



32286 Laton Rd,
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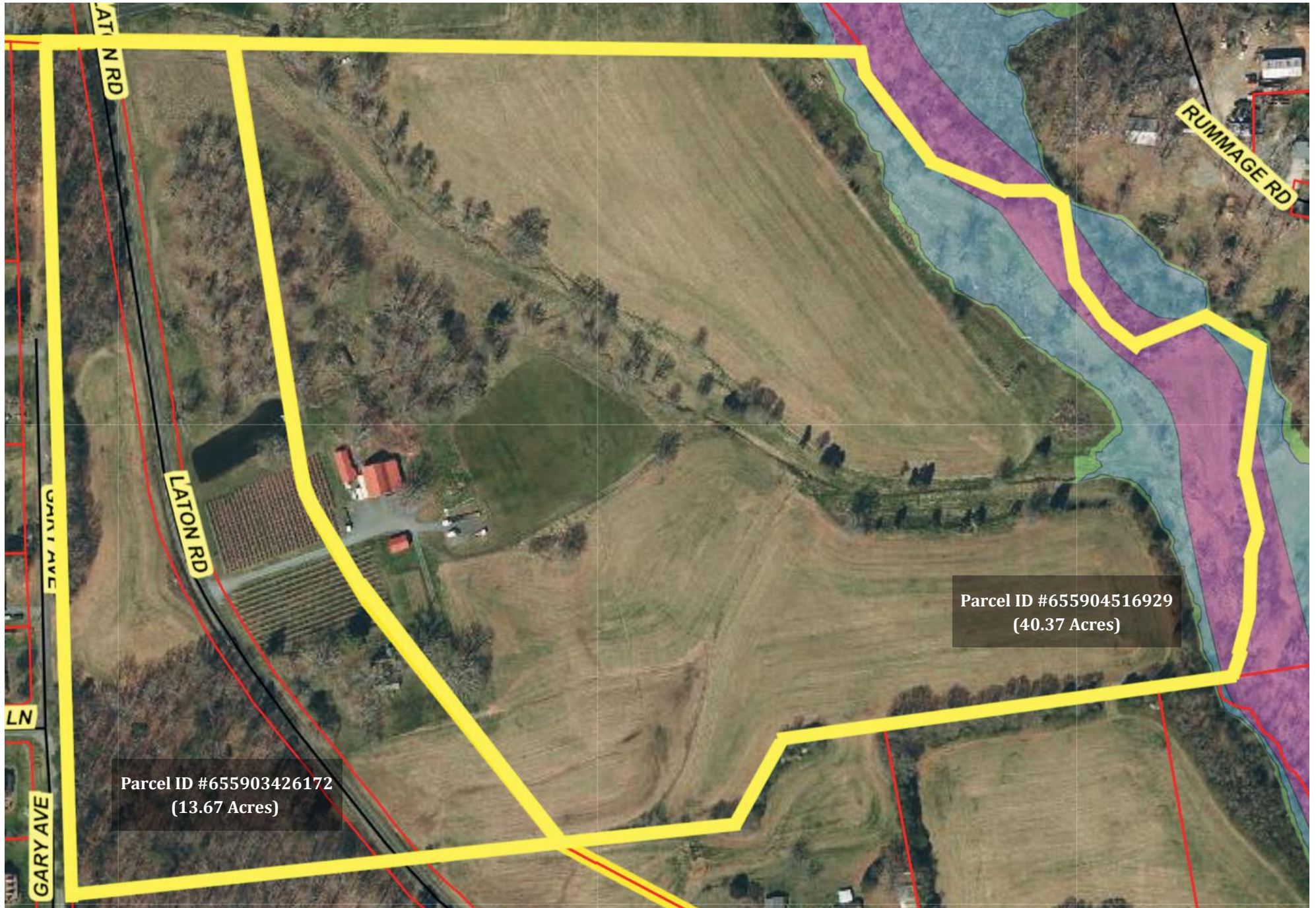
Mountain Creek Farm

