

Welcome to the Line Creek Farm



MOSSY OAK[®]
PROPERTIES
LAND AND FARMS REALTY
America's Land Specialist

The Line Creek Farm

A Vision of Legacy



Nestled in the serene landscape of Caswell County, Line Creek Farm spans 123.1-acres, offering a one-of-a-kind retreat that blends high-end craftsmanship with rustic charm. This expansive estate, featuring a pond, tillable land, and mixed timber was envisioned as a haven for family gatherings, hunting, fishing, and outdoor recreation. Perfectly situated to feel remote yet accessible, it provides an unparalleled opportunity for those seeking a private escape with modern amenities.



The Lodge: A Masterpiece of Design



The heart of Line Creek Farm is its custom-built lodge, designed with meticulous attention to detail. The lodge is both a luxurious home and a functional hunting retreat, featuring:

Gourmet Kitchen: Equipped with a Viking six-burner gas range with griddle, double ovens, side-by-side refrigerator/freezer, dishwasher, and ample cabinetry—a cook's dream. The kitchen counters, bar and prep areas are topped with beautiful, leathered granite; and there's a large walk-in industrial cooler for refrigerating game harvests, enhancing the lodge's utility for hunters and large gatherings.

Room for All: The lodge has approximately 4,092-heated square feet and can sleep up to seventeen guests with its owner's suite on the main floor, three bedrooms upstairs each with twin queen beds, and a bunkroom with multiple single beds and a kitchenette. The bunkroom has been a favorite area for visiting friends and grandchildren. In total, there are six full-baths and one half-bath for guest use.



The Lodge: A Masterpiece of Design

Custom Interiors: Every detail, from the custom-made doors and casings, designer metal chandeliers, to the reclaimed barn wood, exudes rustic elegance. The lodge features a stunning cypress tree centerpiece that appears to grow through the floor, illuminated by a spotlight for a magical effect at night. A high-end Yamaha Clavinova electronic keyboard is also included, housed in the storage room.

Unique Features: With hunters in mind, the south wing of the lodge includes a locker room with lockers for changing and storing hunting gear. Just above it is the large bunk room for hosting hunters or guests, and both have a full bath for convenience. Custom chandeliers, decorative metalwork, a wildlife-themed stained-glass window, and an extra-large wood-burning fireplace with a gas log starter, which adds unmatched character. There is even a hidden safe room.

Outdoor Living: The expansive back porch boasts a full outdoor kitchen with gas and charcoal grills, running water, and prep space, perfect for hosting up to 50 guests. Porch swing, rocking chairs, and a fire pit create inviting spaces for relaxation and marshmallow roasting. All outdoor furniture, including folding tables and chairs for large gatherings, are included in the sale.



The Land: A Wildlife and Hunters Reserve

The Line Creek Farm is a haven for outdoor enthusiasts, offering:

Wildlife and Hunting: The property attracts and holds a healthy population of small game, deer, turkey, and other animals; including the occasional bear! There are nine managed food plot areas that total approximately 10.46-acres, and are seasonally planted with clover, mixed greens, sunflowers, and corn. Five box blinds are strategically placed, with access via the approximately 2-miles of roads & trails that allow easy entry without disturbing wildlife. A dove field, complete with a faux powerline, seasonally planted with either millet, corn, and sunflowers offers excellent hunting opportunities. As a unique bonus, the property borders the adjacent R. Wayne Bailey-Caswell Game Land along its southern most boundary. This game land adds a few thousand acres of additional hunting opportunities while providing habitat for area wildlife. Finally, the property has 570ft of frontage along the Country Line Creek.



The Land: A Wildlife and Hunters Reserve

The Line Creek Farm is a haven for outdoor enthusiasts, offering:

Orchards and Timber: The property includes a pecan grove and an apple orchard, as well as native fruit trees such as wild persimmon. The mix of evergreen pines and hardwoods supports wildlife and adds to the secluded feel, and there are several bedding & cover areas to hold wildlife on the property.

Duck Impoundment: A carefully designed 1.45-acre impoundment attracts wood ducks with planted millet or rice, featuring a wooden riser for water management and a small hide for hunting. A gas-powered trash pump for water management is also included in the sale.

