



1083 Phillips Dairy Road

Tryon, NC



WALKER · WALLACE
& EMERSON
REALTY



Whatever your agricultural endeavor is, Will O' Farm would be a great fit. This relaxed, private setting consists of 47.70 acres offers breathtaking pastoral and long-range views of the surrounding countryside. Encompassing both upland and bottomland the current owner has been attentive to the stewardship of the land. The 3-bedroom farmhouse has been remodeled with today's sought-after upgrades and features with light filled living spaces and a modern, open floor plan. The kitchen features a Viking stove, custom cabinetry, quartz counter-tops and ample storage. The living room provides an intimate setting to enjoy evenings in front of the fireplace. Guests will enjoy the cozy sun room, equipped with a stylish wet bar, perfect for entertaining. The main floor, spacious master suite has built-in bookcases and the beamed ceiling creates visual interest and respite after a long day. The loft provides an office area and space for out of town visitors. Your trainer/farm manager/extended family or guests will feel right at home in the upper level garage apartment/studio equipped with a kitchen and full bath. The large covered front porch and deck are welcoming areas for outdoor entertaining or relaxing for the evening.

The equestrian or farm enthusiast will find the well equipped 8 stall barn a great facility offering the conveniences of a tack room, feed room, hay storage, fly mist system, blanket storage and wash bay with heat lamps.

Separate barn for tractor/equipment storage or could easily be converted to a 4 stall barn. There are 2 riding rings and numerous fenced pastures with water at each one. All this in a rolling countryside setting only minutes to TIEC and neighboring wineries.

Please call Barry Butler to schedule a private showing: 828-817-1417



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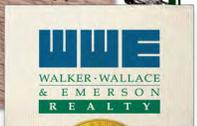


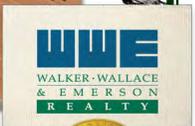


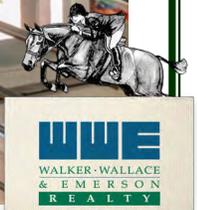
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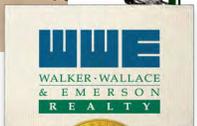


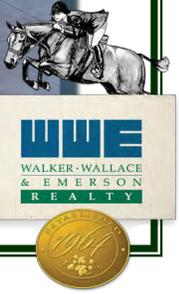
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Guest Apartment







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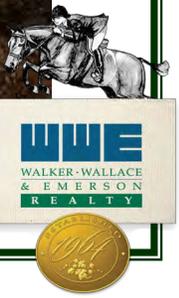
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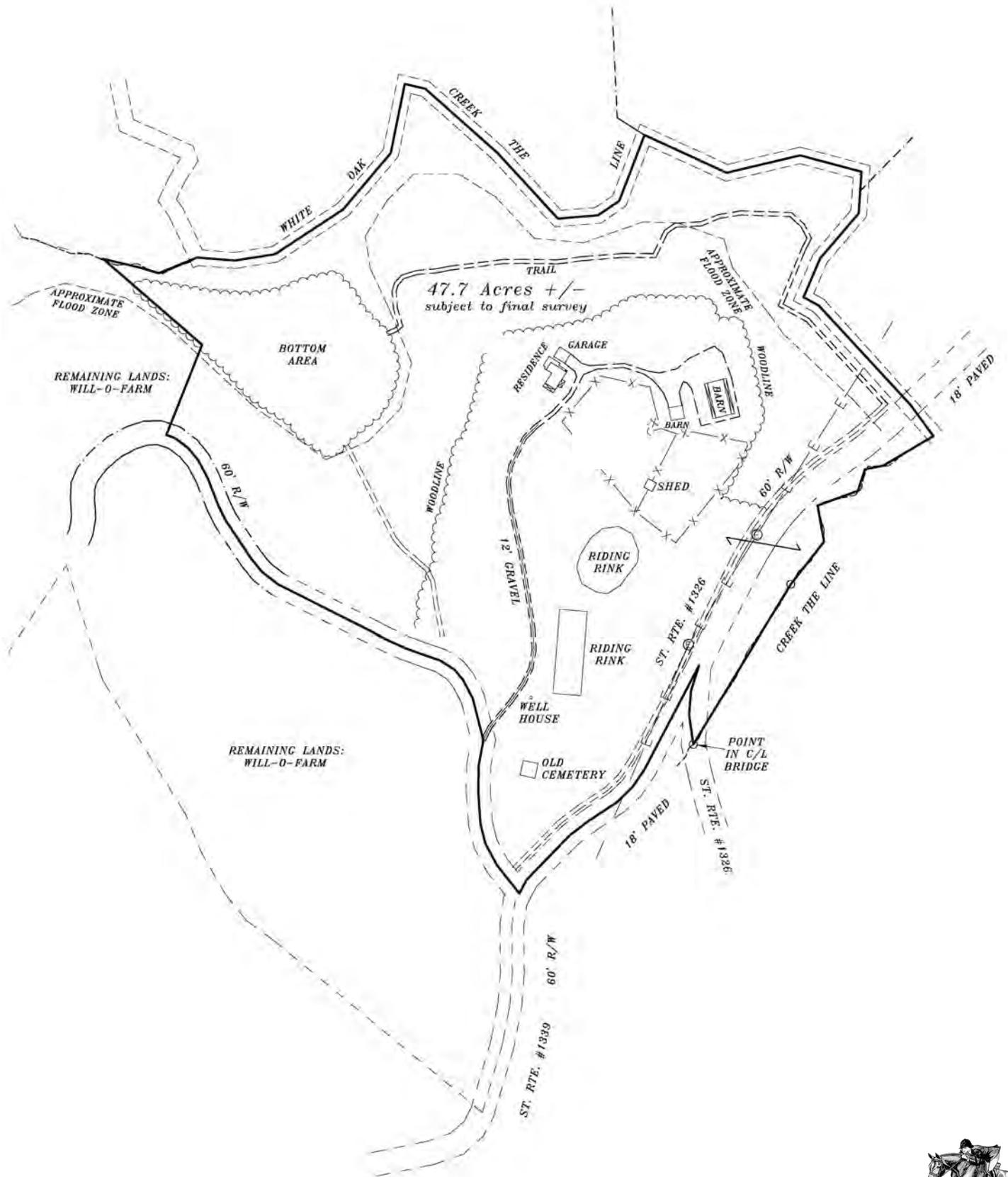
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Water Hydrants



