster of farm buildings for the maintenance operations. Among these structures is a 6,000± square foot heated and insulated building, efficiently designed for year-round equipment maintenance and storage. This area is also home to The Fork's kennels.

■ UTILITIES

Fiberoptic internet service was recently extended to The Fork. Fiber internet is not common in rural areas but is increasingly essential for today's landowners and remote workplaces. The owner also extended municipal water to all of the buildings on the property, while the remainder of the farm's operations are serviced by wells and an extensive irrigation system that draws from the river.

CLIMATE

Summers in this area are warm and humid and temperatures average in the 80s and 90s. Spring and fall feature delightful weather with lower humidity and highs in the 70s, and cooler temperatures at night. Winters are enjoyably mild with highs in the 50s and average lows in the 30s. Average annual rainfall is 47 inches, and snow is infrequent.



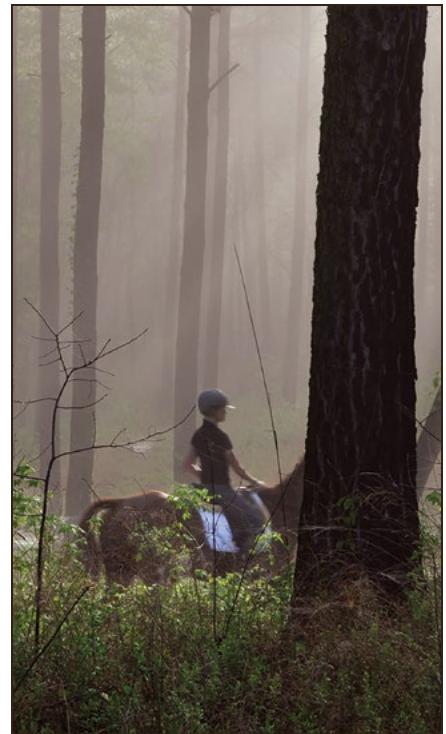
RECREATIONAL CONSIDERATIONS

EQUESTRIAN

Equestrian activities are a major focus at The Fork, and the facilities are remarkable. The farm welcomes all riding disciplines but specializes in three-day eventing. For many years the farm was the site of the Fork Horse Trials, one of the most prestigious competitions on the North American Eventing calendar. The equestrian program is organized around the centrally located barn, which is surrounded by paddocks and riding arenas.

The cross-country course winds through the center of the farm and is a standout feature – and not just for equestrians. Stands of warm-season grasses, legumes, and annual crops form the borders of the course, which doubles as excellent upland wildlife habitat. In the winter months paths and shooting lanes are cut within the stands, and when horses aren't running, hunters and bird dogs take their place.

Finally, the extensive trail system benefits riders as much as anyone and creates endless opportunities for trail riding. The remarkable design and diversity of The Fork make it an outstanding home for all equestrians, from novices all the way up to top professionals competing on the international circuit.



HUNTING & WILDLIFE

The hunting program is a top priority at The Fork and runs throughout the farm. Quail are a big part of this, and quail courses cover large portions of the property. This includes a 200± acres block of managed pines, developed through years of selective harvests and habitat management. From here, the courses extend outward weaving around the impoundments, annual crop fields, and through the cross-country course.

Adjacent to the rivers, the rich soils of the 200± acres of bottomland are a cornerstone of The Fork's wildlife management. Fields are planted in annual crops and contain hedgerows and established borders of perennial forage, warm-season grasses, and early succession. Within this acreage are two shallow water impoundments (30 acres and 15 acres). The impoundments are planted annually in sorghum, and the edges are carefully managed to create transition zones and cover for waterfowl and hunters alike. Multiple blinds are situated through the impoundments.



Thousands of trees have been planted in the floodplain over the past 20 years and have matured with excellent success into hardwood stands. These buffer zones greatly enhance wildlife habitat while also stabilizing the riverbank and floodplain. The remarkable scale of this conservation effort is indicative of the practices and improvement projects regularly undertaken at The Fork.

A large dove field is planted annually near the river, and as the season progresses, it's transitioned into additional upland habitat. The deer hunting on the farm is also topnotch and the population is actively managed. Tree stands and tower blinds are carefully sited around the farm and take advantage of the expansive trail network and variety of habitat and terrain.





SPORTING CLAYS & SHOOTING

As mentioned previously, The Fork features two 14-station sporting clay courses, a covered five-stand, and a 65-foot tower/flurry. Many of the stations have been interspersed throughout portions of wildlife habitat and hunting areas, providing excellent simulations of live quarry targets.



