



SOLD!! 11.03 ACRE MULTI-USE TRACT WITH CREEK FRONTAGE FOR SALE IN CASWELL COUNTY NC!

SOLD

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

With creek frontage, an identified 3-bedroom septic site and state gameland access make this is a rare opportunity! Call Sean Maloy at 844-412-1200 to schedule a showing today!

Situated in southeastern Caswell County, NC, this fully wooded, multi-use tract is in one of the most sought-after North Carolina counties for outdoor activities! The tract is +/- 11.03-acres in size and should be considered by anyone looking for a country homesite, a weekend get-away property or perhaps a hunting basecamp. The property consists of rolling terrain, hardwoods & pines, a creek bottom, and a beautiful creek. It also comes with a 3-bedroom septic permit!

The timber on the property consists of mature red & white oak, beech, hickory, spruce & short leaf pines, as well as a few dogwood trees. The scenic Hyco Creek flows year-round from south to north and is the eastern property boundary. It has sandy bottoms that invite you to spend the day walking & wading, viewing wildlife, and exploring! The creek bottom creates a diverse habitat that attracts, holds, and supports a variety of wildlife, including whitetail deer, turkey, and other small game & non-game animals commonly found in the area.

The septic and home sites are found on the ridge that's adjacent to Grier Church Road. This location offers privacy from any passing traffic and scenic views of the creek valley. There is power available along the road frontage, as well as Spectrum Internet.

What makes this property very rare is its access to an approximately 1,800-acre block of NC Public Game Lands! (Please see the NC Game Land Map in the photos or on the interactive map below.) On the far side of the creek, and directly across the road are the game lands. You'll be able to walk over to them to hunt as if they were your own...without having to have bought them! 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>); as well as camping, hiking, fishing, and horseback riding. Hyco Lake is just a few miles north and is an incredible public lake that offers excellent boating and fishing opportunities for you and the family year-round (<https://www.visitnc.com/listing/k7PN/hyco-lake>).

Here are a few things you should know about this property:

- The tract is +/- 11.03-acres in size.
- It has a recently approved 3-bedroom Septic Permit. (See Documents Tab)
- Surveys are on file. (See Documents Tab)
- There are no deed restrictions on this property.
- The property has approximately 1200ft of creek frontage.
- The property has approximately 265ft of road frontage.
- The building & septic site are not in the flood plain, and flood insurance should not be required.
- Property borders approximately 1,800-acres of public game land. (See Documents Tab)
- Electrical and cable internet are available.

- Schools District is Caswell County:

South Elementary - Grades: PK-5 - Distance: 2.3 mi

N L Dillard Middle - Grades: 6-8 - Distance: 9.6 mi

Bartlett Yancey High - Grades: 9-12 - Distance: 7.4 mi

The property is 20-miles south of Danville, VA, (<https://www.virginia.org/places-to-visit/regions/southern-virginia/danville/>) and its new Caesars Casino (<https://www.caesars.com/caesars-virginia/casino>); and is 8-miles southeast of Yanceyville, NC (<https://yanceyvilenc.gov/>); 12-miles west from Roxboro, NC (<https://www.cityofroxboro.com/government/uptown-development>); 20-miles north of the quaint town of Hillsborough, NC (<https://visithillsboroughnc.com/>); and, 19-miles north of the Mebane-Burlington, NC area (<https://www.visitalamance.com/explore/towns-and-villages/>). All these cities & towns have shopping & dining opportunities as well as hardware and farm supply stores you may need. I personally live less than a mile from this property, and without hesitation, would 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.

This property is shown by appointment only. Please contact me directly to coordinate your private tour and let me show you all this Mossy Oak Property has to offer!

MORE DETAILS

Address:

Off Grier Church Road
Leasburg, NC 27291

Acreage: 11.0 acres

County: Caswell

MOPLS ID: 52210

GPS Location:

36.350500 x -79.206500

PRICE: \$99,900

CONTACT AGENT



SEAN MALOY

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

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