

Finding Horse Properties in the Raleigh, NC Area

Requirements and Guidelines for Finding Land for Horses in North Carolina

If you're considering a move to the Raleigh area, and have horses, you're probably wondering what the local requirements are and what you should look for.

Minimum Land Requirement

In the Raleigh area, you'll need to have at least 1 acre of grazing land for each horse.

In addition, you'll probably want to check with the county to make sure horses are allowed on your property, AND make sure that if you're in a neighborhood, the neighborhood covenants do allow horses.



Equestrian Communities

There are quite a few "horse communities" in the Triangle area, which includes Raleigh, Durham, and Chapel Hill. Some of these neighborhoods have lots large enough for individual barns and stables, others have a shared area for horses.

There are also individual land and lots for sale that allow horses.

What Should I Think About When Looking at Horse Properties?

Grazing Land

Remember that you'll need at least an acre of grazing land per horse. Even if a property says



"horses allowed", you may still need to clear enough trees from a heavily wooded lot for the horse to be able to graze.

Room for Sheds, Barns, and Your New Home

Make sure that the land you're considering will have enough room for a barn or shed, and that outbuildings are allowed. Also, think about the total capacity of the property and consider whether you might want to increase your number of horses later, or take in boarders. Your builder can work with you to show you the suggested site for your home, based on the septic permit on file.

Good Drainage

Watch out for marshy areas. You'll need enough dry ground, year-round, to keep the horse's hooves from getting wet. Think about feed and hay delivery, as well as how easy it will be for the vet and the farrier to get to your horse. In general, land on the eastern side of Raleigh is a little sandier, and land on the west side is more clay-based.

How Much Land Will Feed a Horse for a Year?

According to the [North Carolina Horse Council](#), if grass is the only source of forage, each horse will need about 2 acres per year. The requirement is a minimum of 1 acre per horse, so on a smaller lot you'll need to supplement with other food sources.



How Much will it Cost to Build a New Home on my Horse Property?

The cost of construction can vary, depending on many different factors specific to your property. **Building permit** and **impact fees** vary depending on the location of the property and the size of the home. Most likely you'll need a **well and septic**. The cost of the septic will depend on the type of system required. And the **foundation costs** will depend on both the size of the home as well as the amount of preparation the land requires - a heavily wooded, rolling lot will be more costly than a flat meadow lot.

Beyond that, you'll want to decide how large your home will be, and what types of finishes you'd like to see.

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