

# WOODRIDGE FARMS

Ramsey Road, Albemarle, NC 28001

Premier | Sotheby's  
INTERNATIONAL REALTY



Julie R. Breedlove

704.661.9619

[julie@breedlovecarolinas.com](mailto:julie@breedlovecarolinas.com)

[breedlovecarolinas.com](http://breedlovecarolinas.com)



**WOODRIDGE FARMS** Offers 5 estate size parcels with rolling fields, babbling creek (4 of the 5) and a mixture of woods and cleared areas. Each has ideal building sites. Bring your hiking boots and/or farm animals and enjoy nature at its best.





30 foot shared private road with road maintenance agreement. CC&R's are suitable for those wanting a peaceful, private country lifestyle with or without your farm animals of choice.

(RMA & CC&R's being drafted by an attorney.)

***Soil Testing Complete***

***Septic Permits in Process***



# Woodridge Farms

Lot 1  
16.196  
Acres

Lot 2  
12.738  
Acres

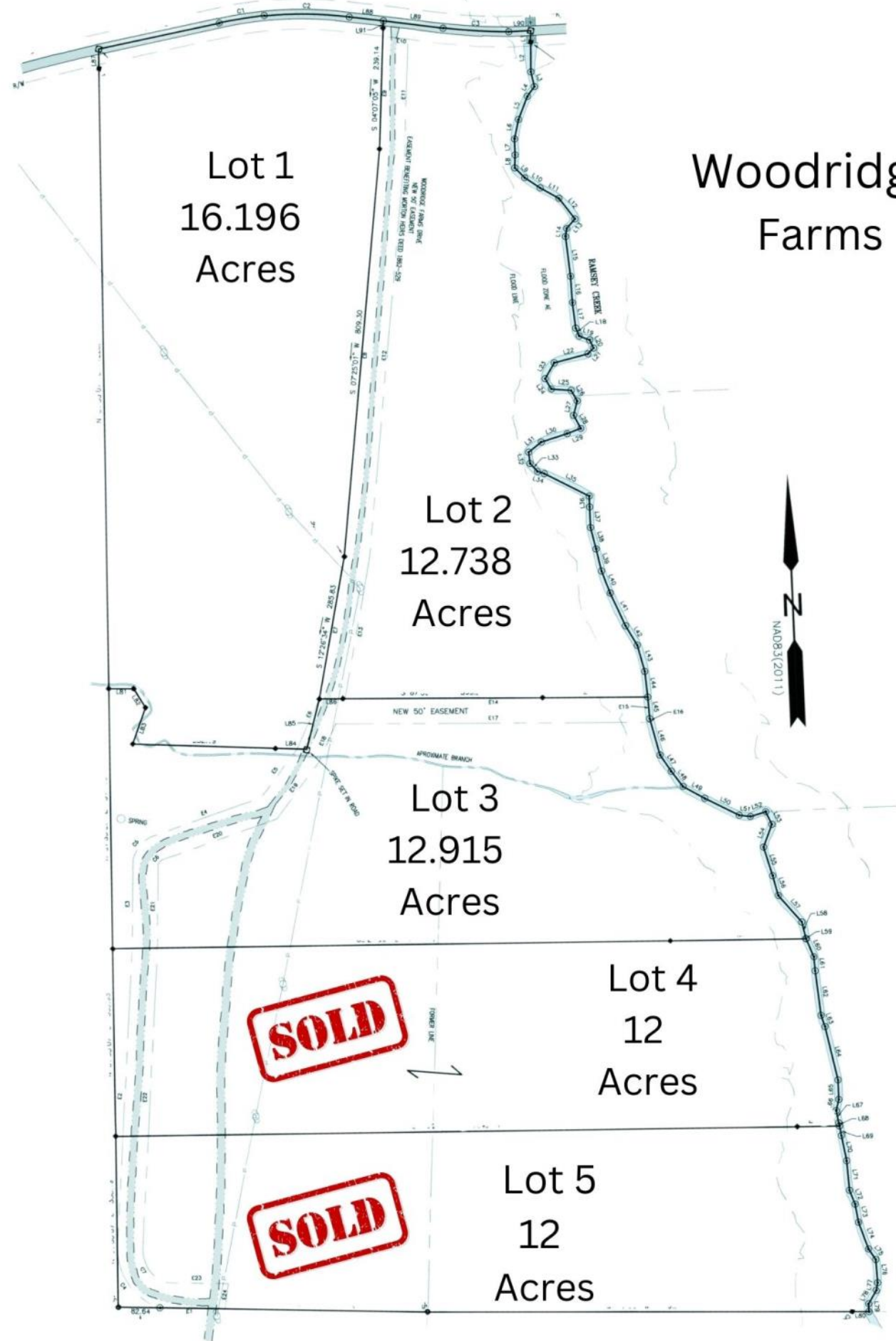
Lot 3  
12.915  
Acres

Lot 4  
12  
Acres

Lot 5  
12  
Acres

**SOLD**

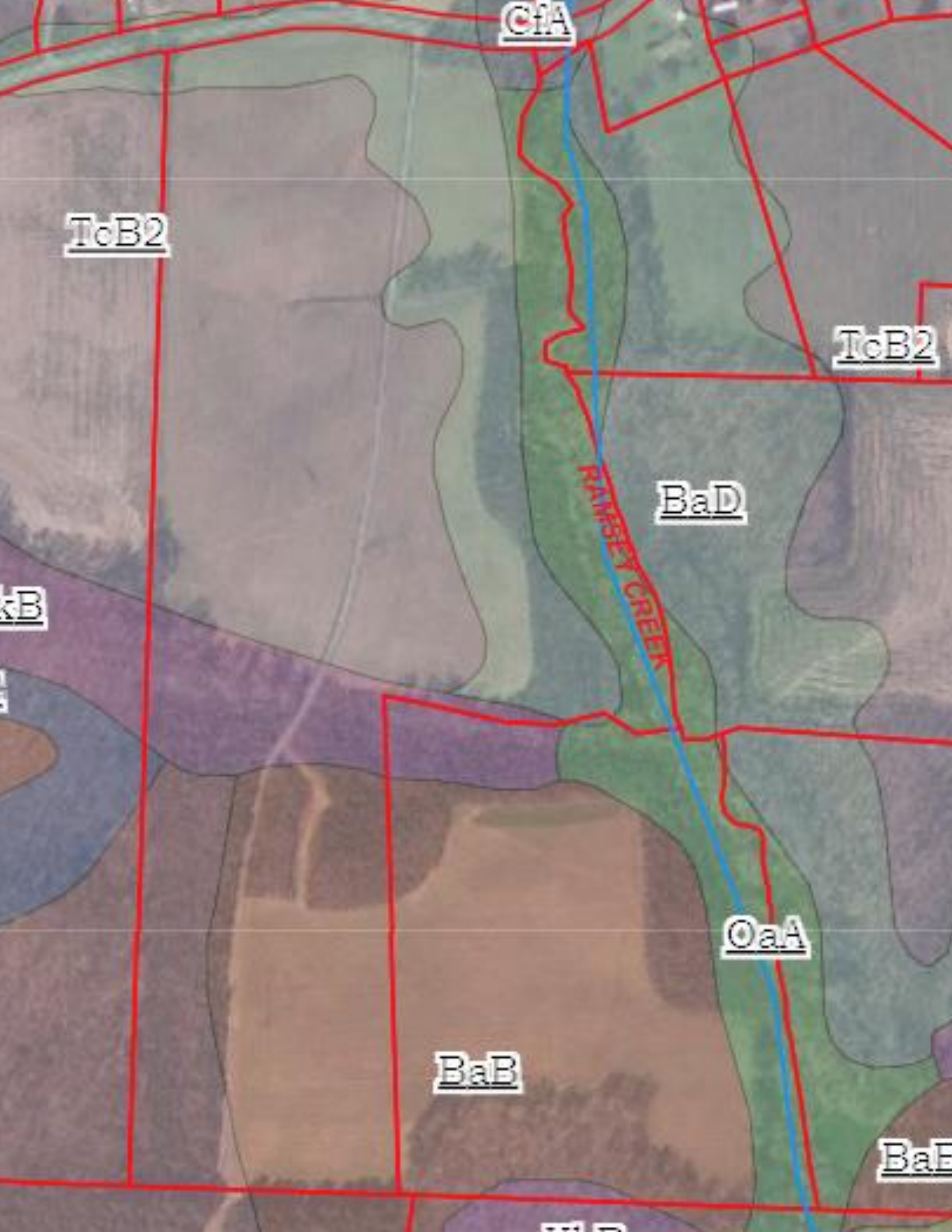
**SOLD**





Woodridge Farms  
65.85 Acre Community





CfA

TcB2

TcB2

BaD

kB

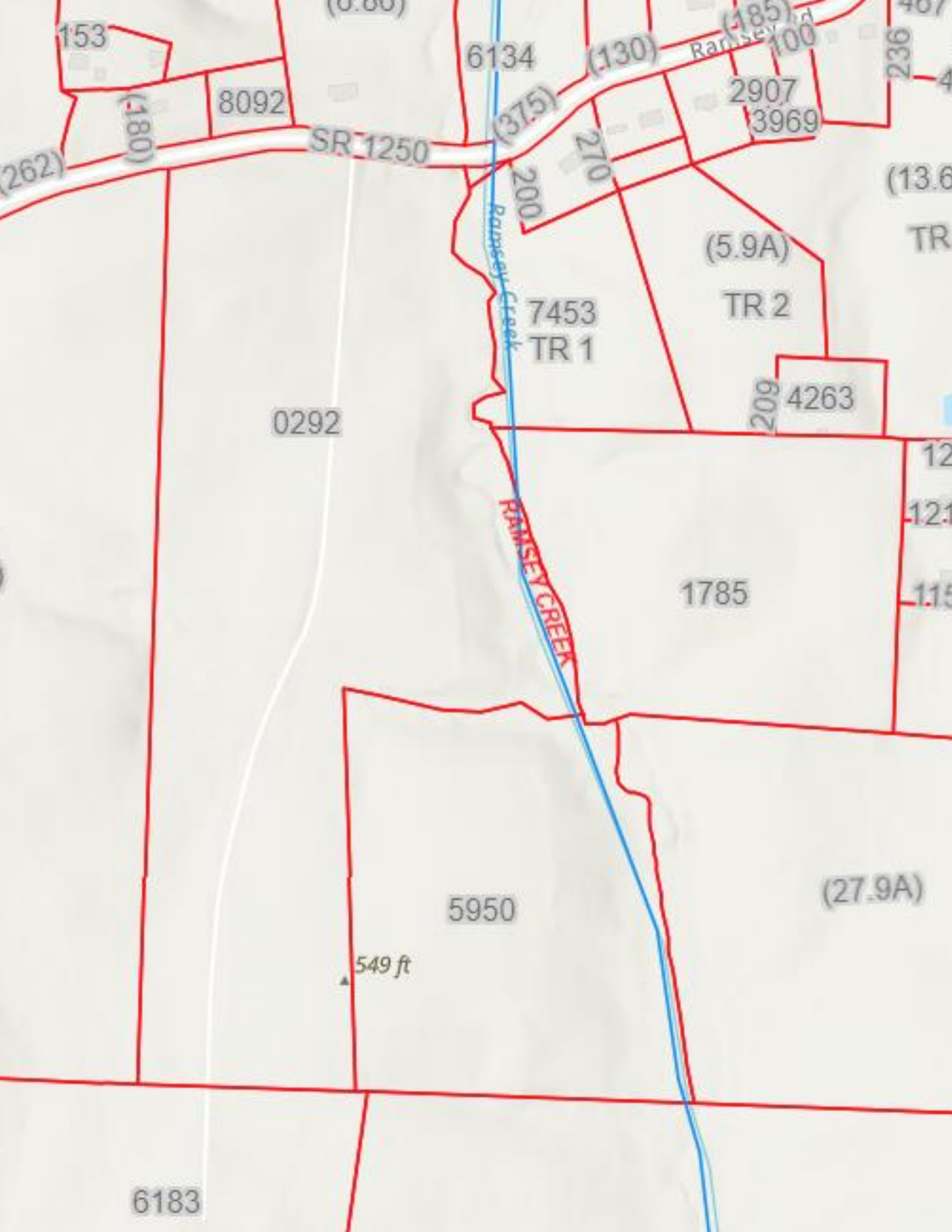
RAMSEY CREEK

OaA

BaB

BaB

BaB



153

(0.60)

6134

(130)

(185)

407

(180)

8092

SR 1250

(375)

2907

3969

(13.6)

(262)

200

270

(5.9A)

TR

7453

TR 1

TR 2

0292

209

4263

12

12.1

RAMSEY CREEK

1785

11.5

5950

(27.9A)

▲ 549 ft

6183



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## Woodridge Farms

- 65.85 Acre Community in Stanly County
- Zoned RA
- 5 Estate sized lots
- Parent Parcel ID's | 6517-03-34-0292 & 6517-03-32-5950
- Well and Septic Required (Soil Testing Complete, Septic Permits in Process)
- Privately Maintained Road (Road Maintenance Agreement in process)
- Simple Restrictions (In Process)
- Zoned for Endy Elementary School, West Stanly Middle and High Schools
- Creekfront (4 lots) with small floodplain
- Owner of property behind the community has an easement for ingress and egress.
- Cropped Field Lease—crops on fields at time of closing will belong to farmer.

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CHARLOTTE OFFICE

532 Governor Morrison Street #C110

Charlotte, NC 28211

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