

26.41 acres of Recreational Land For Sale in Caswell
County, NC!
Off of Park Springs Road
Ruffin, NC 27326

\$199,900
26.41± Acres
Caswell County



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Ruffin, NC / Caswell County

SUMMARY

Address

Off of Park Springs Road

City, State Zip

Ruffin, NC 27326

County

Caswell County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.4166 / -79.4859

Acreage

26.41

Price

\$199,900

Property Website

<https://www.mossyoakproperties.com/property/26-41-acres-of-recreational-land-for-sale-in-caswell-county-nc-caswell-north-carolina/117229/>



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PROPERTY DESCRIPTION

With a beautiful pond and extensive trail network, this property has all that you will need to enjoy the outdoors for years to come!!

Located in the peaceful countryside of Caswell County, this 26.41-acre property offers an excellent combination of privacy, recreational opportunities, and natural beauty — an ideal setting for your new country home, private hunting property, or weekend retreat.

The property features mixed timber throughout, providing a diverse wooded setting with plenty of privacy and excellent wildlife habitat. One of the standout features is an approximately 1.75-acre pond, offering a beautiful focal point for the tract and additional opportunities for fishing, wildlife viewing, and simply enjoying the outdoors.

Approximately 0.5 miles of newly established trails wind through the property, providing convenient access throughout the acreage. Whether you're riding an ATV/UTV, walking the property, accessing hunting locations, or simply exploring your own land, the trail network makes this tract especially enjoyable and usable.

A preliminary soil analysis has been completed and indicates the presence of soils that appear suitable for a potential homesite and septic system. A formal perc test and approval from the Environmental Health Department will still be required, giving prospective buyers a promising starting point for their building plans.

The combination of mixed timber, water, varied cover, and surrounding rural acreage creates excellent habitat for whitetail deer, wild turkey, small game, and other native wildlife. With a little additional habitat management, food plots, or strategically placed hunting stands, this property could make an outstanding private hunting and recreational retreat.

Whether you're looking for a secluded place to build your forever home, a manageable recreational property for hunting and fishing, or simply a piece of North Carolina land to call your own, this property offers the privacy and outdoor opportunities that are becoming increasingly difficult to find.

Here are a few of the property features and things to know:

- Size: +/-26.41 acres.
- Pond: Approximately 1.75-acre pond.
- Timber: Mixed timber throughout the property.
- Trails: Approximately 0.5 miles of newly established trails provide excellent access throughout the property.
- Septic/Soils: Preliminary soil analysis indicates suitable soils for a potential homesite and septic system. A formal perc test and approval from the Environmental Health Department are still required.
- Electricity available via Duke Energy.
- Internet: Fiber optic cable and Starlink.
- Landline service is available.
- 4G-LTE Verizon cell service confirmed.
- Wildlife: Excellent habitat for whitetail deer, wild turkey, small game, and other native wildlife.

Deed Restrictions: The following deed restrictions are in place to help maintain property value and character:

- Site-built homes are allowed.

- Off-frame modular homes are allowed.
- On-frame modular or doublewide homes are allowed, provided the manufacture date is within three years of installation.
- Singlewide homes are allowed, provided the manufacture date is within three years of installation.
- The tract may be subdivided one time.
- Only one dwelling/home is allowed on the lot.
- Horses are allowed at a maximum of one horse per two acres of pasture.
- Laying hens and goats are allowed.
- No commercial use or activity is allowed.
- No swine or cattle are allowed.

Buyers should review the recorded deed restrictions for complete details.

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

- Northern Elementary School (PK–5): Approximately 9.4 miles.
- N.L. Dillard Middle School (6–8): Approximately 6.8 miles.
- Bartlett Yancey High School (9–12): Approximately 8.1 miles.

Caswell County boasts abundant outdoor activities:

- R. Wayne Bailey-Caswell Game Lands: Over 18,000 acres offering additional opportunities for hunting, wildlife recreation, and horseback riding.

<https://www.ncwildlife.gov/media/894/download?attachment>

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

<https://www.caswellcountync.gov/farmer-lake>

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

<https://hycolake.org/>

- Dan River: Numerous outdoor recreational opportunities along its scenic banks.

<https://nctriadoutdoors.com/dan-river/>

- For a night out, Caesar's Casino in nearby Danville, VA offers a casino, resort amenities, entertainment, and dining.

