



32.05 ACRES OF INVESTMENT LAND WITH CHESTNUT TREE ORCHARD FOR SALE IN CASWELL COUNTY!

WITHDRAWN

This Chestnut Tree Orchard & Farm is a once in a lifetime opportunity!

You've seen and heard of all types of fruit tree orchards, but have you ever seen a Chestnut Orchard?

Established in 2016, the Yellow Dog Chestnut Orchard is located in central Caswell County, within the city limits of Yanceyville, NC, and offers many possibilities to investors and homesteaders alike. -The property is comprised of two parcels (27.67ac & 4.388ac) totaling 32.05-acres and consists of gently rolling terrain from North to South. -There are four orchard fields that total approximately 19.86-acres that are connected by several maintained access roads. -These roads link back to the farm maintenance area that has room for parking and has a post & beam equipment shed and small storage building. -The Yellow Dog Orchard has approximately 500 Dunstan Chestnut™ Trees that range from 5 to 8 years old and are spread throughout the four managed fields. -

According to growers of the Dunstan Chestnut™ Trees (<https://chestnuthilltreefarm.com/>), they are the best and most widely planted chestnut trees in America – they combine the excellent nut quality and tree form with blight resistance. -Dunstan chestnut trees have been grown successfully from Maine and New York, west to Illinois and Wisconsin, and south to east Texas and Florida. They are excellent for commercial and backyard orchards, and are the best tree to plant for attracting deer and wildlife.

Dunstan Chestnut™ trees begin to bear at only 3-5 years of age depending of the care and climate they receive. -They produce heavy annual crops (never skipping a year like oaks) of very large, sweet tasting (no tannin) nuts and can produce 20 lbs/tree after only 10 years, and as much as 50-100 lbs/tree at maturity. They are easy to grow and thrive in a variety of locations. The Yellow Dog Orchard is just before reaching maturity and could make for a unique investment or business opportunity.

The Yellow Dog Orchard has frontage on two public roads, but only one entrance onto the property. -Along Hwy-86N, there are two sections of road frontage that total approximately 683ft (187ft & 496ft); and along Old Hwy-86 there is approximately 685ft of road frontage. -The frontage along Hwy-86N may offer some commercial development opportunities for the farm or other type of business. -The road frontage on Old Hwy-86 has far less traffic and offers a great view of the orchard. -This is also where the primary entrance is located. -

Electrical service is established on the property and there's a functioning well that has been used for irrigation. -If needed, there is 3-Phase power access along BOTH roads which could be important for certain commercial applications. -The property is within the city limits of Yanceyville, NC and is subject to zoning. -The larger tract (27.67ac) along Hwy-86N is zoned as Highway Business (HB), while the smaller tract (4.388ac) along Old Hwy-86 is zoned Restricted Residential (RR8). -Restricted Residential zoning is intended to accommodate low-density single-family detached dwellings and modular homes at a maximum density of two (2) dwelling units per acre. -Having this designation on the smaller tract would afford the opportunity for the owner to build a home and live on the farm. -This is an important feature that should be considered for homesteaders. -

Speaking of homesteading, the surrounding area offer some of the best outdoor activities in North Carolina. -Caswell County boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>), and Farmer Lake offers fishing and picnicking just outside of town (<https://www.caswellcountync.gov/pview.aspx?id=8988&catid=600>). -Neighboring Person County has two incredible public lakes for recreational use year-round. Hyco Lake is the larger of the two

(<https://www.visitnc.com/listing/k7PN/hyco-lake>), but Mayo Lake and is perhaps the most natural looking (<https://www.visitnc.com/listing/5D4K/mayo-lake>); both offer excellent boating and fishing opportunities for you and the family. -I personally live in Caswell County, and without hesitation, tell you it's a great place to live and work.

The location of the Yellow Dog Orchard allows for quick access to Danville, VA, Reidsville & Burlington, NC, as well as the Triad area of Greensboro, and Triangle Area of Raleigh, NC. -Airports, shopping and dining opportunities are readily found at all these destinations. -Please see the area map in the photos section of this listing for more close by area cities & towns.

The Yellow Dog Orchard is shown by appointment only. -I invited you to explore the embedded map in this listing for a detailed view of the property and surrounding area. -If this unique property interests you, contact me today to schedule your private tour and let me show you all this Mossy Oak Property has to offer!

MORE DETAILS

Address:

Old NC Hwy 86N
Yanceyville, NC 27379

Acreage: 32.1 acres

County: Caswell

MOPLS ID: 19534

GPS Location:

36.425300 x -79.359700

PRICE: \$225,000

CONTACT AGENT



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