



00 RICE, REIDSVILLE, CASWELL

PENDING

This beautiful tract is a unique property that offers outdoor activities for the entire family & friends to enjoy year-round! Property has an active hunting lease. Listing agent required to be on all showings. 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 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. Contact the listing agent to schedule a tour!

MORE DETAILS

Address:

00 Rice
Reidsville, NC 27320

Acreage: 40.0 acres

County: Caswell

GPS Location:

36.305762 x -79.492725

PRICE: \$299,900