



SOLD!! 10.21 ACRE BUILDING LOT & RECREATIONAL LAND FOR SALE IN CASWELL COUNTY, NC!

SOLD

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

This secluded property is ready for your new home! Call Sean Maloy at 844-412-1200 to schedule a showing today!

Here's your opportunity to own a large, partially wooded lot in scenic Caswell County!-

Lot-14 of the Loundermom's Lost Pond subdivision in Pelham, NC is ready for you to build your home in the country or have a private retreat for recreational use!- It has approximately 555-feet of frontage along Loundermom's Way, a private dead-end road, and is comprised of gently sloping terrain, pine & cedar trees and mixed hardwoods.- The building site is located in an old field at the front of the property and there is an expired 4-Bedroom Septic Permit for your review (see the documents tab on this listing).- The field has become overgrown with saplings, small trees and shrubs; however, they are small enough for a forestry mulcher to make quick work of reclaiming the area. Verizon-LTE service has been confirmed.- The lot has a good survey and electrical service has been established via buried lines, and there is a transformer already on-site.- This saves you time, hassle and money, further making this lot a great value!

Originally, the subdivision was subject to a Road Maintenance Agreement, with dues being \$150.00 per year.- The seller is unsure if it's still in effect and is currently being confirmed. This listing will be updated upon confirmation either way. The Road Maintenance Agreement can be found under the documents tab of this listing if you desire to review it.-

This property has a Pelham, NC address and is off Hwy-86, just 5-miles northwest of Yanceyville, NC. This places you minutes from shopping and dining in Danville, VA to the north (<https://www.virginia.org/cities/Danville/>), and only 16-miles from Reidsville, NC to the southwest.-

There are Restrictive Covenants associated with this lot. Here are the primary ones for your consideration:-

-No commercial use.

-No singlewide mobile homes allowed.

-Doublewide mobile homes are allowed; however, the home must be less than seven years old at the time of installation.

-No swine, kennels, commercial chicken houses.

For a complete list of restrictions, please see the Restrictive Covenant found under the documents tab of this listing.-

The area has an abundance of outdoor attractions for the whole family. The Dan River (<https://www.danriver.org/our-watershed/about-our-watershed/general-info>) twists and turns through the area and local state game lands offer many hunting and recreational opportunities. In total, Caswell County boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>), making this a great place to live if you enjoy the outdoors!

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area, as well as the many photos that you may find interesting!-

This property is shown by appointment only. If this beautiful property interests you, contact me today to schedule your private tour and let me show you all this Mossy Oak Property has to offer!

MORE DETAILS

Address:

Off Loundermon's Way
Pelham, NC 27311

Acreage: 10.2 acres

County: Caswell

MOPLS ID: 35566

GPS Location:

36.446000 x -79.408600

PRICE: \$69,900

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE

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