



1.54 ACRE LOT FOR SALE IN CASWELL COUNTY NC!

REDUCED

For immediate assistance on this listing, call Sean Maloy at-844-412-1200.

This partially wooded lot is ready for your to build your new home! Call Sean Maloy at-844-412-1200-to schedule a showing today!

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 +/- 1.54-acre property is a rare opportunity for anyone who's looking to build a home in a country setting!-

Identified as Lot-10 of the subdivision, it contains approximately 1.54-acres of open field and approximately 120-feet of road frontage along Cherry Grove Road.- The lot has a new survey and an approved 3-bedroom septic permit, making it 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 3-bedroom Septic Permit that requires a pump system due to the location of the drain field.
- The lot is subject to the developments Restrictive Covenants, here are a few of the major ones for your consideration:
 - *All residential structures shall have a minimum heated floor space of 1,500sqft , and a two car garage.
 - *Off-frame modular homes are permitted.
 - *No mobile, manufactured or on-frame modular homes are allowed.
 - *See the complete Restrictive Covenants under the Documents Tab on this listing for more information.

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 - Lot 10
Yanceyville, NC 27379

Acreage: 1.5 acres

County: Caswell

MOPLS ID: 34629

GPS Location:

36.311700 x -79.396100

PRICE: \$29,900

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE

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