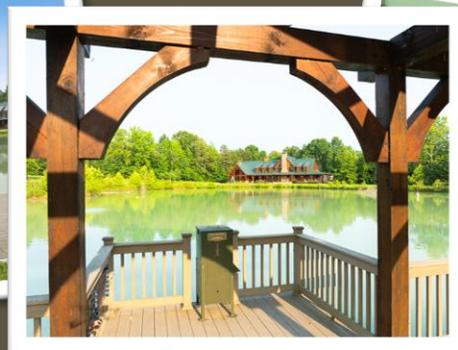


The Pond & Dock: A Centerpiece of Recreation

The recreation centerpiece at the Line Creek Farm is its pond with dock:

The 2-Acre Pond: Thoughtfully constructed with an overflow pipe, aeration system, and a dock, the pond is stocked with brim, catfish, and largemouth bass. Fish attractors and brush piles enhance the fishing experience for family and guests alike.

The Dock: The eastern white pine timber frame at the dock reflects the same architectural style as the lodge, complete with its own matching custom weathervane. The dock comes with two ceiling fans, lighting & electrical, and solar powered fish feeder that is programable, and the planks and railing are of a trex-like composite material that's low maintenance and made to last. Small boats, canoes, or kayaks can be stored on the adjacent launch platform, and it has also been used for wedding ceremonies.



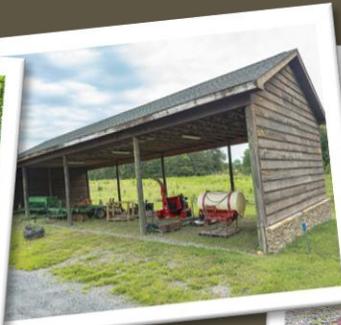
The Amenities:

Preserving the Past, Embracing the Future

Historic Tobacco Barn: A restored 100+-year-old tobacco barn, relocated with new foundation logs and a cedar log gutter, adds historical charm.

Pole Barn and Equipment Storage: With 60' x 24' of covered storage, the pole barn ensures all equipment and vehicles are protected from the elements. Available for sale are a John Deere tractor, skid Steer and several implements for property management and food plotting. Contact Sean for a detailed list of these items.

Shop: The 100' x 30' shop features an office with a half bath, a large garage for four ATVs, built-in shelving, bulk storage, small workshop room, two roll-up doors, an electric hoist, an upstairs storage area, and a floor drain. It operates on its own electrical service.



The Line Creek Farm

A Legacy for Memories



The Line Creek Farm has been a cherished family retreat for over a decade and is responsible for moments that will be treasured forever.

It's perfect for buyers seeking a private retreat for hunting, fishing, and family gatherings, or those looking to invest in a unique venue with potential for private or corporate events. The Line Creek Farm is not just a property—it is a lifestyle, ready for the next owner to create their own unforgettable memories and continue its legacy!

Nearby Major Cities & Airports:

Danville, VA: Approximately 15 miles, 20-minute drive via US-29 N.

Burlington, NC: Approximately 35 miles, 40-minute drive via NC-86 S and NC-62 S.

Mebane, NC: Approximately 40 miles, 45-minute drive via NC-86 S and NC-119 S.

Greensboro, NC: Approximately 45 miles, 50-minute drive via US-29 S.

Durham, NC: Approximately 55 miles, 1-hour drive via US-29 S and NC-86 S.

Raleigh, NC: Approximately 75 miles, 1-hour 20-minute drive via US-29 S and I-40 W.

Piedmont Triad International Airport (GSO):
Approximately 50 miles, 1-hour drive via US-29 S and NC-86 S.

Raleigh-Durham International Airport (RDU):
Approximately 70 miles, 1-hour 15-minute drive via US-29 S and I-40 W.

Charlotte Douglas International Airport (CLT):
Approximately 140 miles, 2-hour 30-minute drive via US-29 S and I-85 S.

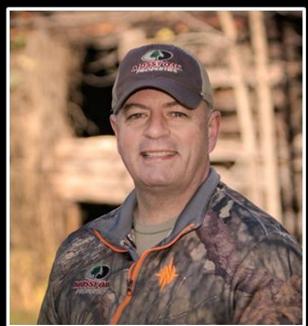




Contact me today for more information about this unique opportunity!

844-412-1200

seanmaloy@mossyoakproperties.com



SEAN MALOY, ALC
Broker-in-Charge
Accredited Land Consultant

