



## SOLD!! 6.56 ACRE BUILDING LOT FOR SALE IN CASWELL COUNTY, NC!

**SOLD**

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

**Large lot with road frontage & additional access is ready for your new home! Call Sean Maloy at 844-412-1200 to schedule a showing today!**

Located in the Anderson area of south-central Caswell County, NC, you'll find this beautiful +/- 6.56-acre property that is a rare opportunity for anyone who's looking to build a home in a country setting!

Identified as Lot-3, it contains approximately 6.56-acres of recently clear-cut timber that reduces your land clearing expenses and gives you maximum flexibility as to where to place your home.-

- There is confirmed 4G-LTE cell service with Verizon (a cell tower is just behind the property).
- A 3-bedroom Septic Permit for a conventional system has been issued (see the documents tab for a copy).
- Although the property has a Burlington address, the school district is Caswell County.-
- The lot is subject to some Deed Restrictions, here are a few of the major ones for your consideration:-
- \*No single wide mobile homes
- \*No commercial use or activity
- \*No swine or cattle
- \*Horses are allowed (1 per 2 acres of pasture)

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 property is approximately 11-miles south of historic Yanceyville, NC, 12-miles north of Burlington, NC, only 29-miles from Greensboro, NC, and 18-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.-

### MORE DETAILS

**Address:**

Off S NC HWY 62  
Burlington, NC 27217

**Acreage:** 6.6 acres

**County:** Caswell

**MOPLS ID:** 35367

**GPS Location:**

36.246100 x -79.325700

**PRICE: \$74,900**

### CONTACT AGENT



**SEAN MALOY**

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

**(844) 412-1200**

**(844) 480-5263 (LAND)**

[seanmaloy@mossyoakproperties.com](mailto:seanmaloy@mossyoakproperties.com)

