



SOLD!! 73.25 ACRES OF MULTI-USE RECREATIONAL & INVESTMENT LAND FOR SALE IN CASWELL COUNTY NC!

SOLD

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

With a small pond and acres of diverse habitat make this unique property a year-round property for you to enjoy!-Call Sean Maloy at 844-412-1200 to schedule a showing today!

The old Stoney Creek Hunting Preserve is a unique property that offers outdoor activities for the entire family & friends to enjoy year-round!

This 73.25-acre multi-use property offers acreage to build a country home, or to own a timber investment tract with excellent hunting opportunities. It's located in the Cherry Grove Township of Southwest Caswell County, NC and is comprised of rolling terrain, creek, pond, planted pines, hardwoods, and a couple open fields.

The Stoney Creek Hunting Preserve offers a very diverse habitat that attracts and holds all sorts of game & non-game wildlife, including whitetail deer, turkey, small game, and other animals commonly found in the area. The property has had two different timber harvests, the first being a pine harvest in 1998 of +/- 16-acres that were replanted with Loblolly Pines.- The second harvest was in 2012 when hardwoods were cut in select areas. These areas were allowed to naturally regenerate providing much cover and browse for all the animals today.- There are approximately 26-acres of hardwoods that were left untouched and add to the diversity of the habitat.- These hardwoods are found along the drainages, creek bottoms and the ridge line around the pond.-The property is enrolled in the Deferred Tax Program for Forestry which can be transferred to a buyer who meets all the application requirements. This will save you even more money on property taxes.

The water features found on this property are the small 1/3-acre pond in the center of the property and the small stream, Stoney Creek, that is the eastern border for the property. -The scenic pond can easily be accessed by vehicle and offers a great area to camp, fish, wildlife viewing, or just connect with nature. The Stoney Creek is 8-12ft wide in some areas with 3-4ft banks, sand & rock bottoms and appears to flow year round. -Both of the water features at beauty to the property as well as provide for -the local wildlife.

The Stoney Creek Hunting Preserve has an old cabin that is in disrepair; however, it does have a power meter base on it that may allow access electrical service! -This would be a plus for hooking up a camper or use if you decide to build a home on site. -Surrounding the old cabin is approximately 4-acres of open field that is already cleared and ready for a home if you're looking for a place to build. This would save you thousands of dollars in clearing costs! There is also a small food plot on the ridge top near the southeastern portion of the property that the turkeys seem to enjoy! -

This property has 680ft of road frontage along Turner Road and has approximately 1-mile of road/trail network running thru the property. It is also conveniently located close to Hwy-87 and places you minutes from shopping and dining in Reidsville, NC to the west (<https://www.riseupreidsville.com/experiencereidsville>), and the same in Burlington, NC to the south (<https://www.burlingtondowntown.com/>). -

The surrounding 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 thru northern Caswell County 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 at the bottom of this listing for a detailed view of the property and surrounding area. There are two cell towers close by and Verizon 4G-LTE service has been confirmed. Although the local soils run consistent with neighboring homes, no soil testing or septic permitting has been completed; however, there is a survey on file (see the documents tab on this listing).

This property is gated and is shown by appointment only.

If this unique property interests you, contact me today to discuss all this Mossy Oak Property has to offer and to schedule a tour!-

MORE DETAILS

Address:

Off Turner Road
Reidsville, NC 27320

Acreage: 73.3 acres

County: Caswell

MOPLS ID: 38043

GPS Location:

36.310400 x -79.453300

PRICE: \$274,900

CONTACT AGENT



SEAN MALOY

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