Gates

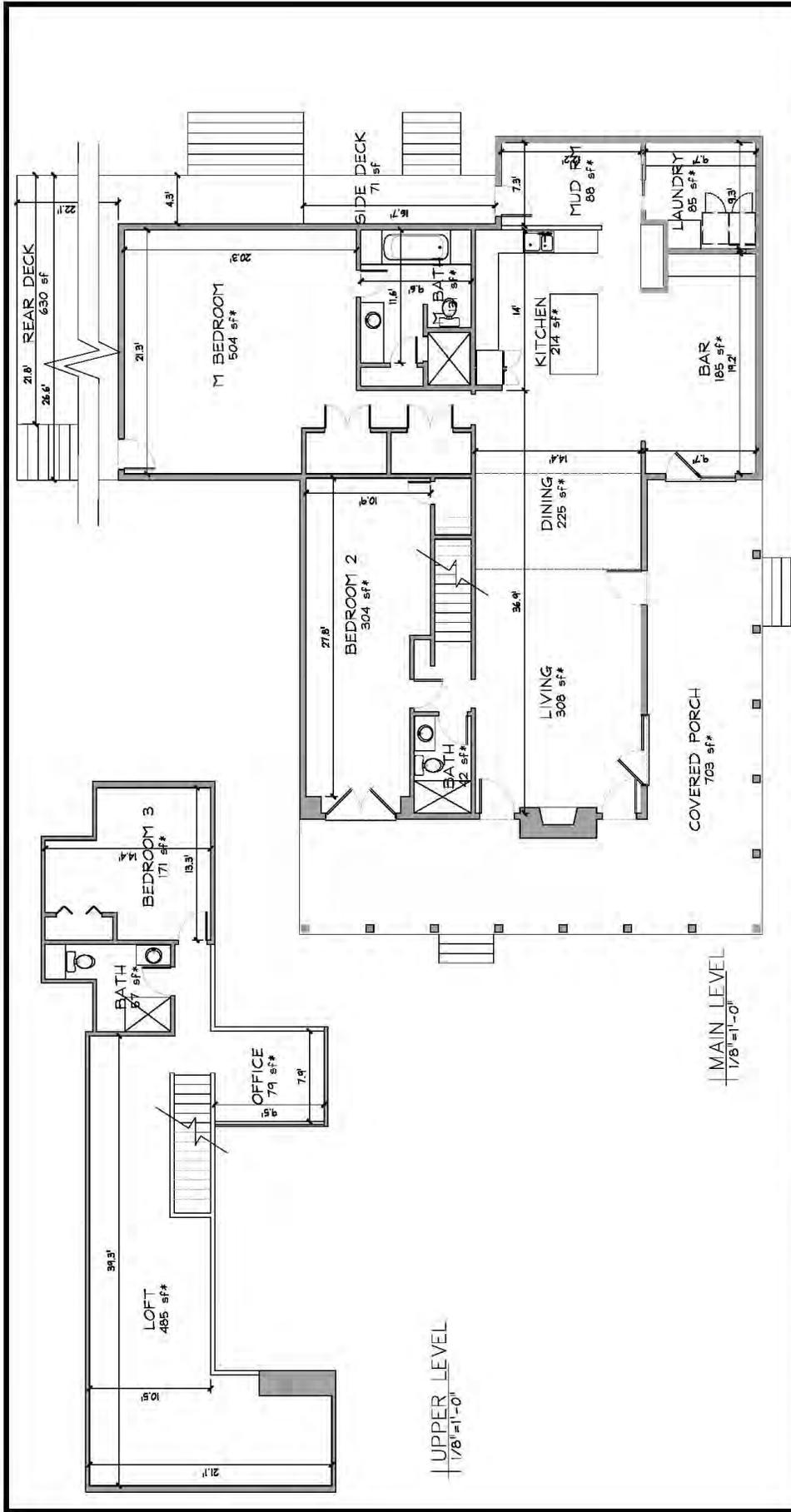


Run-In Sheds



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1083 PHILLIPS DAIRY RD
TRYON, NC

1" = 1'-0" 10' 15' 20'

HEATED AREAS
HOUSE - 2381 sf
LOFT - 485 sf
UPPER - 794 sf
TOTAL - 3128 sf

GARAGE APT
894 sf

UNHEATED & UNFINISHED AREAS
COVERED PORCH* 703 sf
REAR DECK 630 sf
GARAGE* 706 sf
8 STALL BARN* 3622 sf
HAY BARN* 116 sf

BUILDING SUMMARY (REAL ESTATE SALES)

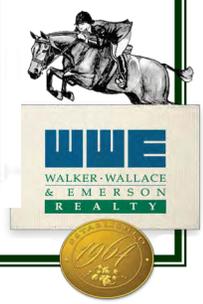
* INTERIOR FLOOR AREA, REFER TO NOTE BELOW.
NOTE: SQUARE FOOT (SF) LABELS IN THE PLAN ARE INTERIOR FLOOR SPACE. BEDROOM SF INCLUDE CLOSETS IN OR ADJACENT TO BEDROOM FOR BEDROOM USE. THE INDIVIDUAL ROOM AREAS WILL NOT ADD UP TO THE SUITMART BUILDING AREA(S).

THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR RENOVATION PLANS OR COSTING. USE ONLY YOUR CONTRACTOR OR DESIGNER DIMENSIONS.