TRAILS

The miles and miles of trails are one of the most impressive recreational assets at The Fork. They access all corners of the farm and benefit all users. The opportunities for riding, hiking, mountain biking, and ATV's are endless, and users could go all day without retracing their footsteps.

FISHING AND KAYAKING

There are several ponds on the farm, and the main pond between the house and barn is regularly stocked. In addition, there are multiple put-ins at the rivers, offering excellent kayaking, canoeing, and fishing.

HISTORY

The Fork boasts a rich history. It begins with “The Fork” itself, where the Rocky River joins the Pee Dee River. Strategic positions like these have always been prime real estate, and for thousands of years, this site has attracted people of all cultures, occupations, and walks of life. Evidence of this history reveals itself in sunken carriage roads, Native American fish weirs, and vestiges of the Revolutionary War.



The Cheraw tribe of the Siouan Nation is thought to have been the first human inhabitants of the area around The Fork. Later, during the 15th and 16th centuries, Native Americans from the Pee Dee River valley migrated up the river from South Carolina, settling in the area and replacing the previous Siouan inhabitants and culture.

In the mid-1700s, European settlers began moving to the Southern Piedmont, and records from 1748 recognize the Colson family as the first large scale landowners in the area. In 1771, Anson County (of which Stanly County was then a part of) issued John Colson a permit to operate an “ordinary”, or inn, where food, drink, and lodging were available to travelers. The Ordinary was described as a large, two-storied log structure with a space between two sections of the building wide enough for a carriage to drive between – a large “saddle bag” log cabin. Records show that this “ordinary” was the first licensed tavern in North Carolina and was located along the King’s Highway, most likely on the present-day Fork Farm. Sections of the King’s Highway still exist and farm visitors can walk and ride the sunken roadway much as they would have 250 years ago. Records exist of a Revolutionary War battle, and there is ample evidence to suggest that George Washington may well have been a guest at Colson’s on a tour of The South.

When the Colsons owned The Fork, it’s likely the land was mostly forested with dense hardwoods. However, beginning in the early 19th century, owners and farmers cleared portions of the land to grow crops such as corn, cotton, and soybeans, which aided in shaping the land as it is today. Additionally, those who grew crops logged the hardwoods periodically without any type of systematic program for renewal.

The Fork began its most recent chapter in 1999 when the current owner purchased the property. Today’s version continues to draw on the history and uses that came before it, albeit with significantly different focuses and sustainable land management practices.

PROPERTY TAXES

Annual property taxes in 2020 were approximately \$34,091.



JUST THE FACTS

- 1,460± acres
- 12,100± square foot, 15-stall stable with numerous amenities
- Extensive equestrian improvements, including 4 outdoor riding arenas (2 with all-weather footing) and cross-country course
- Exceptional hunting and wildlife, including intensively managed upland habitat, timber, shallow water impoundments, and dove field.
- Two 14-station sporting clay courses, five-stand course, 65-foot tower, and accompanying gun lodge
- 1.9 miles of Pee Dee River frontage
- 1.4 miles of Rocky River frontage
- Main house with connected 3-bedroom guest cottage
- The Fork Lodge, a 9-bedroom guest lodge
- The Carriage House, a 2-bedroom guest cottage
- Miles of trails and farm roads
- Farm office, kennels, and multiple farm buildings, including a 6,000± square foot heated building
- One-hour east of Charlotte
- One hour and fifteen minutes from Charlotte Douglas International Airport and 30 minutes from Stanly County Airport
- End of the road privacy
- Offered turnkey with all farm equipment and furnishings (excluding all personal property in main house and select items as designated by the seller)
- Property is under conservation easement but contains four parcels with additional homesite