Set across 54.04 acres in two parcels, Mountain Creek Farm offers a blend of protected farmland, agricultural productivity, and income-producing potential. A landscape of rolling farmland, open pasture, wooded acreage, mature oak trees, a pond, and creek frontage creates a setting that is both scenic and functional. Protected by a conservation easement with Three Rivers Land Trust, the property is intended to preserve its agricultural, scenic, and natural character while still allowing it to function as a working farm, private estate, or educational, recreational or research based property. The easement does not permit the existing historic house to be used as a residential dwelling; however, a designated one-acre building envelope allows for the construction of a future single-family residence. The existing home can operate as a produce store or for educational, recreational, or research based activities. The farm features an established blueberry operation with over 300 pesticide-free bushes, asparagus rows, and a seasonal U-pick blueberry business. Existing improvements include a two-bedroom historic house originally built by Dr. Laton in the early 1900s, with additions completed in 1944-1945. Additional structures include a newly refinished 13-stall barn with hay loft and four-bay equipment shed/run-in, a milking parlor, storage barn, and grain silo. Currently used for agriculture, the land is also well-suited for horses, livestock, hunting, gardening, agritourism, hobby farming, and more. Mountain Creek Farm presents a rare opportunity to own a legacy property with both purpose and beauty, just 4 miles from downtown Albemarle, 5 miles to Badin Lake, and just an hour to Charlotte.



Aerial

Parcel ID #655903426172 (13.67 Acres) & #655904516929 (40.37 Acres)
54.04 Acres Total



Property Features

54.04 Acres Of Rolling Farmland & Open Pasture Across Two Parcels

13.67-Acre Parcel Located Within Albemarle City Limits

Smaller Parcel Includes ~4.8 Acres Of Wooded Acreage

40.37-Acre Parcel Located Across Laton Road

Larger Parcel Includes ~3.75 Acres Of Wooded Acreage

Protected Under A Conservation Easement W/Three Rivers Land Trust

¼ Acre Spring-Fed Pond W/Dock

1,555 Ft Of Creek Frontage Along The Rear Property Line

Established Blueberry Farm With Over 300 Pesticide-Free Bushes

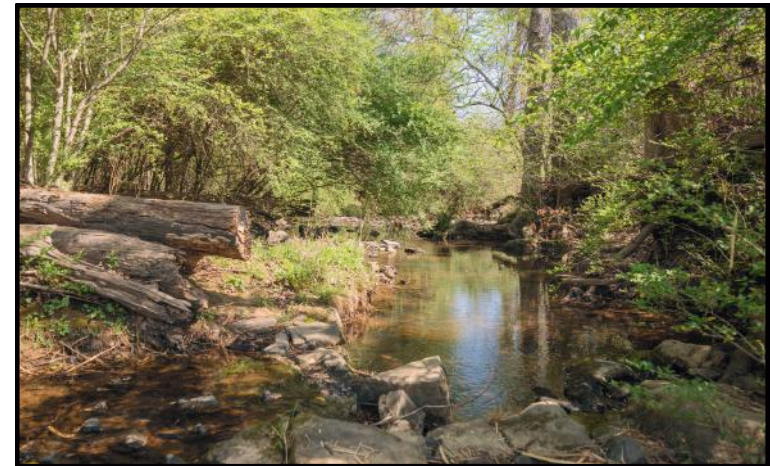
Blueberries Grown Using Natural Fertilizers

