



+/- 2.64-ACRE HOMESITE LOT FOR SALE IN CASWELL COUNTY, NC!

ACTIVE

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

With Generous Restrictive Covenants and a Partially Wooded Lot, This Property is One to Consider for Your New Home! Call Sean Maloy at 844-412-1200 to schedule a showing today!

Nestled in the Pelham area of north-central Caswell County, NC, this secluded +/-2.64-acre property is a rare opportunity for anyone seeking a country setting to build their dream home!

Property Overview: Identified as Lot-2, this parcel features gently sloping, wooded terrain, offering flexibility for home placement. The property has approximately 254ft of road frontage along Goodman Road, which is a public and state-maintained road.

Features and Highlights:

- New survey is on file.
- Septic: Preliminary soil analysis is favorable, but perc testing still has to be completed.
- Size: +/-2.649-acres of peaceful, partially wooded land.
- Location: Accessed by a public road with scenic surroundings.
- Utilities:
 - *Electricity available via Duke Energy.
 - *Internet: fiber (to be confirmed) and Starlink
 - *Landline service is available and 4G-LTE Verizon cell service confirmed.

The following Deed Restrictions to maintain property value and character are:

*Type of homes authorized:

- Site-built homes.
- Off-frame modular homes.
- On-frame modular or doublewide homes (manufacture date must be within three years of installation).
- Singlewide homes (manufacture date must be within three years of installation).

*Lots can be subdivided one time.

*Only one dwelling/home is allowed on the lot.

*Laying hens and no more than four goats are allowed.

*No commercial use or activity.

*No swine, cattle.

The property is within the Caswell County School District, with nearby schools including:

- Northern Elementary (PK-5): 3.4 miles.

-N.L. Dillard Middle School (6-8): 9.3 miles.

-Bartlett Yancey High School (9-12): 11.1 miles.

Caswell County boasts abundant outdoor activities:

-R. Wayne Bailey-Caswell Game Lands: Over 18,000 acres for hunting and horseback riding.

-Farmer Lake: Fishing, boating, and duck hunting in a serene natural setting.

-Hyc0 Lake: Recreational boating, fishing, camping, and swimming.

-Dan River: Endless outdoor opportunities along its scenic banks.

-For a night out, visit Caesars Virginia in nearby Danville, VA, featuring a casino, luxury amenities, and world-class dining just 20 minutes away!

Convenient Location:

-Danville, VA: 5 miles north.

-Historic Yanceyville, NC: 11 miles south.

-Burlington, NC: 30 miles south.

-Reidsville, NC: 16 miles southwest.

This property offers the perfect blend of seclusion and accessibility, making it an ideal spot to build your country retreat. As a Caswell County resident myself, I can personally attest to the charm and quality of life this area provides!

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.

<https://id.land/ranching/maps/756b57a78dba12aff177a7beca6600b9/share/unbranded>

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

MORE DETAILS

Address:

Off Goodman Road
Lot-2
Pelham, NC 27311

Acreage: 2.6 acres

County: Caswell

MOPLS ID: 78918

GPS Location:

36.522100 x -79.463600

PRICE: \$29,900

CONTACT AGENT



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BROKER IN CHARGE / VICE
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