

**UNDER CONTRACT!! 69.03 acres of Recreational Land
For Sale in Person County NC!
Off Scott Rd
Semora, NC 27343**

\$299,900
69.03± Acres
Caswell County



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Semora, NC / Caswell County**

SUMMARY

Address

Off Scott Rd

City, State Zip

Semora, NC 27343

County

Caswell County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.4994 / -79.108

Acreage

69.03

Price

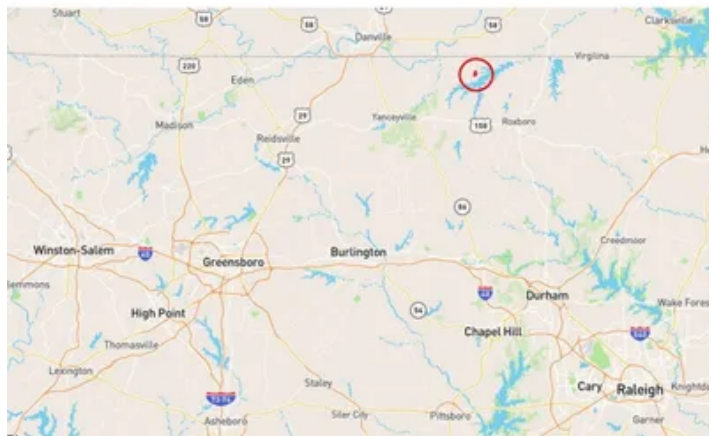
\$299,900

Property Website

<https://www.mossoakproperties.com/property/under-contract-69-03-acres-of-recreational-land-for-sale-in-person-county-nc-caswell/north-carolina/99464/>



Area Map



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PROPERTY DESCRIPTION

This expansive recreational property has all it needs with a cleared area for a food plot, plentiful bedding, and a beautiful creek running through its interior to make this a great fit for the avid outdoorsman!

Discover the potential for this unique hunting property in northwest Person County!

These two primarily wooded parcels of mixed timber total approximately +/- 69.03 acres, offering prime recreational hunting opportunities for deer and turkey enthusiasts. With a 30-foot deeded access easement off Scott Road, you'll have easy entry to your secluded retreat. Tract 1 even includes a 12-foot deeded utility right-of-way from the neighboring property, potentially allowing Piedmont Electric Cooperative to hook up power if you choose-perfect for a hunting cabin or base camp. Best of all, there are no deed restrictions on either tract, giving you full freedom to customize your setup.

An extensive 1.2-mile trail network weaves through both parcels, providing good access for scouting, stand placement, and quiet movement during hunts. Tract 1 spans about +/- 22.58 acres and features a 1.7-acre open clearing that's ideal for planting a high-yield food plot to attract big bucks and strutting toms. This spot is encircled by replanted loblolly pines, creating natural, secluded bedding areas where deer love to hide, as well as future return on your investment. Multiple access trails from the south, west, and east let you approach based on wind direction, maximizing your odds on those crisp mornings.

Just east of the field along the southern trail, a north-to-south creek cuts through the heart of the properties, emptying into Cane Creek. This natural funnel is a hotspot for deer, turkey, and even the occasional black bear, drawing wildlife year-round with its reliable water source. It also holds strong potential for a pond build-out, enhancing habitat and creating even more edge for ambushing game while increasing the property's value.

Tract 2 covers roughly 46.45 acres, expanding your hunting grounds with diverse terrain-ridges for turkey setups in spring and bottoms for deer rut action in fall. Picture yourself in a stand on a foggy autumn dawn, watching a trophy buck chase does through the hardwoods, or perched along a ridge at first light, calling in a gobbler echoing from the creek bed.

For downtime between hunts, you're just northwest of Hyco Lake, a haven for lake lovers with boating, fishing, and more. Nearby Mayo Lake offers additional perks like hiking trails and campgrounds. Dive into all the recreational gems Person County has to offer at <https://itsbetterinperson.com/things-to-do/>. This isn't just land-it's your gateway to unforgettable deer and turkey hunts!

Things to know:

- 30ft deeded access easement
- 12ft Piedmont Electric Cooperative right of way
- No deed restrictions
- No road maintenance agreement is in place
- Exceptional wildlife sign throughout
- Just minutes from Hyco Lake
- Verizon 5G service confirmed at time of site visit
- Danville, Va is 22 miles away, South Boston is 24 miles away, and Roxboro is 15 miles away

Areas of interest:

- Hyco Lake Campground- (5.1 miles away) <https://www.hycolake.org/>

- Mayo Lake- (23 miles away) <https://www.personcountync.gov/government/departments-i-z/recreation-arts-parks/mayo-park-and-lake>
- Virginia International Raceway- (7.7 miles away) <https://virnow.com/>
- Caesar's Virginia Casino- (26 miles away) <https://www.caesars.com/caesars-virginia>
- South Boston Speedway- (27 miles away) <https://www.southbostonspeedway.com/>