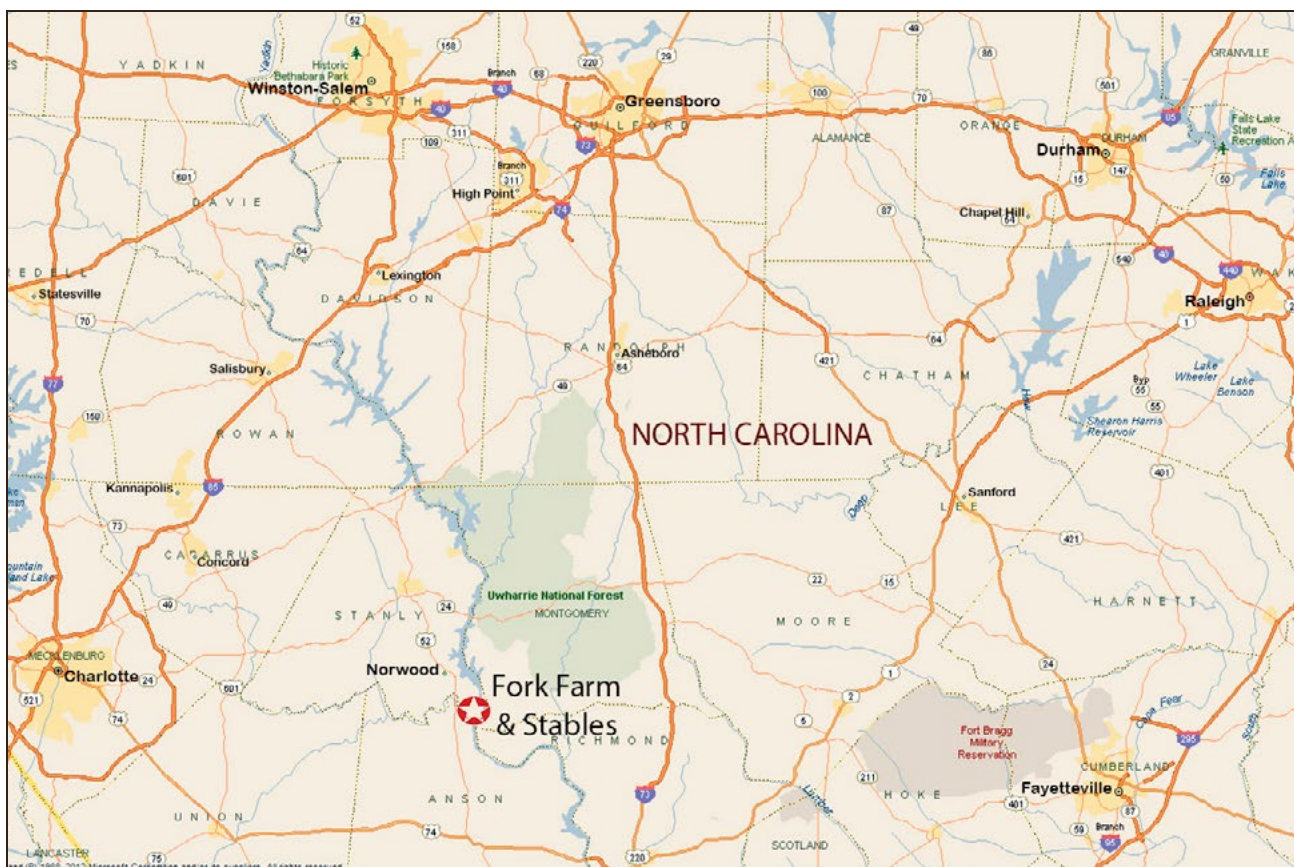


BROKER COMMENTS

In addition to being a best-in-class recreational property, The Fork is the most efficient use of sporting and working lands I've seen. Not an inch of the property has been overlooked, and the farm is a masterclass in long-term planning and land management.







Click on map above for link to MapRight map of property.

PRICE

\$20,000,000

*Professional Photography by Deb Russell and Susan Watson



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

WORKING WITH REAL ESTATE AGENTS

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And some - times the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure addresses the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

Seller's Agent

If you are selling real estate, you may want to “list” your property for sale with a real estate firm. If so, you will sign a “listing agreement” authorizing the firm and its agents to represent you in your dealings with buyers as your seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property. Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must

- promote your best interests
- be loyal to you
- follow your lawful instructions
- provide you with all material facts that could influence your decisions
- use reasonable skill, care and diligence, and
- account for all monies they handle for you.

Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include

- helping you price your property
- advertising and marketing your property
- giving you all required property disclosure forms for you to complete
- negotiating for you the best possible price and terms
- reviewing all written offers with you and
- otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

Dual Agent

You may even permit the listing firm and its agents to represent you and a buyer at the same time. This “dual agency relationship” is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called “designated agency” where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each “designated agent” to more fully represent each party.

If you choose the “dual agency” option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

BUYERS

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or subagent). Some agents will offer you a choice of these services. Others may not.

