



SOLD!! 20.11 ACRE BUILDING LOT WITH LAKE FOR SALE IN CASWELL COUNTY, NC!

SOLD

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

This large building lot with a 3.4-acre lake is a rare opportunity and 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 scenic +/- 20.11-acre property with a small lake. This is a rare opportunity for anyone who's looking to premium homesite that has many attributes found on larger tracts:-

The showcase feature of this property is the 3.4-acre Vinsons Lake. The north side of the lake borders NC Highway 62 and is screen by majestic Loblolly's Pines. Being an evergreen tree, they not only provide privacy, but add a beautiful backdrop for you to enjoy year round! The south side of the lake (and the remainder of the property) has recently been clearcut. This reduces your land clearing expenses and give you maximum flexibility as to where to place your home to best enjoy the view. Access onto the property via a 30' easement off Hughes Mill road. Utilities (ie: electrical, phone, cable, etc.) are available along NC Highway 62 and Hughes Mill Road and the easement includes access for such utilities. The property comes with a new survey and a county approved 4-bedroom septic permit, making it ready for you to choose your builder and get started building your new home at the lake!-

Here are a couple things to know when considering this property:-

- There is confirmed 4G-LTE cell service with Verizon (a cell tower is just north the property).
- A 4-bedroom Septic Permit has been approved and issued.
- Although the property has a Burlington address, the school district is Caswell County.
- Vincent Lake serves as "Water Point" for the Pleasant Grove Fire Department.- The department mows and maintains the lake entrance on NC Highway 62.-
- There is no flood plain on this tract.
- 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 horse 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 Hughes Mill Road
Burlington, NC 27217

Acreage: 20.1 acres

County: Caswell

MOPLS ID: 35461

GPS Location:

36.243300 x -79.328000

PRICE: \$239,900

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS

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