Existing Seasonal U-Pick Blueberry Operation

Six Rows Of Asparagus

Mature Oak Trees

1,500 Ft Of Road Frontage



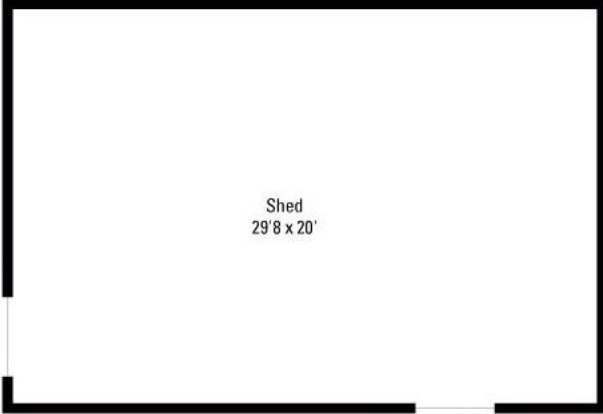
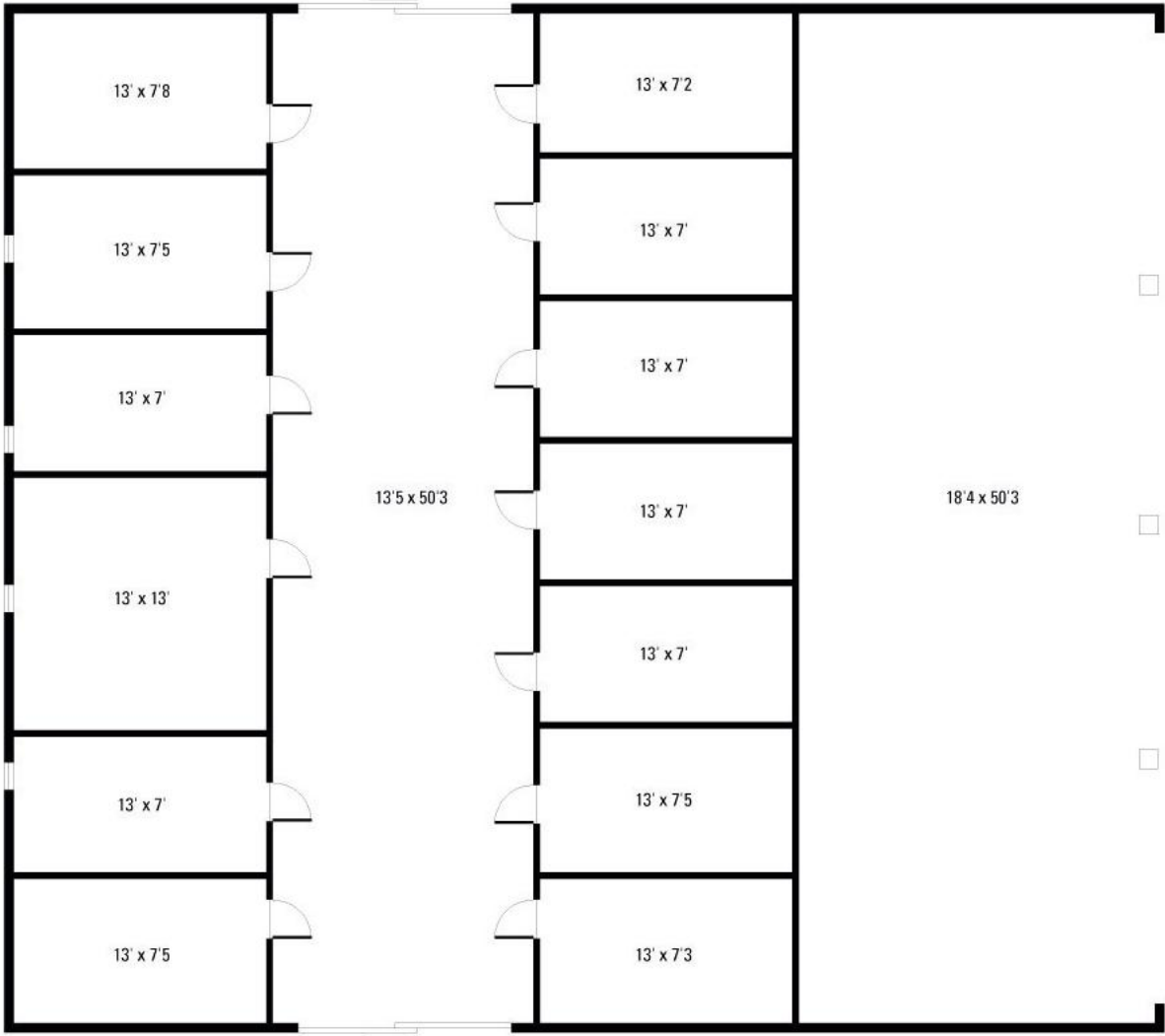
Farm Building Floor Plans

Milking Barn: 1,052 Sq Ft

Equipment Shed: 616 Sq Ft

Barn: 2,022 Sq Ft

Barn Overhang: 926 Sq Ft



Barn

13-Stall Barn (Varying Size Stalls)

Large Hay Loft

Refinished Cypress Siding (2026)

Custom Cypress Sliding End Doors (2026)

Metal Roof Installed In 2009

Well Water Available To The Barn

Underground Power From The House To The Barn

Frost-Free Spigots

Four-Bay Equipment Shed / Run-In

Traditional Gable Roof Barn Would Easily Be
Converted For Agritourism



Milk Parlor & Storage Room

Concrete Block Milk Parlor

Attached Storage Room

Currently Used For The U-Pick Blueberry Operation

Victory Commercial Refrigerator

Metal Roof Installed In 2009

Grain Silo



Storage Barn / Equipment Building

Metal Roof Installed In 2009

Cypress Exterior

Sliding Barn Door



Mechanicals

House Connected to City Water & Sewer Available

Natural Gas Available

Well Water To The Barn

Hand-Dug Well (Not Functional)