Person County school district:

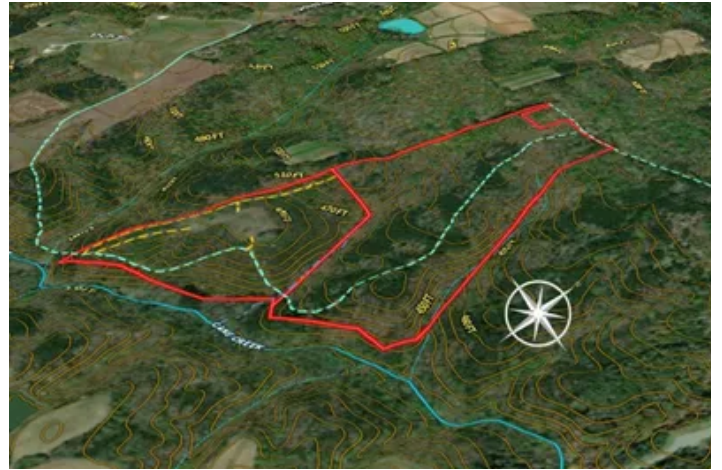
- Woodland Elementary- PK-5 (6.5 miles away)
- Northern Middle School- 6-8 (17 miles away)
- Person High School- 9-12 (16 miles away)

I invite you to explore this embedded map, which shows a detailed view of the property and the surrounding area. <https://id.land/maps/e9a0f56c1399a58b23cc86464e159014/share/unbranded>

