Available for Restoration

The Historic Woodleaf Plantation Cotton Gin

841 NC 561 Hwy, Louisburg
Franklin County

The Woodleaf Plantation Cotton Gin was built around 1838 as part of the larger complex of buildings that comprised the Massenburg (Woodleaf) Plantation. Nestled among mature trees along the old farm road, the Cotton Gin is within view of the restored Woodleaf Plantation house, listed in the National Register of Historic Places since 1975.

The main two-story structure sits atop massive cut-stone piers that create a full story below. Now enclosed, this once-open space was used for oxen, mules, and horses to turn the gin. It was later used to produce sorghum. At some point in the 20th century, the lower level was enclosed by variations of board-and-batten and horizontal wood sheathing with various door openings and a sliding horizontal window. A shed addition is located on the northwest side.

The gable roofed, timber-framed structure above is accessed by a stair that opens into a sizable storage area and displays large hand hewn beams, wide plank floors, and vertical sliding wood shutters that enclose the window openings. A stair to the top floor is adjacent to a large batten door that opens northward with a view of the old feed barn and plantation house.

Nicholas Massenburg purchased over 600 acres on the old road to Halifax in 1830, later increasing his holdings and expanding an earlier house after his marriage to Lucy Davis. His detailed journals are a rare glimpse of plantation operations that document the development and construction of the building landscape we see today.

The Woodleaf Plantation Cotton Gin is a contributing structure in the Massenburg (Woodleaf) Plantation National Register listing and is eligible for tax credits. Like the Walnut Hill Cotton Gin in Wake County, the Cotton Gin can be thoughtfully adapted into a rural residential or artisan retreat. The adjacent Perry House, built by a Massenburg descendant, is also available for sale and could be purchased together to create a larger residential complex. Located just five minutes from charming Louisburg and 45 minutes to Raleigh, this is an excellent opportunity for a unique small-town get-a-way commutable to our state’s capital.

Price: $32,500
Square Feet: 2,080
Lot Size: 1.32 acres
Zoning: AR

Only 5 Minutes to Downtown Louisburg and 45 Minutes to Raleigh!

For more information or to make an appointment to see the Woodleaf Plantation Cotton Gin contact:
Cathleen Turner, Regional Director • 919-401-8540 • cturner@presnc.org

JOIN US! For more information about Preservation NC and other endangered properties visit www.PreservationNC.org.
Financial Incentives: The Woodleaf Plantation Cotton Gin is a contributing structure to the Massenburg (Woodleaf) Plantation National Register property and is eligible for 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 tier based state income tax credit are available. For the rehabilitation of owner-occupied homes certified historic structures (non-income producing properties), a 15% state tax credit is available for rehabilitation expenses up to $150,000. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at www.hpo.ncdcr.gov.

Directions: From Raleigh: take US-401 North/Louisburg Road. Keep right to stay on US-401 (about 26 miles). Take a right onto NC-561 E and the property will be on the left in 1.7 miles.

Area Information: The Town of Louisburg is a charming, small town in the heart of the North Carolina piedmont. Louisburg is the county seat of Franklin County and is located in the geographic center of the county. From the beautiful Main Street corridor full of historic churches and oak-lined sidewalks, to the nation’s oldest private two-year college, Louisburg College. Louisburg is the quintessential small town America with a multitude of municipal services enjoyed by citizens and the beauty of two river front parks. Louisburg offers many amenities to those wishing to enjoy the relaxed character of its small town while having easy access to major city resources. Visit www.townoflouisburg.org or www.franklincountync.us for more information.

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 visit www.presnc.org/get-help/easements-covenants.

For general information or to join Preservation NC:

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