UNDER CONTRACT!! 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







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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
www.mossyoakproperties.com







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.

- 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).

- Only one dwelling/home is allowed on each lot.

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

- No commercial use or activity.

- No swine, cattle.

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

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

Call Phillip Scott at 336-263-7935 or Sean Maloy at 704-650-6258 to book a showing today!

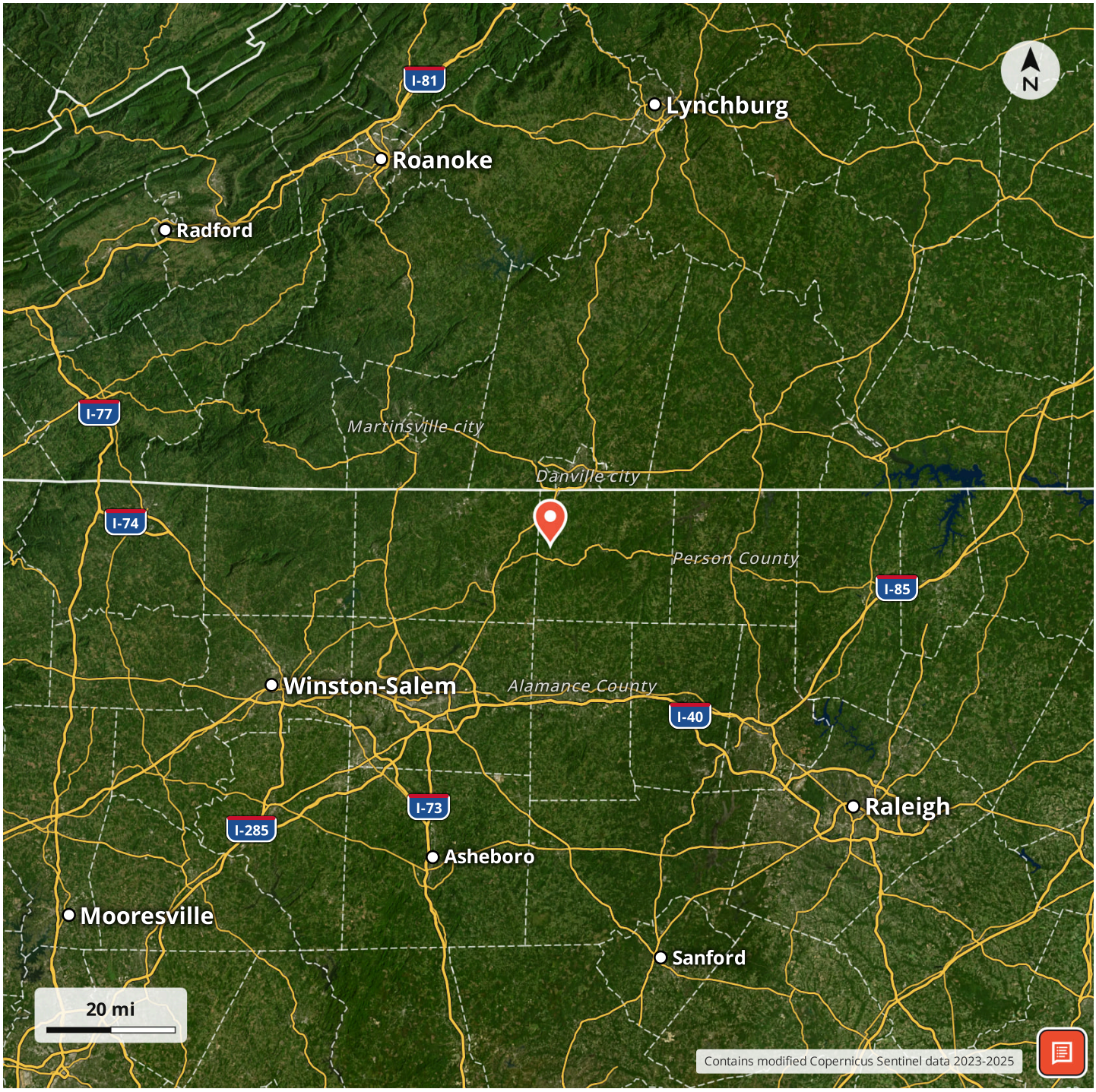
For more information on this and other land for sale in Caswell County, contact Phillip Scott at 336-263-7935 or by email at pscott@mossyoakproperties.com, or visit www.landandfarmsrealty.com.








Regional Map



Locator Map

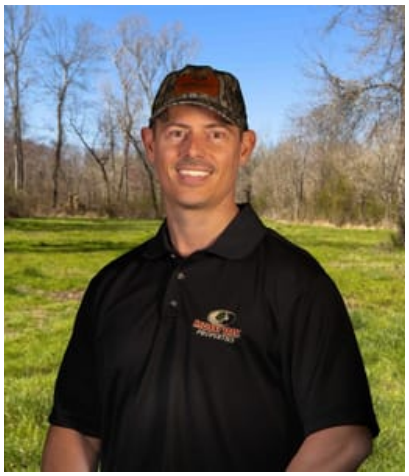


Aerial Map



LISTING REPRESENTATIVE

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