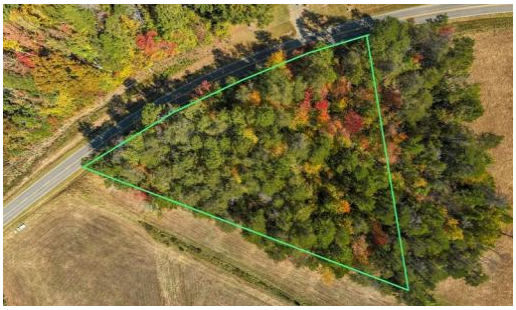




SOLD!! 1.48 ACRE BUILDING LOT FOR SALE IN CASWELL COUNTY NC!

SOLD

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

This fully 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 +/- 1.48-acre property is a rare opportunity for anyone who's looking to build a home in a country setting!

-Identified as Lot-11 of the subdivision, it contains approximately 1.48-acres of open field and approximately 385-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 for a conventional system has been issued.

-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 11
Yanceyville, NC 27379

Acreage: 1.5 acres

County: Caswell

MOPLS ID: 34631

GPS Location:
36.311900 x -79.396900

PRICE: $36,900

CONTACT AGENT



SEAN MALOY
BROKER IN CHARGE

(844) 412-1200
(844) 480-5263 (LAND)
seanmaloy@mossyoakproperties.com

MOSSY OAK PROPERTIES