



## SOLD!! 88.12 ACRES OF INVESTMENT & RECREATIONAL LAND FOR SALE IN PERSON COUNTY, NC!

**SOLD**

### **River Frontage - Extensive Trail Network - Investment Timber - Excellent Hunting**

It's very rare to find property that has as many features as this one. It is definitely a "must see" if you're looking for a year-round recreational and investment property!

Located in north-central Person County, NC and southern Halifax County, VA, this multi-use property offer something for almost every type of person who enjoys the outdoors! It is comprised of a base camp area, planted pines, river bottoms, mature hardwoods, pre-successional timber, and a few drainage areas. The terrain is gently sloping and stretches predominantly south from the northern boundary to the Hyco River.

The Hyco River snakes its way along the western and southern boundary and is dominate terrain feature on this property. The river varies from 20-30 feet across and It invites to walk along its many sandbars, shallow pools and scenic views. With over 3000-feet of river frontage there is much to explore and see, including beaver, waterfowl, birds of all kinds, reptiles, fish, and other mammals & aquatic animals. The long river trail leads you to several spots for fishing, picnicking and hunting, thus making this property a year-round place for the entire family!

Up until the early 2000's, the property was farmed tobacco, and in mid-2005 the timber was harvested. The old fields were planted in Loblolly Pines, while the cutover was left to naturally regenerate the hardwood forest. Today, the pines are growing exceptionally well and are ready for their first thinning, and the hardwood forest is just a few years away from closing its canopy. The health and diversity of the timber stands not only will increase in value, but attract and hold a variety of wildlife.

Access and security are always a concern for such remote properties, but the river and the Norfolk and Western Railway make for excellent border barriers. The property entrance is at the end of a ½-mile private road called Hideaway Trail. As you enter the gate, you come to the basecamp area that has an old tobacco barn, a 40'x8'x8' metal shipping container and a two car metal carport. Having all this storage and protected cover makes this property ready to use from day one. If you desire to build on the property this area could make for a very nice home setting (depending on septic permitting); and, although electrical service hasn't been connected, it is available just off the property and utilities are included in the private road easement.

Continuing past the basecamp, you'll cross over the railroad tracks and enter into the fields that lead to the over 1.5-miles of managed trails. The trails take you into the heart of the property and/or along the rivers scenic edge. The diversity of the habitat found throughout the tract attracts, holds and supports a variety of wildlife, including whitetail deer, turkey, bear, and other small game & non-game animals commonly found in the area. There are few feeders and hunting blinds strategically placed throughout the property that have resulted in many great hunts and timeless memories.

Another interesting thing about this property is the number of Pawpaw Trees found in the river bottom.-Pawpaw trees produce the largest, native North American fruit,-and-Native Americans have used the fruit throughout their history. The genus Asimina is derived from the Native American term "assimin" or "rassimin." The trees were often planted to ensure a reliable fall food source. The Cherokee used the inner bark to make ropes and string,-and tribes wove the inner bark into cloth. Early European settlers made jelly and custards using the fruit, though cooking the flesh alters the taste.- Having such a fruit tree adds to the allure-of this property and they'll be enjoyed by family and friends of its owner (

<https://www.mdwfp.com/media/news/museum/species-portrait-pawpaws/>).

And if this isn't enough, Person and Caswell Counties offer some of the best outdoor activities in North Carolina. To the west, 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 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>) and is closest to this property, but Mayo Lake 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.

Civilization is not too far away! The property is approximately 10-miles north of Roxboro, NC, 10-miles south of South Boston, VA, only 20-miles from Clarksville, VA, and 25-miles from Danville, VA. All these cities & towns have shopping & dining opportunities as well has hardware and farm supply stores you may need.

I invited you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos and a property video that may you may find interesting!

This property requires a private showing. 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 Woodsdale Road & Hideaway Trail  
Roxboro, NC 27574

**Acreage:** 88.1 acres

**County:** Person

**MOPLS ID:** 28699

**GPS Location:**

36.548000 x -78.961200

**PRICE: \$299,900**

## CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

**(844) 412-1200**

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

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