<https://www.caesars.com/caesars-virginia>

This property offers an excellent blend of seclusion, recreation, and natural beauty. The approximately 1.75-acre pond, mixed timber, and newly established trail system give the property character and usability that can be appreciated from the moment you step onto the land.

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. Be sure to also browse through the property photos for a closer look at the pond, timber, trails, and surrounding landscape.

<https://id.land/maps/3af02ff50522389ac3f5834a0f3cda8e/share/unbranded>

Call Phillip Scott at [336-263-7935](tel:336-263-7935) or Sean Maloy at [704-650-6258](tel:704-650-6258) to book a showing today!

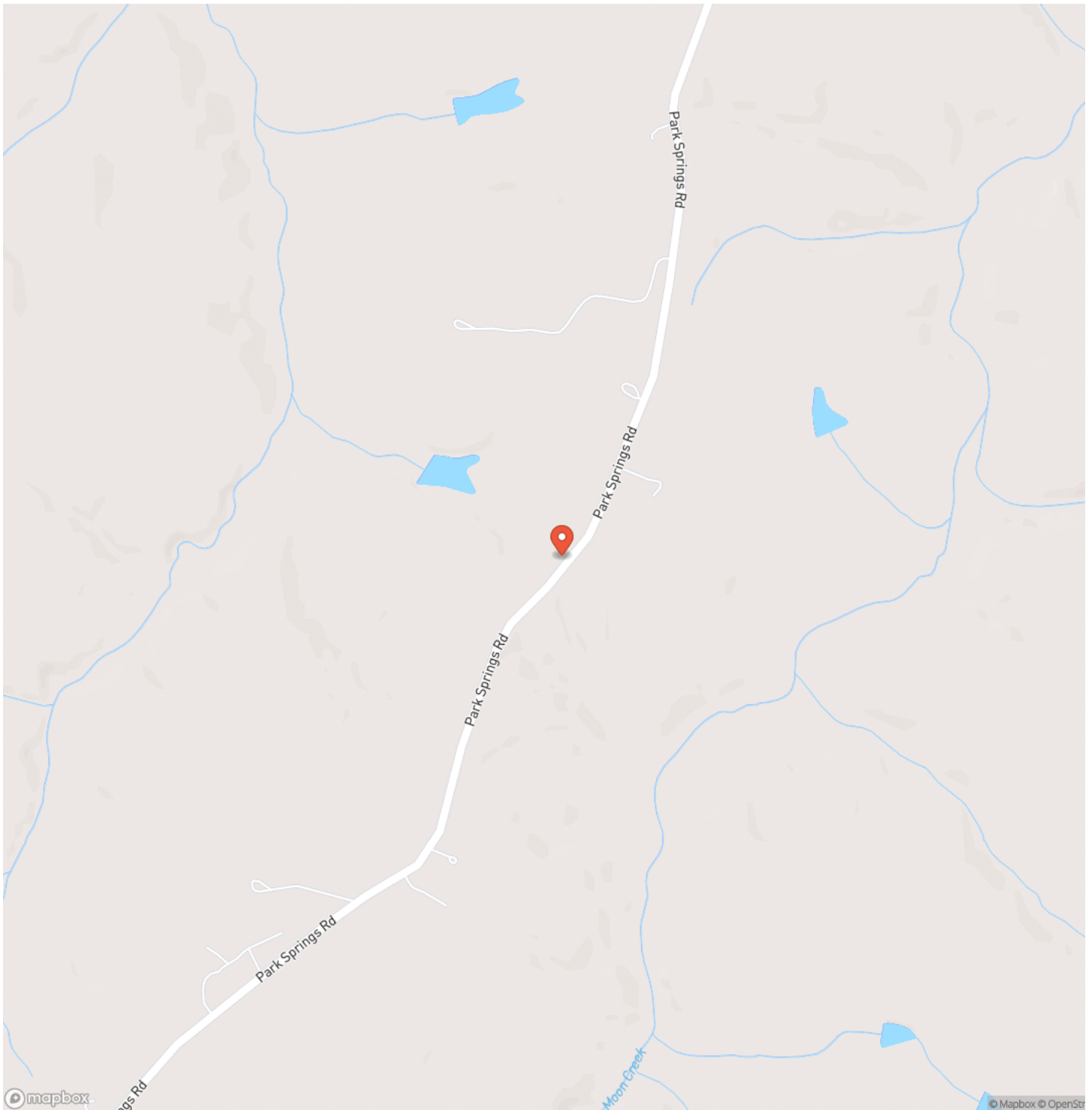
For more information on this and other land for sale in Caswell County, contact Phillip Scott at [336-263-7935](tel:336-263-7935) or by email at pscott@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



