



## **+/-11.85 ACRE LOT FOR A HOMESITE FOR SALE IN CASWELL COUNTY!**

### **WITHDRAWN**

**Having a partially cleared lot with electrical service on site this a great homesite property!**

Located in Northwest Caswell County, NC, this +/- 11.85-acre lot is waiting for you to build your country home! -

This lot is partially cleared along the approximately 216 ft of frontage that is Chandler Mill Road, and is approximately 1.880ft in depth. -There is an existing electrical pole (with transformer) already onsite, making future connections easy and less expensive when it's time to build your home. -The parcel lays west to east, and consists of gently rolling terrain and a couple small drainages. -The timber was harvested in in early 2014 and the forest is naturally regenerating. -In the thick cover there are signs of deer, as well as small game animals such as rabbits & squirrels.

This property has a Pelham, NC address, and is just off Hwy-29. -This places you minutes from shopping and dining in Danville, VA to the north (<https://www.virginia.org/cities/Danville/>), and the same in Reidsville, NC to the south. - The area has an abundance of outdoor attractions for the whole family. -The Dan River (<https://www.danriver.org/our-watershed/about-our-watershed/general-info>) twists and turns thru the area and local state game lands offer many hunting and recreational opportunities. - 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>), making this a great place to live if you enjoy the outdoors!

I invite you to explore the embedded map at the bottom of this listing for a detailed view of the property and surrounding area.

There are a couple things to know about this property: -no soil testing or septic permitting has been completed; and there's not a survey on file. -These are two things that buyers may want to consider having done when purchasing any site for a future home.

If this unique property interests you, contact me today to discuss all this Mossy Oak Property has to offer!

### **MORE DETAILS**

**Address:**

Off Chandler Mill Road  
Pelham, NC 27311

**Acreage:** 11.9 acres

**County:** Caswell

**MOPLS ID:** 25363

**GPS Location:**

36.489300 x -79.516100

**PRICE: \$65,000**

### **CONTACT AGENT**



**SEAN MALOY**

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

**(844) 412-1200**

**(844) 480-5263 (LAND)**

[seanmaloy@mossyoakproperties.com](mailto:seanmaloy@mossyoakproperties.com)

