



## **UNDER CONTRACT!! 40 ACRES OF MULTI-USE RECREATIONAL & INVESTMENT LAND FOR SALE IN CASWELL COUNTY NC!**

### **PENDING**

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

**With spring-fed creeks, mixed hardwoods and diverse wildlife habitat make this property a year-round property!-Call Sean Maloy at 844-412-1200 to schedule a showing today!**

**This property has an active hunting lease.- The listing agent must be present for all showings.-**

This beautiful tract is a unique property that offers outdoor activities for the entire family & friends to enjoy year-round!

This +/- 40.00-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, creeks, mixed hardwoods & pines, fruit trees, and a couple open fields for food plots.

The tract offers a very diverse habitats that attract and hold all sorts of game & non-game wildlife, including whitetail deer, turkey, small game, and other animals commonly found in the area. -The creek bottomlands hold quite a bit of turkey, and the ridges have a lot of sign of whitetail deer. -The property mainly consists of mature hardwoods that support all the wildlife, but also add tremendous timber value to its owner while offer beauty not found on tracts of this size.

The water features found on this property are the three spring fed creeks that originate from ponds just off the property. -Looking at the interactive map, you'll see the main creek along the northern border, and two smaller creeks slicing south to north through the property, cutting the tract into thirds. - There's approximately 1-mile of road/trail network that meanders through the property and follows two of the creeks. -These provide excellent access for riding, walking, or sneaking into your favorite hunting stand. -The banks of these creeks vary in width and depth, have sand & rock bottoms, and appear to flow year-round. -These water features add beauty to the property as well as provide for the local wildlife. As a future bonus, the neighbor to the north has recently clearcut their property. -This area will definitely attract & hold a lot of deer in the coming years and should make for great hunting opportunities on this property!

Long ago, there was a homestead atop the hill closest to the road. -This area would make for the perfect setting for a home or hunting lodge/cabin and is partially cleared. -There's only one entrance to the property, making it very secure, and it has approximately 615ft of road frontage along Rice Road. -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 through 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 for a detailed view of the property and surrounding area:  
<https://id.land/ranching/maps/a16a87f64032a4cafc896d6e4f466645/share>

Here are some things to consider when evaluating this property:

-Verizon 4G-LTE service has been confirmed.

-There are no deed restrictions or known easements.

-Electrical service and fiber internet are available along Rice Road.

-No soil testing or septic permitting has been completed; however, the soil maps show similar soil types found on neighboring parcels with homes.

-The deed and tax card reflect 40.00 deeded acres. -The calculated acreage is +/- 47.49-acres. -Buyers may want to have a survey completed to verify the acreage prior to closing. I anticipate the final acreage to be higher than 40.00-acres with minimal variation of the illustrated boundaries.

-School District is Caswell County: -

\*Stoney Creek Elementary - K-5 - 4.2-miles -

\*N L Dillard Middle - 6-8 - 10.3-miles -

\*Bartlett Yancey High - 9-12 - 11.5-miles -

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 Rice Road  
Reidsville, NC 27320

**Acreage:** 40.0 acres

**County:** Caswell

**MOPLS ID:** 54021

### GPS Location:

36.305800 x -79.492800

**PRICE: \$299,900**

## CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

**(844) 412-1200**

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