



217.5 ACRES OF MULTI-USE LAND FOR SALE IN CASWELL COUNTY NC!

WITHDRAWN

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

Acres of mixed hardwood forest, tillable fields and a large scenic pond awaits you!-Call Sean Maloy at 844-412-1200 to schedule a showing today!

Located in the southwest corner of Caswell County, NC, in the Camp Springs Community, this historic +/- 217.5-acre property offers a rare opportunity for any individual or investors alike!

The historic Hooper Farm is comprised of three parcels that are being offered as one large tract. -The property is beautiful as is, but also has the potential for development for multiple homesites. -It consists of mainly mixed hardwoods & pines, seven tillable fields totaling approximately 50-acres, a large +/- 2.75-acre pond, and a couple small creeks. -There is an old farm house that is in disrepair and not habitable, a couple old tobacco barns and a livestock barn (that is in good shape). -A small cemetery is located near the northwestern boundary (see interactive map) and looks to date back to the early 1800's; however, there's no county record of it to confirm its exact age. -

The property predominantly lies north-south from Cherry Grove Road. -The terrain ranges from flat creek bottoms and gently sloping fields, to steep hill tops and long ridgelines. -This varying topography separates different areas of the farm and offers scenic valley views.

The timber on this property varies in age, structure and species, making it a very diverse property for wildlife. -The northern area was timbered in the early 2000's and left to naturally regenerate. -Today, it consists of various hardwoods & pines and is quite thick in several areas. -The southern most area was not timbered and contains some old growth hardwoods with mix of Virginia & Short Leaf pine trees. -All three parcels that makeup this property are in the deferred Use Tax Program for Timber & Agriculture, which is transferable to any buyer (upon approved application). There are approximately 50-acres of tillable land that have been in soybean & corn rotation for the past several years, but could be easily transformed into pastures or food plots depending on the owner's desired use. -

Caswell County is known for large whitetail deer & turkey populations, and this property doesn't disappoint. -The diversity of the habitat found throughout the tract attracts, holds and supports a variety of wildlife, including whitetail deer, turkey, and other small game & non-game animals commonly found in the area. -In addition, the large pond attracts waterfowl and many other species of birds. -Beaver are frequently spotted swimming in the pond, as well as turtles, fish and other aquatic animals & reptiles. -

The other valuable attribute that any landowner would appreciate is the access onto and throughout the property. -The property has approximately 3,000 ft of frontage on Cherry Grove Road, with two points of access: one at the farm house, and a gated entrance north of the homestead. -Once onto the property, there are approximately 2.7-miles of road & trail network. -These are maintained farm roads that can support farm equipment and light vehicle use. -

Electrical service has been established at the farm house, and powerlines run along the road frontage for additional access if needed. -Also, I've personally verified 4G-LTE service with Verizon Wireless on the property. -All three tracts have a survey on file and the corners are marked and easily found (in winter months). -Please reference the "Property Documents" tab on this listing or on the interactive map to download these recorded documents.

Although in Caswell County, this property has a Reidsville, NC mailing address, and lies just off NC Hwy-87 and Hwy-62. This places you just 8-miles northwest to Reidsville, NC, (<https://www.riseupreidsville.com/experiencereidsville>); only 12-miles north of Elon & Elon University (<https://www.downtownelon.com/>, <https://www.elon.edu/u/about/about-the-region/>), and Burlington, NC (<https://www.burlingtondowntown.com/>). -Other local towns include: Yanceyville, NC and Danville, VA to the north (<https://www.virginia.org/cities/Danville/>). -All these areas offer excellent dining and shopping opportunities! -The cities of Greensboro and Winston Salem aren't far away, and the closest major airport is the Piedmont Triad International Airport, located just 28-miles southwest (<https://flyfrompti.com/>).

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>), and Farmer Lake offers fishing and picnicking just outside of the town Yanceyville, NC (<https://www.caswellcountync.gov/pview.aspx?id=8988&catid=600>). Neighboring Person County has two incredible public lakes for recreational use year-round. Hyco Lake is the larger of the two (<https://www.visitnc.com/listing/k7PN/hyco-lake>), but Mayo Lake and is perhaps the most natural looking (<https://www.visitnc.com/listing/5D4K/mayo-lake>); both offer excellent boating and fishing opportunities for you and the family. -

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 at the bottom of this listing for a detailed view of the property and surrounding area. -

This property is shown by appointment only. -Please contact me directly to coordinate your private tour.-

MORE DETAILS

Address:

10281 Cherry Grove
Reidsville, NC 27320

Acreage: 217.5 acres

County: Caswell

MOPLS ID: 40944

GPS Location:

36.283400 x -79.513600

PRICE: \$1,200,000

CONTACT AGENT



SEAN MALOY

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