Underground Power From The House To The Barn

Frost-Free Spigots

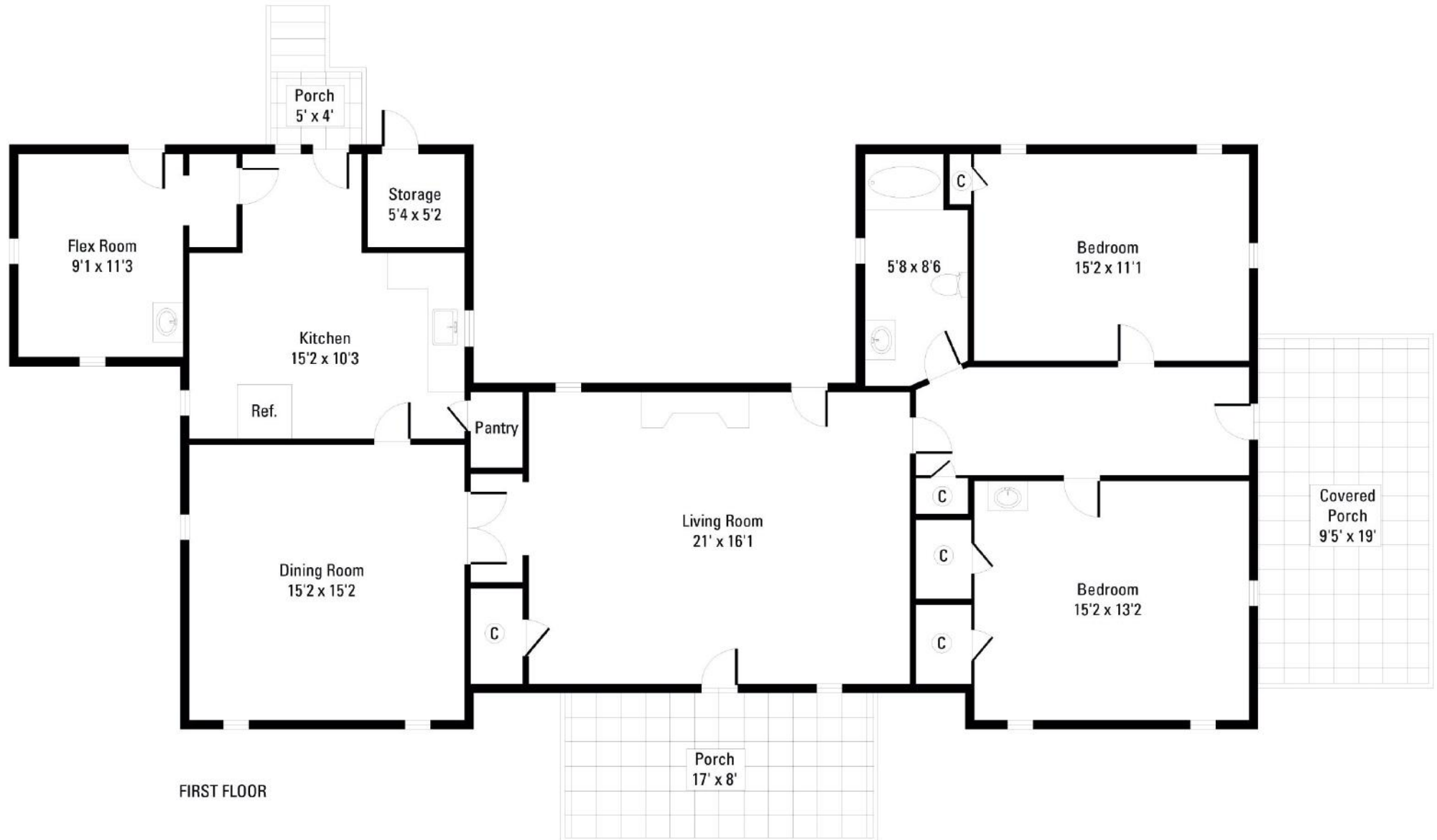
Metal Roofs Installed In 2009 On The Barn, Milk Parlor, And Storage Building

Handshake Lease Agreement W/Farmer To Grow Crops (Crops Convey To Farmer At Closing)