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

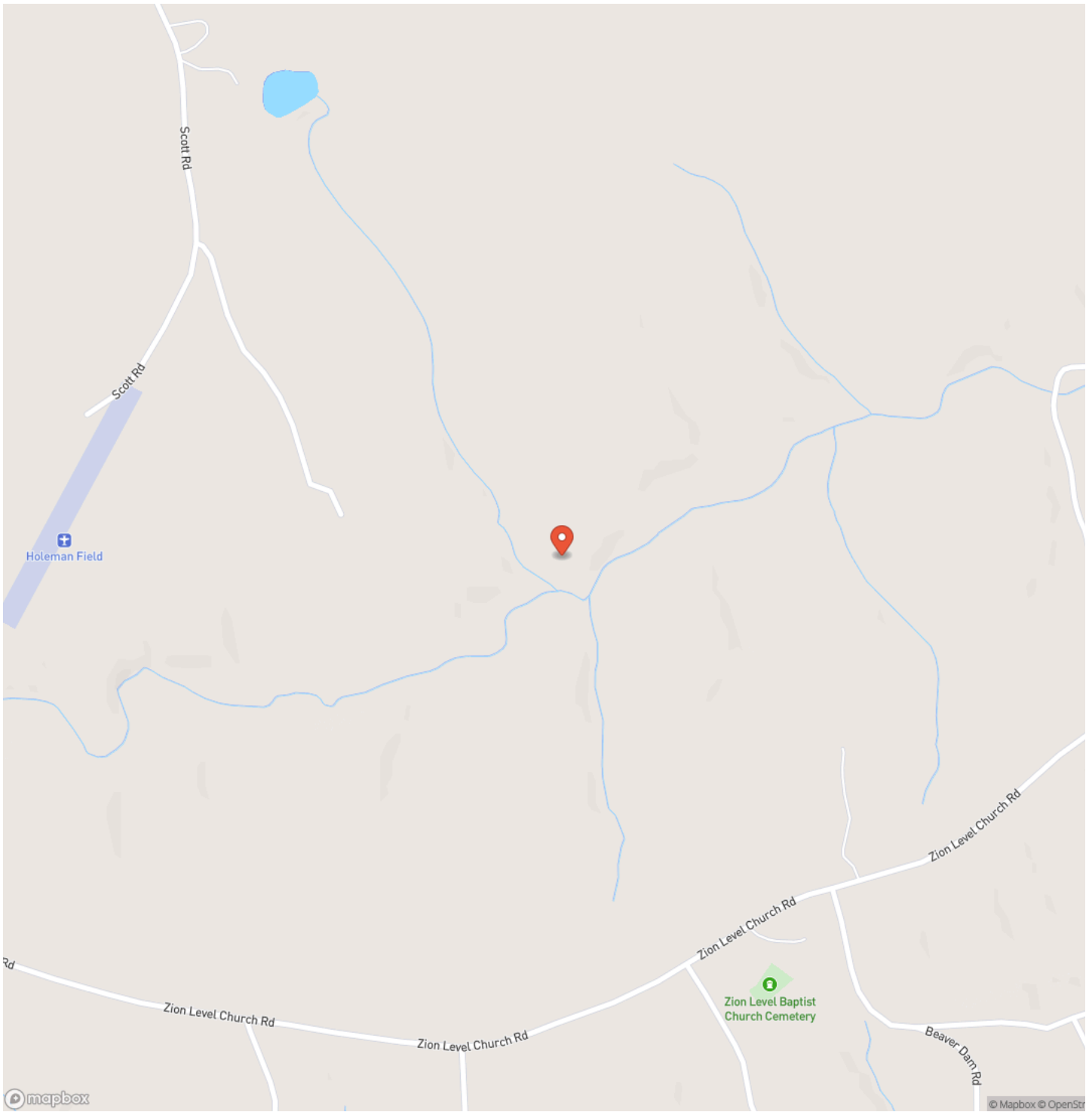


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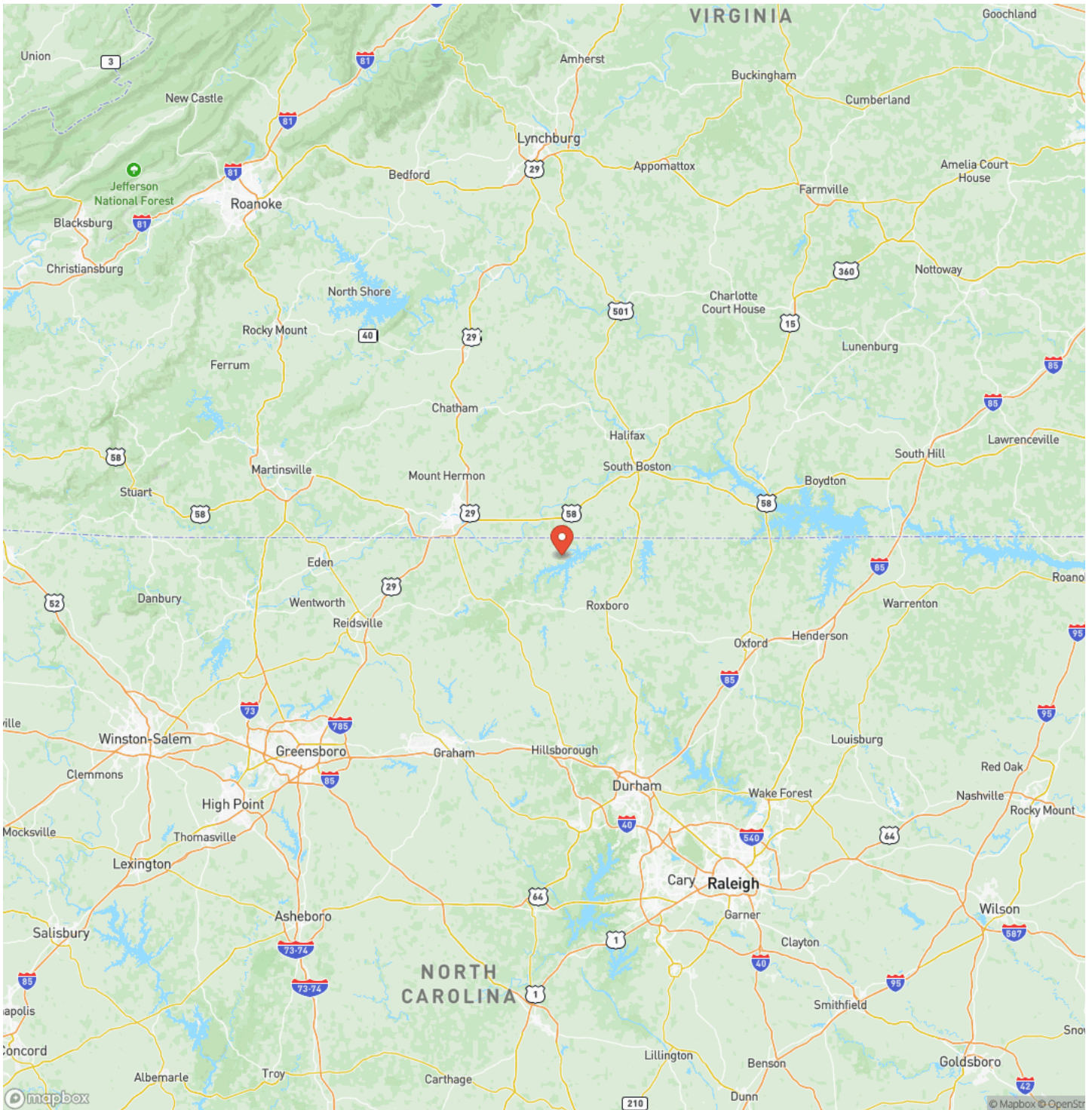
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Locator Map



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Satellite Map



DISCLAIMERS

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