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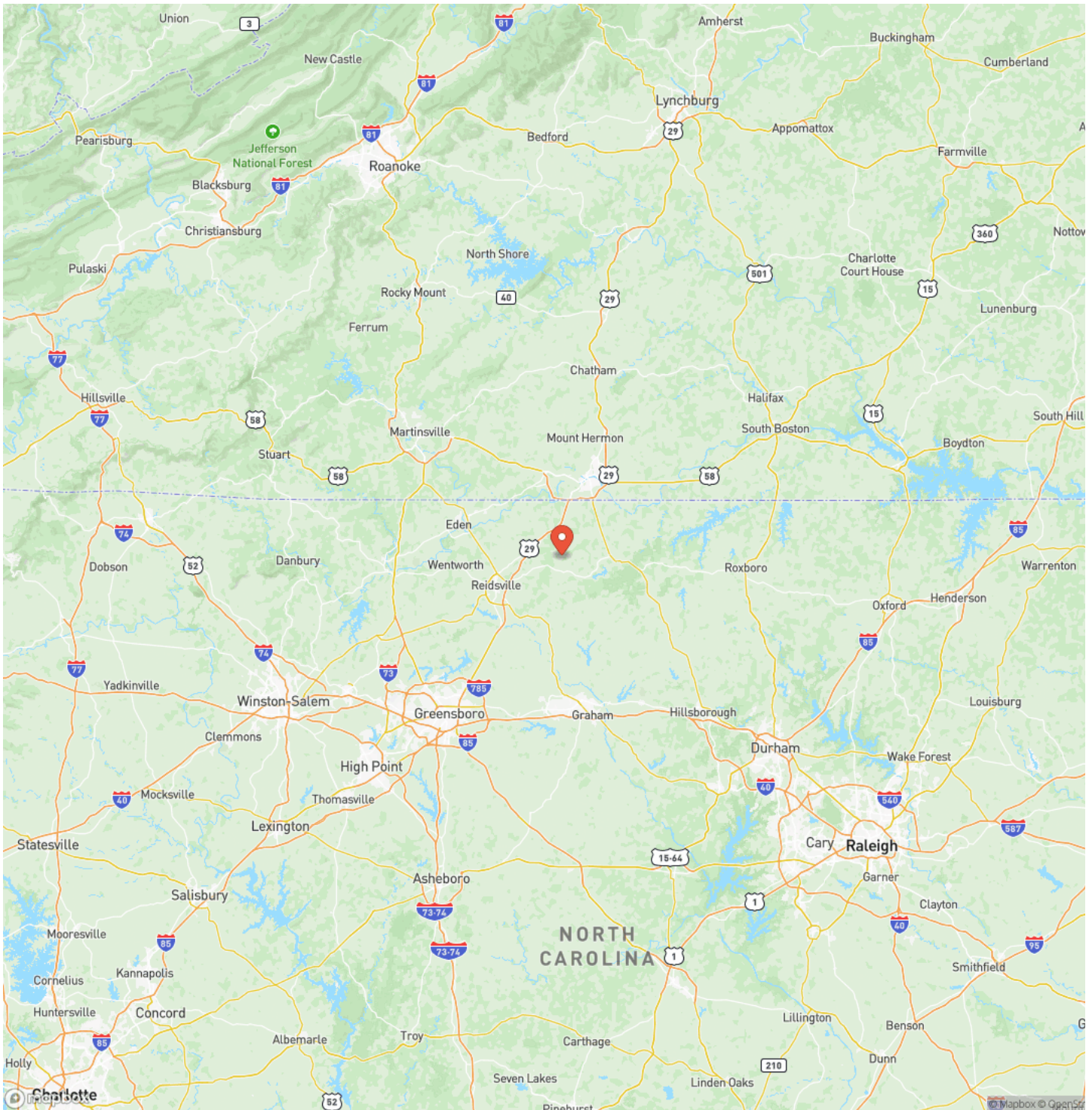


Locator Map



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Locator Map



26.41 acres of Recreational Land For Sale in Caswell County, NC!
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Satellite Map



26.41 acres of Recreational Land For Sale in Caswell County, NC! Ruffin, NC / Caswell County

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Scott

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City / State / Zip

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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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