NOTE: THIS PLAN IS FOR GENERAL INFORMATION PURPOSES ONLY. MINOR ADJUSTMENTS TO DIMENSIONS MAY BE NECESSARY TO ACCOMMODATE ALL UTILITIES AND ASSEMBLING ROOMS TOGETHER INTO A FLOOR PLAN DIAGRAM. SOME MINOR VARIATION FROM ACTUAL DIMENSIONS MAY BE PRESENT TO PERMIT ALL ROOMS TO FIT TOGETHER. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED. UNDETERMINABLE VARIATIONS FROM THE PERFECT BUILDING, PARTICULARLY IN OLDER HOMES, UNLESS OTHERWISE DETERMINED. INTERIOR WALLS ARE CALCULATED AT 4.5", G.P. ED. TO G.P. ED. & EXTERIOR WALLS ARE CALCULATED AT 6.5", G.P. ED. TO BT. ED. UNLESS OTHERWISE NOTED. DIMENSIONS ARE APPROXIMATE AND SHOULD BE EXCLUDED FROM ADJACENT ROOM AREAS. INTERIOR ROOM AREAS ARE APPROXIMATE FLOOR AREAS.

owden Environments
Design & Planning of Homes and Farms
1083 Phillips Dairy Rd.
Tryon, NC 27582
866-236-2625
ktd@owdenenvironments.com

