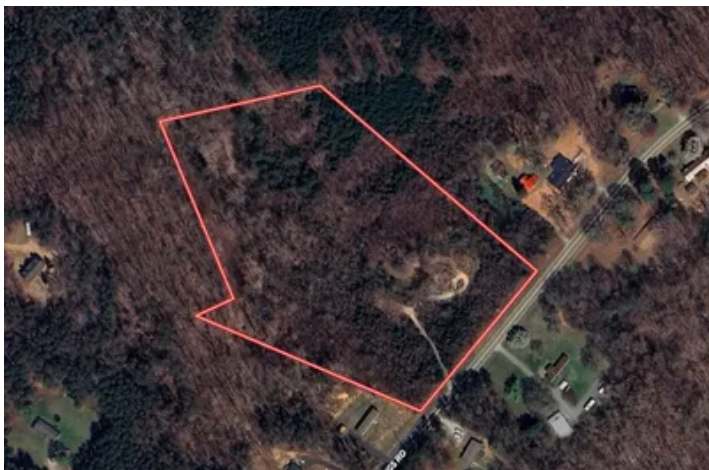
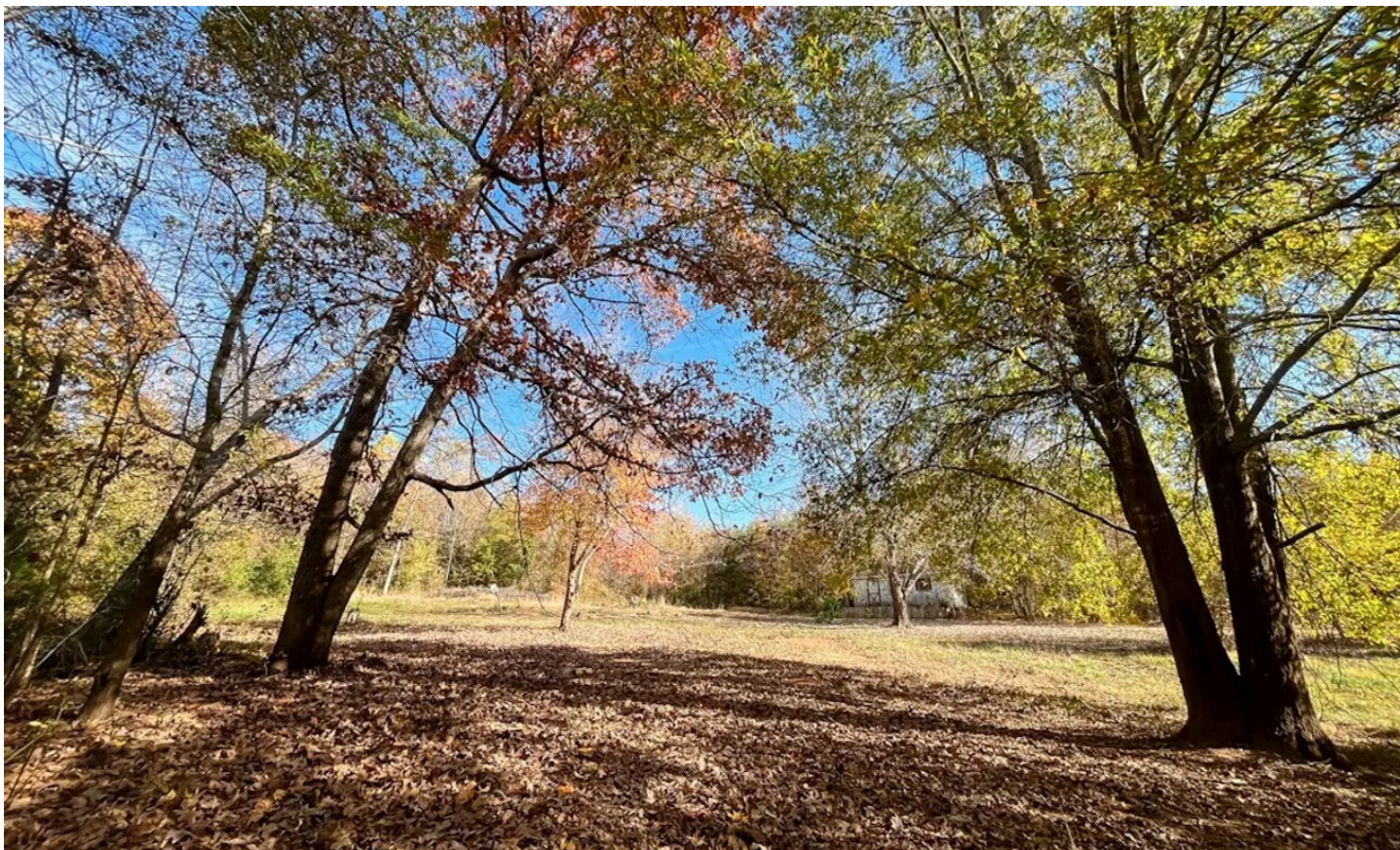


