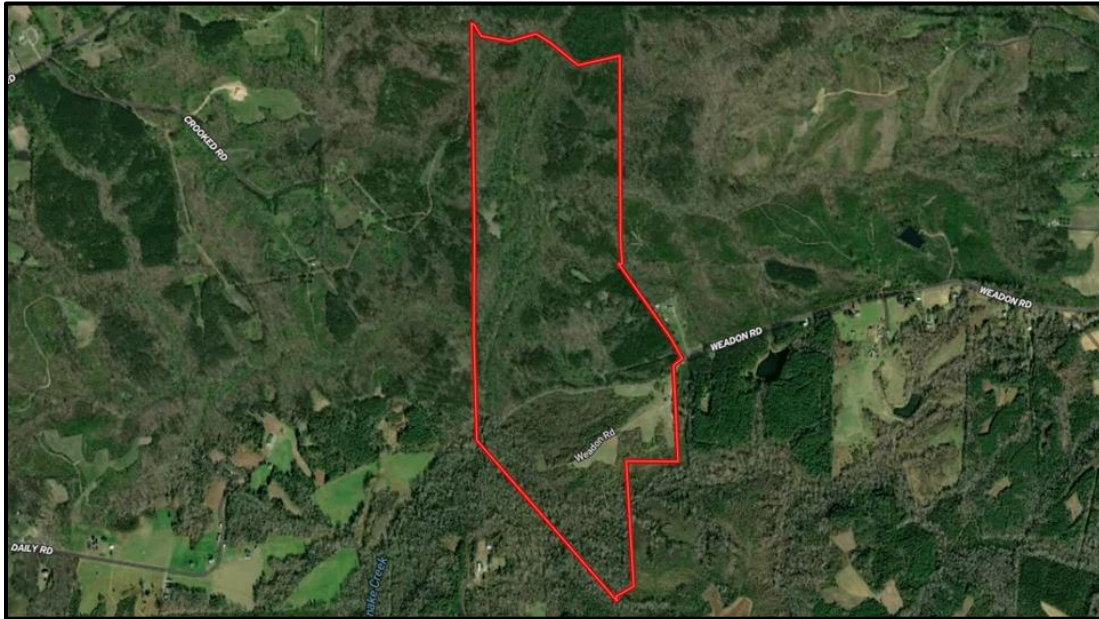
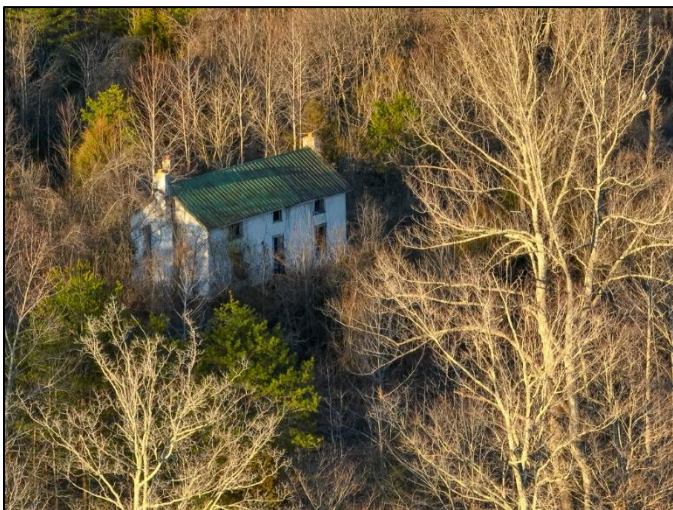


**+/-246.00 acres of Multiuse Recreational Land for Sale
Blanch, NC - Caswell County**

**This historic property's diverse habitat, investment timber, trails, creek valley,
and homestead potential make it a one-of-a-kind opportunity!**



Located in the heart of Caswell County, NC, this historic +/- 246.00-acre property offers a rare opportunity for anyone who appreciates the outdoors! This diverse wilderness property is comprised of four parcels that are being offered as one large tract. It includes the historic Montgomery Planation that dates back to the early 1700's. The property consists of hardwood creek bottoms, pine ridges and several areas of tillable fields & food plot areas, and the Rattlesnake Creek runs through its valley. Access throughout the tract is via the trail network that runs throughout the property. But what makes this property special is its historic beginnings.



The Montgomery Family's ties to this property began in the early 1700's when Alexander Montgomery, Sr. (who was born about 1705 in Londonderry, Ireland) came to Virginia in 1745 and married his wife, Mary (Campbell) Montgomery. On 14 June 1757 he bought 175 acres in Orange County, North Carolina (present day Caswell County) that included this property. Upon his passing in 1768, his will read:

"First, I give up my soul to God, the author of it, and as for my body, I desire that it may be decently buried, nothing doubting but that it will be received again by the power of God at the great day of the Resurrection. And as for my worldly estate wherewith it hath pleased God to bless me with, I dispose of it as followeth. Item, I give to my well

beloved wife whom I appoint sole Executrix of this my last will and testament, my plantation I now live upon with all the furnishings therein, the houses, together with all the chattles, horses and movables, to her and my three youngest children, to be equally divided at my wife's death, excepting the land I now live on, and that to be equally divided between my two sons, Michael and James."

