



## SOLD!! 48.98 ACRES OF RECREATIONAL & HOMESITE LAND FOR SALE IN CASWELL COUNTY!

**SOLD**

**Having road frontage, pond and potential building sites make this a one of a kind multiuse property!**

Whether you're looking for acreage to build a country home, have a mini-farm or a place to fish and hunt, this multiuse property has much to offer!

This beautiful +/- 48.98-acre unrestricted tract is located in Northwest Caswell County, NC, and has a Pelham, NC address. It's conveniently located just off Hwy-29 and has approximately 475ft of frontage on Law Road. In addition, the property can be accessed via a drive way at the end of Lakeview Drive and a 20ft access easement off Jeffries Road. This places you minutes from shopping and dining in Danville, VA to the north, and the same in Reidsville, NC just 13-miles south. The area has an abundance of outdoor attractions for the whole family. The Dan River 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, making this a great place to live if you enjoy the outdoors!

As it sits, this property is a great recreational property. The scenic ½-acre pond could make for long days of fishing, wildlife viewing and spending time with family & friends. There is approximately 1.2-miles of cleared trails that wander thru the property and along the old field edges. These trails not only provide access thru the property, but would make great ATV or horseback riding trails. If you're looking for a hunting tract, the diversity of habitat found here attracts and holds deer, turkey and small game animals. The old fields and timber edge provide excellent cover and food for all types of animals & birds commonly found in the area. All these activities make this a year-round recreational property for whole family!

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 two cell towers close by and Verizon 4G-LTE service has been confirmed. Although the local soils run consistent with neighboring homes, 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, especially if looking to build site for a future home.

This property is shown by appointment only. If this unique property interests you, contact me today to discuss all this Mossy Oak Property has to offer and to schedule a tour!

### MORE DETAILS

**Address:**

Off Jeffries Road  
Pelham, NC 27311

**Acreage:** 49.0 acres

**County:** Caswell

**MOPLS ID:** 28703

**GPS Location:**

36.489400 x -79.493500

**PRICE: \$249,000**

### CONTACT AGENT



**SEAN MALOY**

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

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