8.66 Acre Building Lot For Sale in Caswell County NC!
10406 Park Springs Rd
Ruffin, NC 27326

\$110,000
8.660± Acres
Rockingham County



8.66 Acre Building Lot For Sale in Caswell County NC! Ruffin, NC / Rockingham County

SUMMARY

Address

10406 Park Springs Rd

City, State Zip

Ruffin, NC 27326

County

Rockingham County

Type

Hunting Land, Timberland, Lot

Latitude / Longitude

36.4067 / -79.4958

Acreage

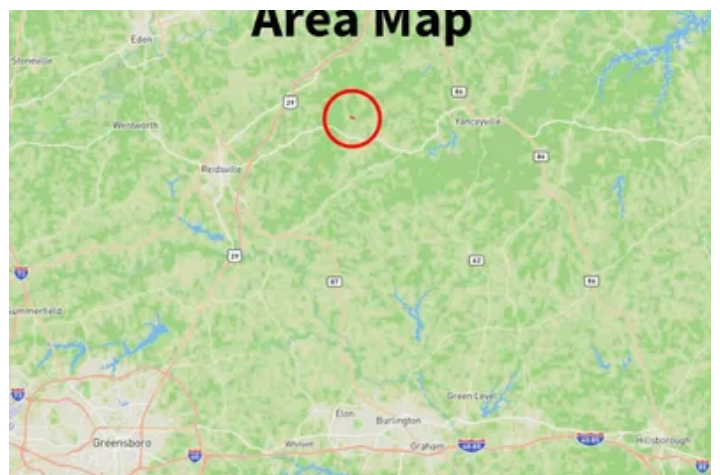
8.660

Price

\$110,000

Property Website

<https://www.mossoakproperties.com/property/8-66-acre-building-lot-for-sale-in-caswell-county-nc-rockingham-north-carolina/96077/>



8.66 Acre Building Lot For Sale in Caswell County NC! Ruffin, NC / Rockingham County

PROPERTY DESCRIPTION

For immediate assistance with this listing call Lucas Dargis at [336-684-7754](tel:336-684-7754).

8.66 acre homestead with a cleared building area, driveway, well, septic, electric and shed in place - Ready for your new home!
Call Lucas Dargis at [336-684-7754](tel:336-684-7754) to schedule a showing today!

This charming property is cleared, prepped and ready for your new home! Call Lucas Dargis at [336-684-7754](tel:336-684-7754) to schedule a showing today!

Escape to this secluded 8.68-acre property, perfectly situated between Reidsville, Yanceyville and Danville in desirable Caswell County. A private gravel driveway leads you off Park Springs Road to a beautiful 3/4-acre cleared homesite, where all the hard work has already been done.

This land is truly turn-key. The property already has a well with **a new pump**, an **installed 3-bedroom septic system**, and **electricity** run directly to the build site.