Buyer's Agent

Duties to Buyer: If the real estate firm and its agents represent you, they must

- promote your best interests
- be loyal to you
- follow your lawful instructions
- provide you with all material facts that could influence your decisions
- use reasonable skill, care and diligence, and
- account for all monies they handle for you.

Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent and assist you for a time as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written or unwritten agreement, a buyer's agent will perform a number of services for you. These may include helping you

- find a suitable property
- arrange financing
- learn more about the property and
- otherwise promote your best interests.

If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first, but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Dual Agent

You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party. Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can best be accomplished by putting the agreement in writing at the earliest possible time.

Seller's Agent Working With a Buyer

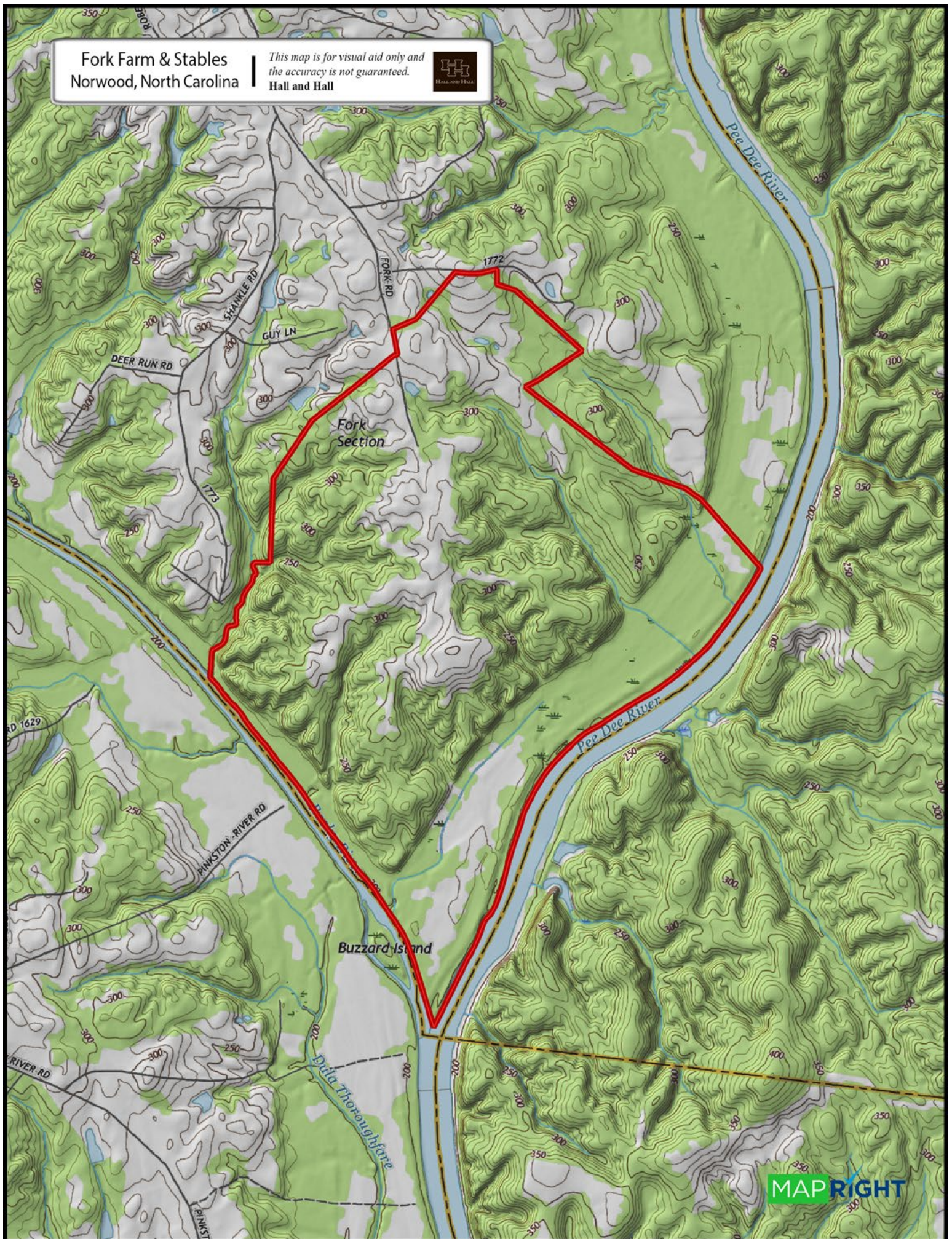
If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller's agent (or "subagent"). The agent can still help you find and purchase property and provide many of the same services as a buyer's agent. The agent must be fair with you and provide you with any "material facts" (such as a leaky roof) about properties. But remember, the agent represents the seller—not you—and therefore must try to obtain for the seller the best possible price and terms for the seller's property. Further-

more, a seller's agent is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you in writing if they are sellers' agents before you say anything that can help the seller. But until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know. Sellers' agents are compensated by the sellers.