Multi-Functional Building Floorplans

1,684 Sq Ft



Multi-Functional Building

Historic Farmhouse Originally Built In The Early 1900s

Built by Dr. Laton

1,684 Sq Ft

Original Hardwood Floors

Three Chimneys

Two Bedrooms

1 Full Bath / 1 Half Bath

Kitchen

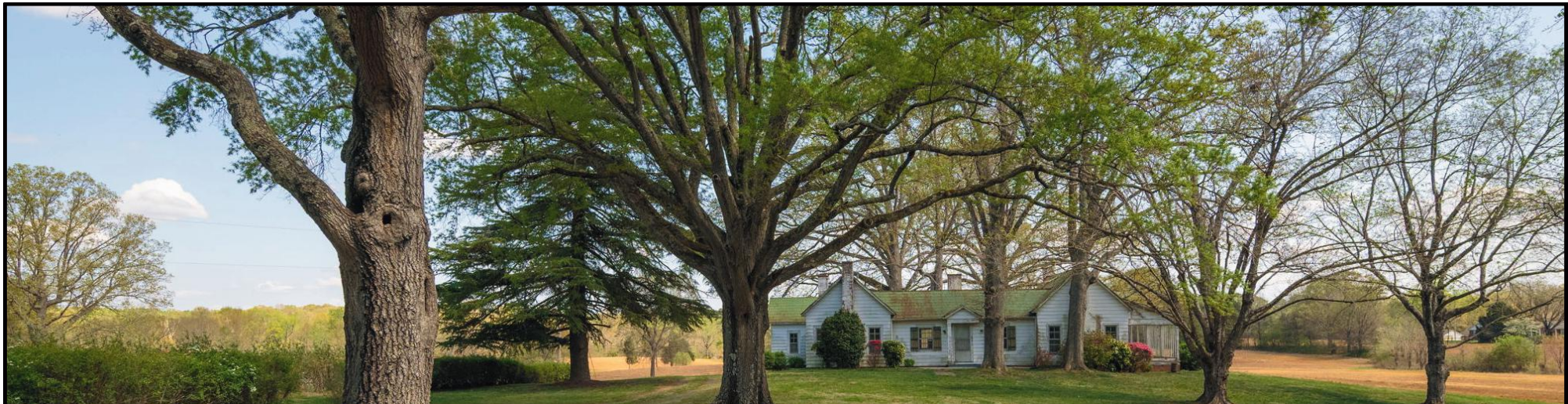
Metal Roof

Screen Porch

Additions Completed By The Mortons In 1944-1945

Connected To City Water W/Sewer Available

Hand-Dug Well (Not Functional)



Multi-Functional Building Uses

Not Permitted As A Dwelling Under The Conservation Easement

May Be Used As A Location To Sell Produce

May Support Uses Compatible With And Consistent W/The Conservation Values Of The Property

Permitted Uses May Include Minimum-Impact Educational, Recreational, And Research Activities