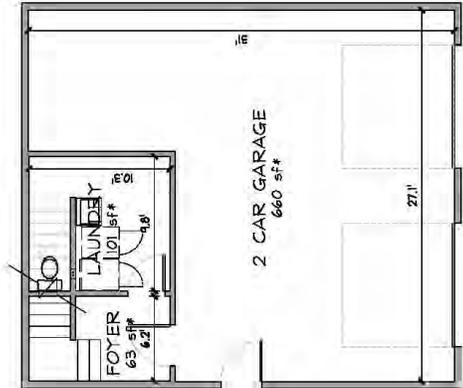
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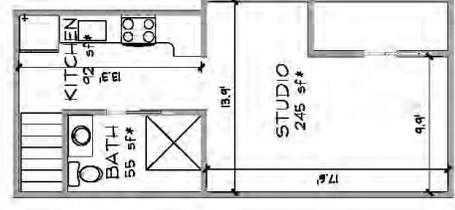
WALKER-WALLACE & EMERSON REALTY



4/17/2020 10:45:17 PM, Ledger, Not for Construction, Preliminary Design



GARAGE
1/8"=1'-0"



APARTMENT
1/8"=1'-0"

1083 PHILLIPS DAIRY RD
TRYON, NC

11'-5" 10' 15' 20'

HEATED AREAS
HOUSE
MAIN-
UPPER-
GARAGE APT

UNHEATED / NOT FINISHED AREAS
COVERED PORCH- 706 sq ft
GARAGE- 3622 sq ft
8 STALL BARN- 1116 sq ft
HAY BARN-

233 sq ft
794 sq ft
3125 sq ft
894 sq ft

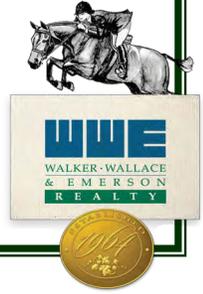
BUILDING SUMMARY (REAL ESTATE SALES)

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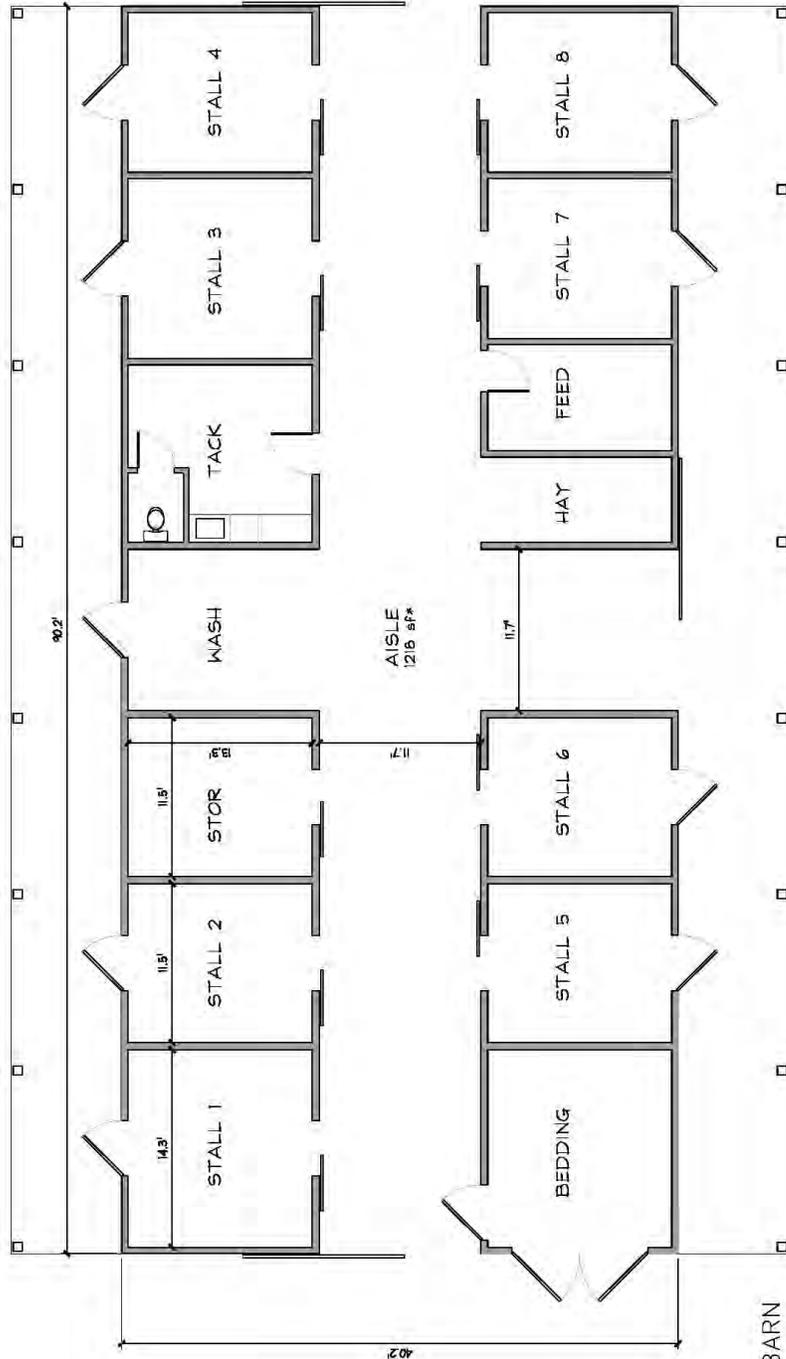
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864-936-2221 Tech@beenvironments.com