*[Alex Webel](#) of The Wings Group and [Trent Jones](#) of Hall and Hall
are the exclusive agents of the Seller.*

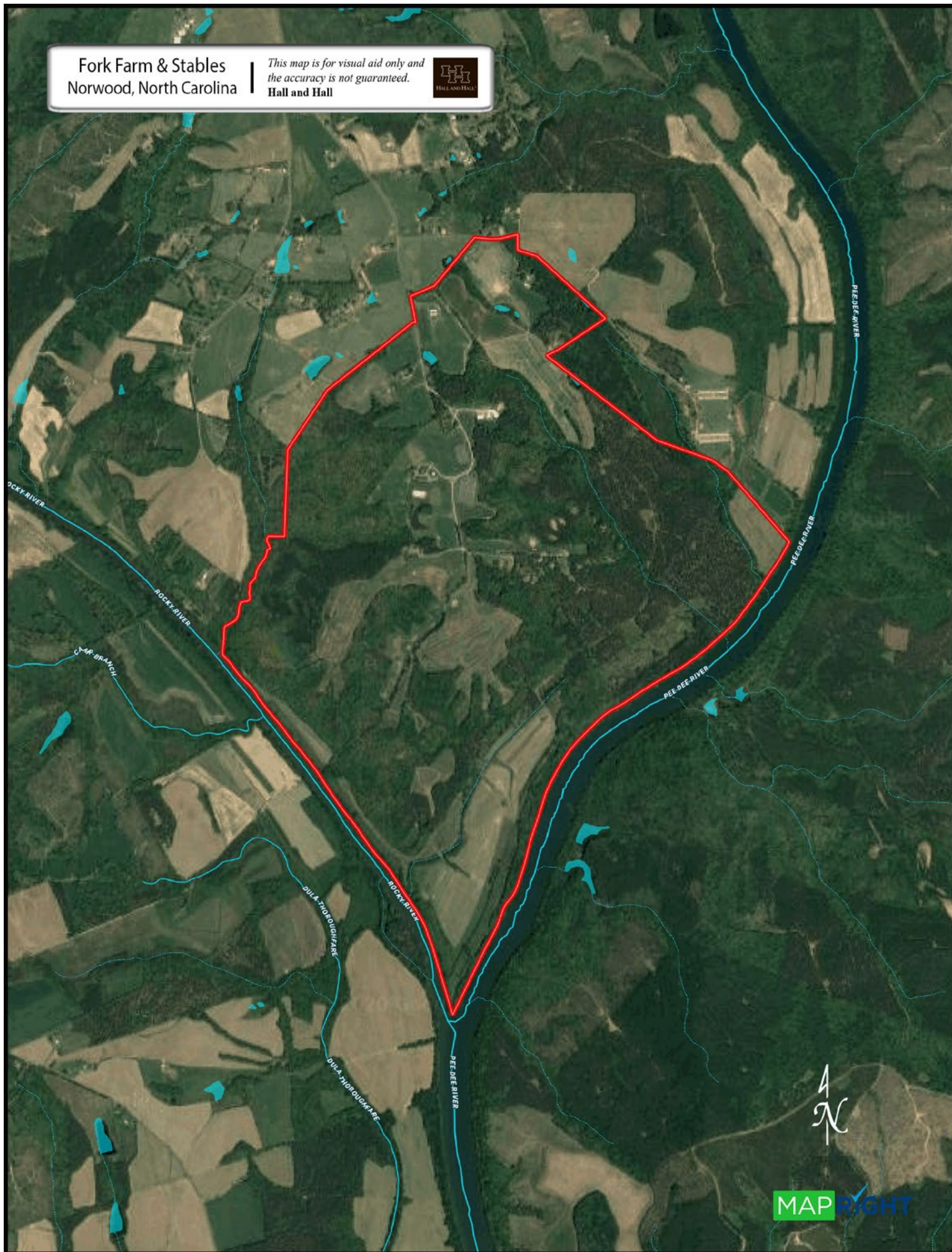
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Norwood, North Carolina

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MAP RIGHT