School House, Produce Shop, Farm Store, Summer Camp, Agricultural School



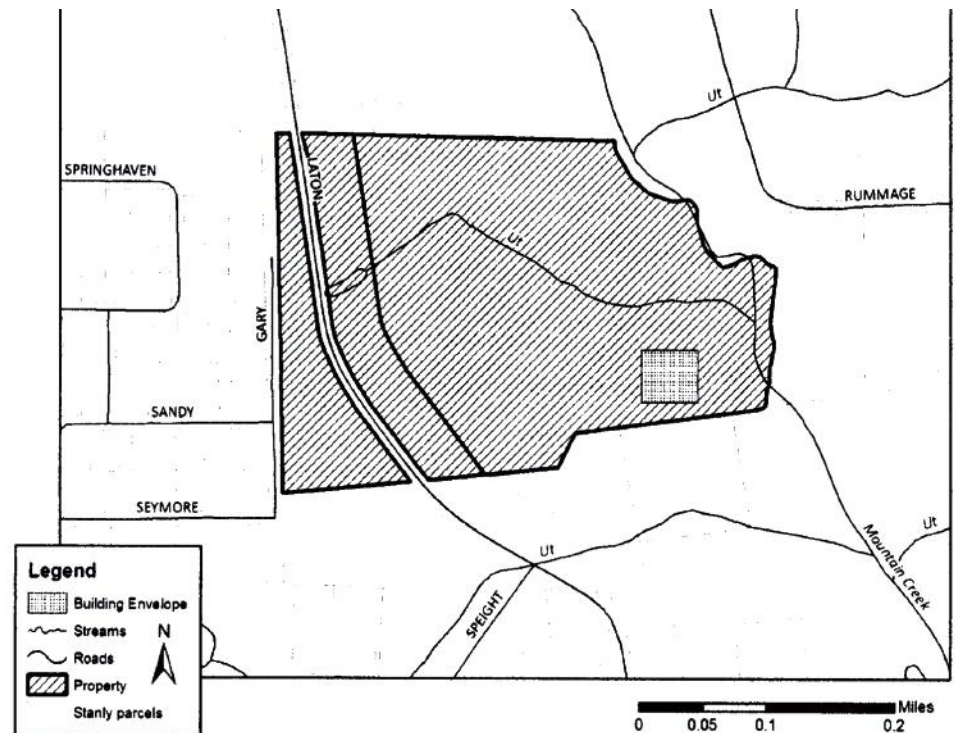
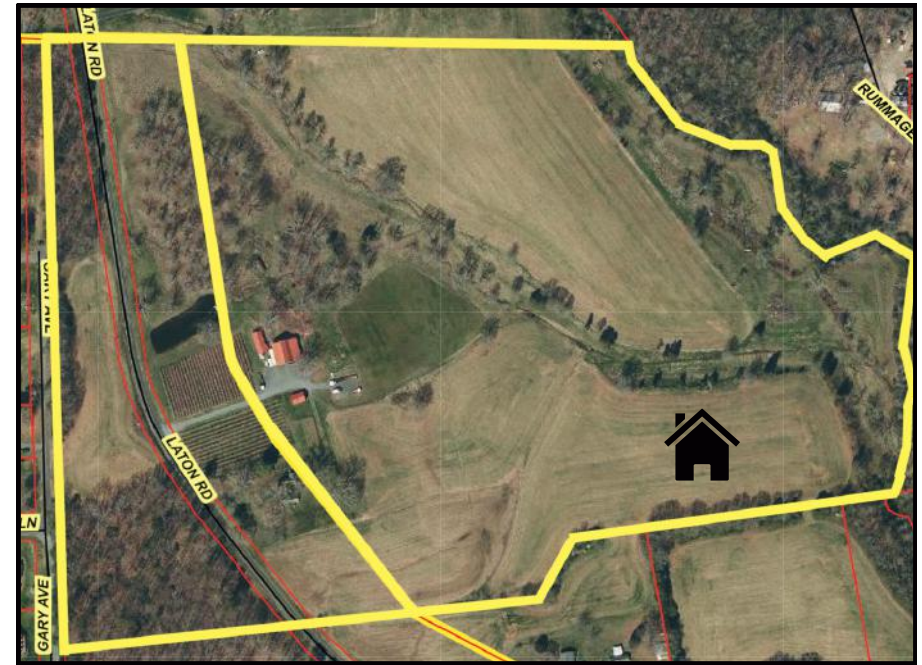
Building Envelope

One New Single-Family Residence Is Allowed Within The Designated Building Envelope

Accessory Outbuildings Not For Human Habitation May Be Built With The House

Allowed Improvements May Include Utilities, Septic, Fresh Water Supply, Driveway, Garage, & Storage Shed

Residence, Accessory Improvements, & Managed Lawn Areas Must Be Contained Within A One-Acre Building Envelope



Building Envelope

Home example is virtually designed to exemplify possible home site



View Of Building Envelope



View From Building Envelope



Imagine The Possibilities

virtually staged images



Create Your Own Hobby Farm, Equestrian Estate, or Homestead



Expand The Existing Blueberry Business Or Start Your Own Creamery



Run Your Own Produce Stand or Farm Store In The Historic Building



Revive The Historic Dairy Farm

What Is A Conservation Easement?



A conservation easement is a permanent legal agreement that protects the land's agricultural, scenic, and natural character while allowing it to remain in private ownership. It is designed to preserve the property's conservation values over time while still allowing certain ongoing uses consistent with the easement terms.

How Long Does It Last?

This conservation easement is perpetual, meaning it runs with the land and remains in place for future owners.

What Activities Can I Do?

The easement allows for continued agricultural and rural use of the property, including farming, grazing, horticulture, equine activities, forestry, wildlife management, hunting, and low-impact recreation. It also allows certain uses such as produce sales and minimum-impact educational, recreational, and research activities, provided they remain consistent with the conservation values of the property and the terms of the easement.

What Can I Build?

The easement allows the continued use, maintenance, repair, replacement, and in some cases construction of improvements tied to permitted agricultural, equine, and residential uses. Existing agricultural structures may remain, and the easement allows agricultural structures such as barns, sheds, stables, silos, and similar farm buildings. It also allows one new single-family dwelling with accessory outbuildings within the designated building envelope, and the historic structure may be used as a location to sell produce or for recreational, educational, and research purposes.



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