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1083 Phillips Dairy Rd, Tryon, NC for Construction
 Preliminary Design



8 STALL BARN
 1/8" = 1'-0"

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 864-944-2222 | www.owdenbe.com
 10000 Woodfield Farm Road, Suite 100, Tryon, NC 27582

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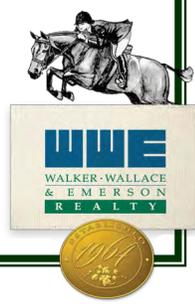
BUILDING SUMMARY (REAL ESTATE SALES)

HEATED AREAS	UNHEATED SQ. UNFINISHED AREAS
HOUSE - 2351 sq ft	CORNER PORCH* 703 sq ft
UPPER - 726 sq ft	8 STALL BARN* 3426 sq ft
LOWER - 5326 sq ft	HAY BARN* 116 sq ft
GARAGE APT 699 sq ft	

* INTERIOR FLOOR AREA, REFER TO NOTE BELOW.
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1083 PHILLIPS DAIRY RD
 TRYON, NC

11' 15' 10' 15' 20'



Will-o-Farm

Summary of Features

Main House

Heart Pine Floors, Ceramic Tile & Carpet

1st Floor

Kitchen: Viking stove, tile flooring, custom cabinetry,

Living Room: stone fireplace with gas logs

Sunroom: beverage fridge and bar area, glass wall exit with French door

Master Bedroom: Private entrance to rear deck which is constructed with Ipe

Master Bath: Jetted tub, walk in shower, tile floor

Front Porch: covered with ceramic tile, French doors from sunroom and living room

Guest Bedroom: carpet with French door to ceramic covered porch

Guest Bath: 3 piece tile floor with walk in shower

2nd Floor Loft

Carpeted floors with iron railing

2nd Guest Bedroom: carpet

Guest Bath: 3 piece with walk in shower

Office with custom desk and shelves

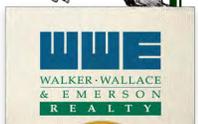
2 Bay Detached Garage

Storage area in garage

Upper level guest apartment/studio with wall unit heat and air, full bath and kitchen

Small Barn

Machinery, hay and equipment storage was originally a 4 stall barn and could easily be converted back



Large Barn

8 Stalls w/ 12'x14' single piece cushioned stall mats

Tack Room

Feed Room

Wash stall w/ heat lamps

Hay Storage

Shavings room with outside door for delivery ease

Fly mist system

Blanket closet and storage room

2 Riding Rings w/ Irrigation and Electric

Built by Tony Hyder

Fenced Dressage Ring: 180x130

Warm up Ring: 69x120

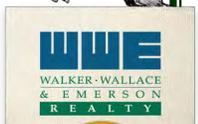
6 Individual Fenced Pastures

Can be 2 large pastures each with gates that open into each other and have double run-in sheds

1 Stand alone pasture

2 Trane heat pumps for the main house

325 gallon propane tank for tankless hot water, Viking stove, fireplace & full house generator

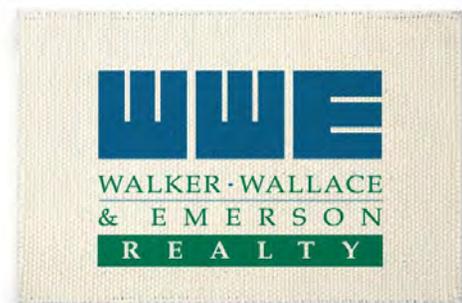




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