As per his request, upon Mary's passing, the land was equally split between the two sons. James Montgomery and his wife, Rebekah lived and work this land, bore eight children and are buried in their family plot adjacent to what remains of their home. The plantation has changed hands several times over the centuries, but rarely does the story of a property with a unique beginning get told. I am pleased to share it with you and hope that you connect with their land and legacy as I have.

Now, on to present day...



The property lays predominately north-south with a long creek valley extending its length. The terrain ranges from flat creek bottoms and gently sloping fields to steep hill tops and long ridgelines. This varying topography adds to the beauty of the land and makes this a wilderness type property. Approximately 1-mile of the mighty Rattlesnake Creek flows south to north through the valley, and eventually empties about a mile north into the Dan River. It has predominantly sandy bottoms, varies from 15ft-35ft in width, and has banks of 4ft-7ft in height. There are several drainages and streams that feed the creek as it meanders through the property as well.

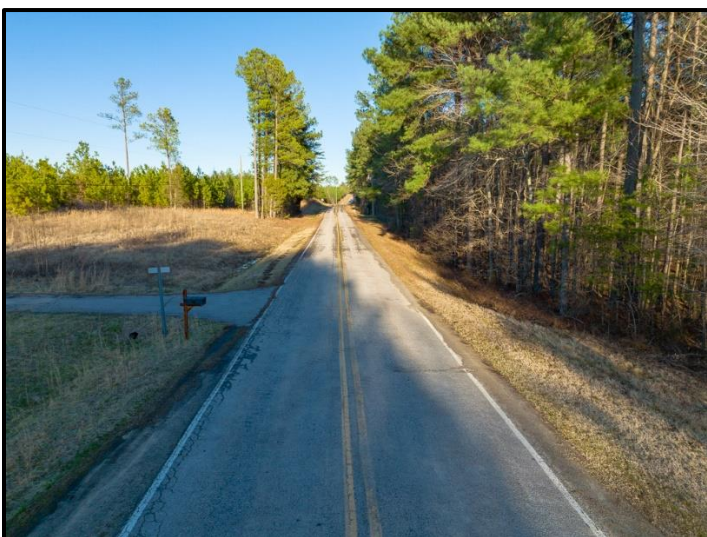
This timber on this property varies in age, structure and species, making it a very diverse property for wildlife. The northern area was timbered in the early 2000's and left to natural regenerate. Today, it consists of various hardwoods & pines and is quite thick in several areas. The southern area was timbered in late 2011, and was planted back with Short Leaf Pines, which are native to the area. These slow growing pines are peppered throughout the old cutover and are outstanding wildlife trees when they mature. In addition, there are dozens of persimmon trees scattered through the property. All the parcels that makeup this property are in the Differed Use Tax Program for Timber, which is transferrable to any buyer (upon approved application).





The southern section of the property (south of the Montgomery homestead) had been fenced and was being prepared for cattle by the previous owner. With a few minor repairs to the fencing and field preparation, it could make for good pasture for livestock (cattle or horses). There is approximately 8.25-acres of open land that could be used for pastures or food plots depending on the owners desired use. But if you ever wanted to build a Barndominium or Hunting Lodge, the view from the high ground here is stunning! The sunsets across the valley are beautiful and the stargazing is amazing and make this place perfect for that get-away or permanent home.

Caswell County is known for large whitetail deer & turkey populations, and the wilderness areas of 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, the occasional bear, and other small game & non-game animals commonly found in the area. In addition, wood ducks have been flushed out of the wetlands long the Rattlesnake Creek, thus offer more hunting opportunities! Add predator hunting & trapping to the list and you'll see why this property is a sportsman's paradise that can be enjoyed year-round. There is a 48-acre Wildlife Conservation Easement ensures a section of the property will remain a wilderness area for generations.



The other valuable attributes that any landowner would appreciate is the privacy & seclusion the property offers. The other valuable attributes that any landowner would appreciate is the privacy & seclusion the property offers. Weadon Road is a paved, state-maintained road that, dead ends into the property where you'll find a couple of gated entrances. Through the gates you'll access the various sections of the property via maintained road and trail networks. Electrical service has been on the property in the past. Having lines already in the interior of the property will save you time and money when it's time to connect. Also, I've personally verified 4G-LTE service with Verizon Wireless and have successfully used Cellular Trail Cameras on the property. All the tracts have survey's and many of 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.

This property has a Blanch, NC address, and lies between Hwy-86 and Hwy-62. This places you minutes from shopping and dining in Danville, VA to the north (<https://www.virginia.org/cities/Danville/>), and the same in Yanceyville, NC to the

south. 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 thru 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, work and enjoy the outdoors!

I invite you to explore the embedded map for a detailed view of the property and surrounding area.

<https://mapright.com/ranching/maps/d3f46227245bc047e59231926ebb58c3/share>

There's also a short video of the property that I recommend watching.

<https://youtu.be/yZL9mA-VqoA>

This property is shown by appointment only.

Please contact me directly to coordinate your private tour.

For more information on this and other Farm and Hunting Land for Sale in Caswell County NC, please contact SEAN MALOY at 844-412-1200, by email at SEANMALOY@MOSSYOAKPROPERTIES.COM or visit our website at LANDANDFARMSREALTY.COM.

