

*Available for Restoration*  
***The Historic Model Farm***

2038 Brentwood Street, High Point  
Guilford County



**Price: \$177,500 REDUCED \$99,000**

Square Feet: 3,300

Lot Size: 1.99 acres (additional land available)

Zoning: Conditional Use Highway Business

For more information or to make an appointment to see the **Model Farm**, please contact:

**Mike Stout**  
*Northwest Regional Director*

**336-788-0765**  
[mstout@presnc.org](mailto:mstout@presnc.org)

***Unique Agricultural History***

The Model Farm was built by Quakers from Baltimore during Reconstruction to teach southern farmers modern agricultural methods and help restart North Carolina's devastated post-Civil War economy. The Model Farmhouse is highly significant to agricultural history in North Carolina, and its design influenced many farmhouses in the area.

The two-and-a-half-story house has twelve rooms, five fireplaces and a center-hall plan. Because of its floor-to-ceiling windows, which flood each room with warm, natural light, this house has been used extensively over the last 40 years as a background setting for photography of furniture, wallpaper and other home-furnishing products.

The property lies 1,000 feet south of I-85 Business, less than three miles to several furniture showrooms at Riverdale Drive and within minutes of Greensboro and I-40. The location makes it well-suited for a highway business such as a bed and breakfast inn or commercial space. The house could be converted into five guest suites with an owner's quarters and a large space for weddings, corporate events, and community activities.



This house requires a full rehabilitation including kitchen, baths, new



systems and some structural repairs. It is designated as a Guilford County historic property (which provides for a 50% property tax deferral) and is on the National Register study list. The property may be eligible for historic preservation tax credits.

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For more information about Preservation NC and other endangered properties visit:

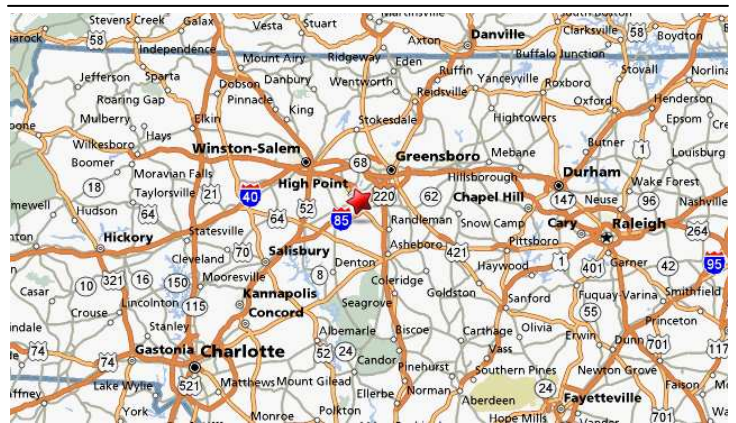
[www.PreservationNC.org](http://www.PreservationNC.org)



*North Carolina*  
**Preservation North Carolina**  
The Historic Preservation Foundation of North Carolina, Inc.



**Financial Incentives:** The Model Farm is designated as a Guilford County historic property which provides for a 50% property tax deferral and it is also listed on the National Register Study List. If listed on the National Register of Historic Places, the property would be eligible for historic rehabilitation tax credits. In North Carolina both state and federal income tax credits are available for the certified rehabilitation of historic structures. For the rehabilitation of income-producing certified historic structures a 20% federal income tax credit and a 20% state income tax credit are available. For the rehabilitation of owner-occupied homes certified historic structures (non-income producing properties) a 30% state tax credit is available. For more information on Historic Rehabilitation Tax Credits call us at 919-832-1651 to request our brochure *Using Preservation Tax Credits to Renovate Your Home or Business Property*, or contact the North Carolina State Historic Preservation Office at 919-807-6570 or at [www.hpo.dcr.state.nc.us](http://www.hpo.dcr.state.nc.us).



**Directions:** From Charlotte, take I-77 N/US-21 N toward Statesville and I-85 N towards Greensboro. Take exit #111 (US-311 toward Archdale/Downtown High Point. Turn left on US-311/N Main Street/S Main Street and follow US-311/N Main Street. Take a slight right on E. Fairfield Road. Turn left on Brentwood Street. The house is located at 2038 Brentwood Street.

**Area Information:** In the North Carolina Piedmont, High Point is known as the “Home Furnishings Capital of the World.” The area is rich in history with cultural events, recreational activities, and an array of shopping options. Incorporated in 1859, it was named after its location on the NC railroad between Goldsboro and Charlotte. To learn more about High Point, visit [www.highpoint.org](http://www.highpoint.org). To learn more about Guilford County, visit [www.co.guilford.nc.us](http://www.co.guilford.nc.us).

**Preservation North Carolina** is a statewide, private, non-profit membership organization that protects and promotes the architectural heritage of North Carolina. Through its Endangered Properties Program it acquires and sells endangered historic buildings. Preservation North Carolina sells all properties with protective covenants and a rehabilitation agreement to ensure that the historic buildings will be renovated and that they will be protected from demolition and unsympathetic changes in the years to come. For samples of these legal documents contact Preservation North Carolina at:

[www.PreservationNC.org](http://www.PreservationNC.org)

(go to “Buy Property” and then “Information”)

or by phone 919-832-3652

**For general information or to join Preservation NC:**

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