



11.21 ACRE MINI-FARM FOR SALE IN CASWELL COUNTY, NC!

ACTIVE

With a 3-bedroom farm house, barn, field, and pond make this a rare opportunity!

Located in the Cherry Grove area of south-central Caswell County, NC, you'll find the newly formed, Gregory Grange Subdivision.- Named for the Gregory Family who lived and worked on this scenic farm beginning in the early 1900's, this beautiful +/- 11.21-acre property is a rare opportunity for anyone who's looking for a country setting to raise their family!

Although this is a small portion of the Gregory Farm, it has all you need to live the southern farm lifestyle.- Its boundaries are formed from two lots (Lots 6 & 7) of the development, and has a charming farmhouse with a detached garage, large barn, seven outbuildings, pasture, and shared pond.- Further, it has over 550ft of combined road frontage along Cherry Grove Road.- No matter where you look, you won't find this much on such a small property - it's truly a rare opportunity!

The traditional farmhouse was built around the year 1902 and had a couple additions/renovations that were made in the 1970s and 1990's.- Like most older farmhouses in the south, it has a large front porch, 3-bedrooms, 1-bathroom, and includes a kitchen with pantry, living room, den, mudroom, and large laundry room.- There is approximately 1994-heated square feet that is served by a central air system and a fireplace insert (found in the den).- A second fireplace is found in the downstairs bedroom, but it has been covered and isn't being used as such.

Behind the house you'll find several buildings, including a spacious two-car, detached garage that is insulated all around and has electrical service.- The large red barn has six stalls on the lower level, hay storage in the upper level, and three side-outs that allow easy access to the fields for your horses or other farm animals.- The other outbuildings provide workshop space and storage, and could be repurposed for whatever uses you may desire.- Combined, they illustrate what working farms of yesteryear required to operate and they add to the allure of the property.

From the kitchen window, you can see the white-railed fence and the scenic pasture where the Gregory's cows once roamed.- This pasture area is approximately 8-acres in size and lays extremely well.- It gently slopes towards the center and drains into the shared pond that was once used for the livestock.- No farm is complete without a pond, and this one doesn't disappoint!

Around the farm are several fruit, nut and shade trees!- Many of these provided food for the Gregory's, while others provided for birds and wildlife.- The species include:- muscadine, persimmon, pecan, pear, apple, sweet cherry, hickory, sugar maples, and hackberry.- They are all mature and many are bearing fruit this summer.

The local surrounding area has an abundance of outdoor attractions for the whole family.- Caswell County offers some of the best outdoor activities in North Carolina as it boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey, and horseback riding (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>).- In addition to the gamelands, there are a few incredible public access waterways for your recreational use year-round.

Farmer Lake is a reservoir just north of the farm and is closest to this property.- There you can put your boat in for some good lake fishing, or you can drop in a line and fish on the public access pier.- Farmer Lake has a natural look as there are no private docks along its banks, and duck hunting is allowed when in season (<https://www.visitnc.com/listing/hcVz/s-r-farmer-lake>).

MORE DETAILS

Address:

2235 Cherry Grove Road
Yanceyville, NC 27379

Acreage: 11.2 acres

County: Caswell

MOPLS ID: 29555

GPS Location:

36.309500 x -79.394300

PRICE: \$319,900

CONTACT AGENT



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