



## SOLD!! 4.57 ACRE MINI-FARM FOR SALE IN CASWELL COUNTY, NC!

### SOLD

**With a 3-bedroom farm house, barn, and small field, this is a rare opportunity!**

Located in the Cherry Grove area of south-central Caswell County, NC, you'll find the newly formed, Gregory's Grange Subdivision. Named for the Gregory Family who lived and worked on this scenic farm beginning in the early 1900's, this beautiful +/- 4.57-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- form Lot 6 of the development, and has a charming farmhouse with a detached garage, large barn, seven outbuildings, and small pasture area. Further, it has over 500ft 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. 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 2.40-acres in size and lays extremely well.

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 pasture 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.

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>).

In the northeast corner of the county is Hyco Lake. Hyco Lake is the larger of the two lakes (<https://www.visitnc.com/listing/k7PN/hyco-lake>) and crosses into neighboring Person County. -There you'll find excellent recreational boating and fishing opportunities, as well as camping -facilities & swimming for you and the family. As if that wasn't enough, the Dan River (<https://www.danriver.org/our-watershed/about-our-watershed/general-info>) twists and turns through northern Caswell County and offers many other outdoor opportunities!

The Gregory's Grange Subdivision is approximately 8-miles south of historic Yanceyville, NC, 15-miles north of Burlington, NC, only 27-miles from Greensboro, NC, and 22-miles from the quaint town of Hillsborough, NC. All these cities & towns have shopping & dining opportunities as well as hardware and farm supply stores you may need. I personally live in Caswell County, and without hesitation, tell you it's a great place to live and work. I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting.

**Here are a couple things to know and consider about the farm:**

- There is confirmed 4G-LTE & 5G cell service with Verizon.
- The property is being sold "as is" and the seller does not intend to make any repairs to the home or outbuildings.
- The lot is subject to the developments Restrictive Covenants, here are a few of the major ones for your consideration:
  - \*Lot-6 may only have one site built dwelling, including the existing farmhouse.
  - \*Farm animals: -laying hens (for personal use), ducks, and up to two pleasure horses are allowed; but no cows or pigs.
  - \*Light farming allowed, however no commercial activity.
  - \*Existing outbuildings to be maintained and kept neat in appearance.

This property is shown by appointment only. -Please contact me directly to coordinate your private tour.-

## MORE DETAILS

**Address:**

2235 Cherry Grove Road  
Yanceyville, NC 27379

**Acreage:** 4.6 acres

**County:** Caswell

**MOPLS ID:** 30261

**GPS Location:**

36.309500 x -79.394300

**PRICE: \$225,000**

## CONTACT AGENT



**SEAN MALOY**

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

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