Beyond the prepared homesite, the land is your private nature getaway. Explore 8 acres of woods, follow the creek and watch the wildlife drawn to the marsh. Abundant deer signs make this a viable spot for hunting or quiet observation. An old hunting cabin by the marsh awaits your restoration. The property also includes an outbuilding for storage or hobbies.

All you need is your builder to start enjoying country life in your new home!

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting:

<https://id.land/maps/f61389e0ef97b104a58e9632aa18d16a/share/unbranded>

Here are some additional items to be aware of when considering this property:

- There is confirmed 4G-LTE cell service with Verizon.
- There is fiber optic internet services with Spectrum.
- The property has a recorded survey which can be found in the "Property Documents" tab on this listing.
- The county has confirmed the water quality and this document can be found in the "Property Documents" tab on the listing.
- The property has a 3 bedroom septic system that was serviced and inspected and is ready to be hooked up. A map of the system can be found in the "Property Documents" tab on the listing.
- There are no HOAs, restrictive covenants or deed restrictions.
- The school district is Caswell County.
- North Elementary – Grades PK-5 – 10.1 miles
- N L Dillard Middle School – Grades 6-8 – 7.3 miles
- Bartlett Yancey High School – Grades 9-12 – 9.3 miles
- The property is 17-miles south from Danville, NC, 13-miles west of historic Yanceyville, NC, 25-miles north of Burlington, NC, and 18-miles east of Reidsville, NC. All these cities & towns have shopping & dining opportunities as well as hardware and farm supply stores you may need.

- The local surrounding area has an abundance of outdoor attractions for the whole family. Caswell County offers some of the best outdoor activities in North Carolina as it boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey, and horseback riding (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>).

- In addition to the game lands, there are a few incredible public access waterways for your recreational use year-round. Farmer Lake is a reservoir just north of the farm and is closest to this property. There you can put your boat in for some good lake fishing, or you can drop in a line and fish on the public access pier. Farmer Lake has a natural look as there are no private docks along its banks, and duck hunting is allowed when in season (<https://www.visitnc.com/listing/hcVz/s-r-farmer-lake>).

- In the northeast corner of the county is Hyco Lake. Hyco Lake is the larger of the two lakes (<https://www.visitnc.com/listing/k7PN/hyco-lake>) and crosses into neighboring Person County. There you'll find excellent recreational boating and fishing opportunities, as well as camping facilities & swimming for you and the family.

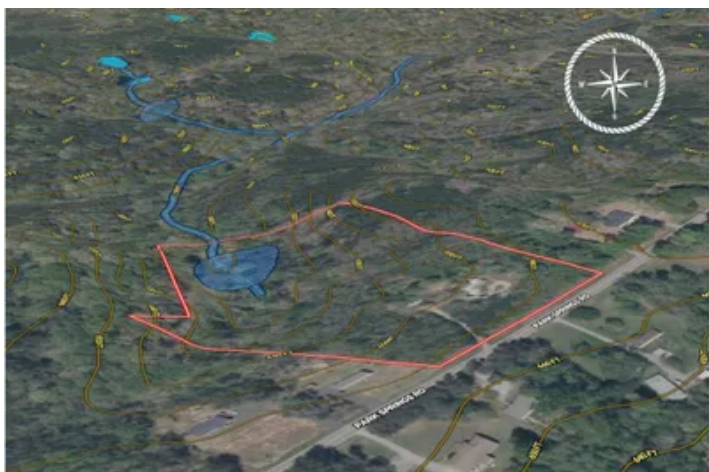
- And if that isn't enough, the Dan River (<https://www.danriver.org/our-watershed/about-our-watershed/general-info>) twists and turns through northern Caswell County and offers many other outdoor opportunities!

