



SOLD!! 46.50 ACRES OF PRIME HUNTING LAND WITH CABIN FOR SALE IN CASWELL COUNTY!

SOLD

With its small cabin, trail network and state gameland access make this is a rare opportunity!

Situated in east-central Caswell County, NC, the High Ridge Hunting Camp is located in one of the most sought after North Carolina counties for hunting Whitetail Deer!

This 46.50-acre hunting property has much to offer anyone looking for a place that is “ready to hunt” during season, as well as a place to escape to any time of year to connect with nature. It consists of a small cabin & camp area, mature hardwoods, a 16-year old cutover area, creek & creek bottoms, rolling ridges, a few drainages, and a small field. The terrain stretches south to north, with creek bottoms to the west and a couple high ridges to the east. These ridges are the namesake for the High Ridge Hunting Camp.

Access to the camp is along a 30’ deeded easement that is ¾-mile long. As you drive onto the property, your greeted by ¾-acre field that is a major strut zone for turkeys in the spring, and makes a good food plot for local wildlife in the winter months. Just past the field lies the High Ridge Base Camp that consists of a grass yard, graveled parking area and a one room cabin. The 12’x16’ cabin is finished on the inside in rustic fashion and contains a multiuse area, a loft and a small woodstove inside. On the outside you’ll find a 6’x16’ attached deck, wood siding and a maintenance free metal roof. The cabin has receptacles that are wired to a panel box that can be run off a small generator outside. It’s a cozy setup that allows you to comfortably extend your stay during hunting season or for those “get out of town” weekends.

As if this wasn’t enough, there’s more! Electrical service is available (but not connected) onsite, as is a functional well (with submerged pump), and septic tank with drain field. The seller makes no warranties on the well or septic system, but having these features could allow for an expansion to include perhaps a bathroom and small kitchen. Being this far back from a main road and having electrical service available on site is uncommon, and this in itself is worth many thousands of dollars to its owner!

The terrain and habitat makes this hunting property just as special. The deep banked Reedy Fork Creek flows south to north along the western border into the Caswell Gamelands. The creek bottoms and old cutover create a diverse habitat that attracts, holds and supports a variety of wildlife, including whitetail deer, turkey, the occasional bear, and other small game & non-game animals commonly found in the area.

Access on any property is important, and again this property delivers. The High Ridge Hunting Camp has is approximately 1-mile of ATV trails. These winding trails make for quiet and enjoyable walks through the bottomlands and rolling ridges during the off season, and stand access when it’s time to hunt. Tree-stands and bait stations are easily accessed from the trail network and have resulted in many great hunts and timeless memories. The trail takes you to the northern border where you can access approximately 164-acres of state gameland. This hard to find feature allows this property to hunt more like +200-acre property versus a 46-acre tract!

In total, 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>). Hyco Lake is just a few miles north and is an incredible public that offers excellent boating and fishing opportunities for you and the family year round (<https://www.visitnc.com/listing/k7PN/hyco-lake>).

The location of the High Ridge Hunt Camp allows for quick access to Danville, VA, and is midway between Yanceyville & Roxboro, NC. 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.

****Due to its remote location, the High Ridge Hunting Camp is shown by appointment only.**

I invite you to explore the embedded map at the bottom of 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:

Off Hwy 119 N & Stephentown Road
Blanch, NC 27212

Acreage: 46.5 acres

County: Caswell

MOPLS ID: 20971

GPS Location:

36.409000 x -79.211400

PRICE: \$179,900

CONTACT AGENT



SEAN MALOY

**BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS**

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