



SOLD!! 15.33 ACRE LOT WITH POND FOR SALE IN CASWELL COUNTY, NC!

SOLD

Partially fenced pasture with pond makes this tract one to consider for building your new home!

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 +/- 15.33-acre property is a rare opportunity for anyone who's looking to build a home in a country setting!

Identified as Lot-15 of the subdivision, it contains approximately 12-acres of open pasture, a 1.8-acre farm pond and 50-feet of road frontage along Cherry Grove Road.- The lot has a new survey and a 4-bedroom septic permit is forthcoming.- It's ready for you to choose your builder and get started building your new home!

Here are a couple things to know and consider about this property:

- There is confirmed 4G-LTE cell service with Verizon (and sometimes 5G).
- A 4-bedroom Septic Permit Application has been submitted to the county environmental office and awaiting approval.
- The lot is subject to the developments Restrictive Covenants, here are a few of the major ones for your consideration:
 - *Lot-15 may only have one home built within its boundaries.
 - *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.
 - *Cedar trees along existing fence-lines to remain unless damaged by storms.

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.

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

MORE DETAILS

Address:

Off Cherry Grove Road
Yanceyville, NC 27379

Acreage: 15.3 acres

County: Caswell

MOPLS ID: 30426

GPS Location:

36.309000 x -79.394100

PRICE: \$149,900

CONTACT AGENT



SEAN MALOY

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

(844) 412-1200

(844) 480-5263 (LAND)

seanmaloy@mossyoakproperties.com