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

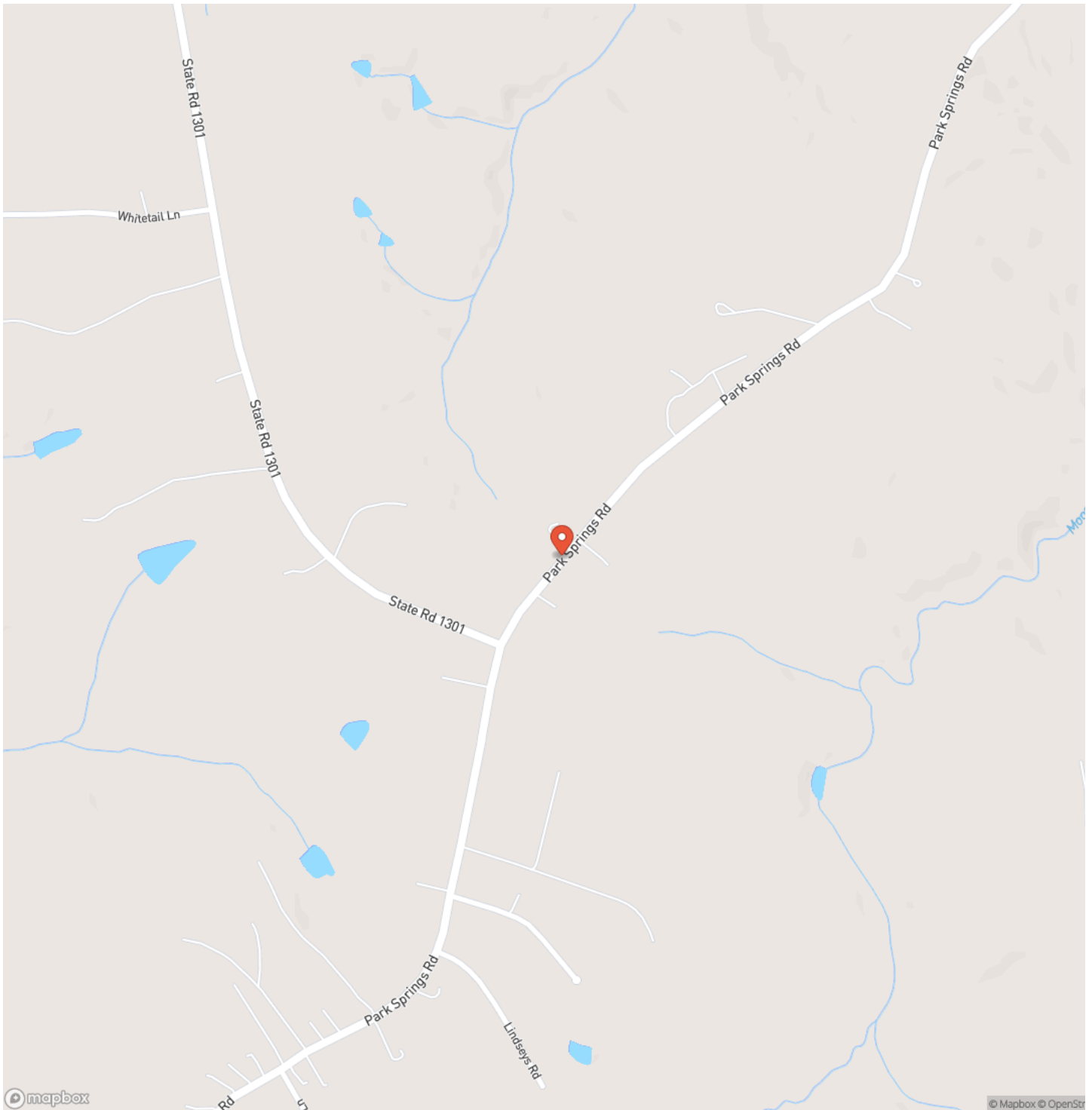
Disclosure: *This property is being sold by the owner, who is a licensed real estate agent. All activities will be conducted in accordance with state and federal real estate laws, ensuring full transparency and compliance throughout the process.*

For more information on this and other land for sale in Caswell County, contact Lucas Dargis at [336-684-7754](tel:336-684-7754) or by email at ldargis@mossyoakproperties.com, or visit landandfarmsrealty.com.

**8.66 Acre Building Lot For Sale in Caswell County NC!
Ruffin, NC / Rockingham County**

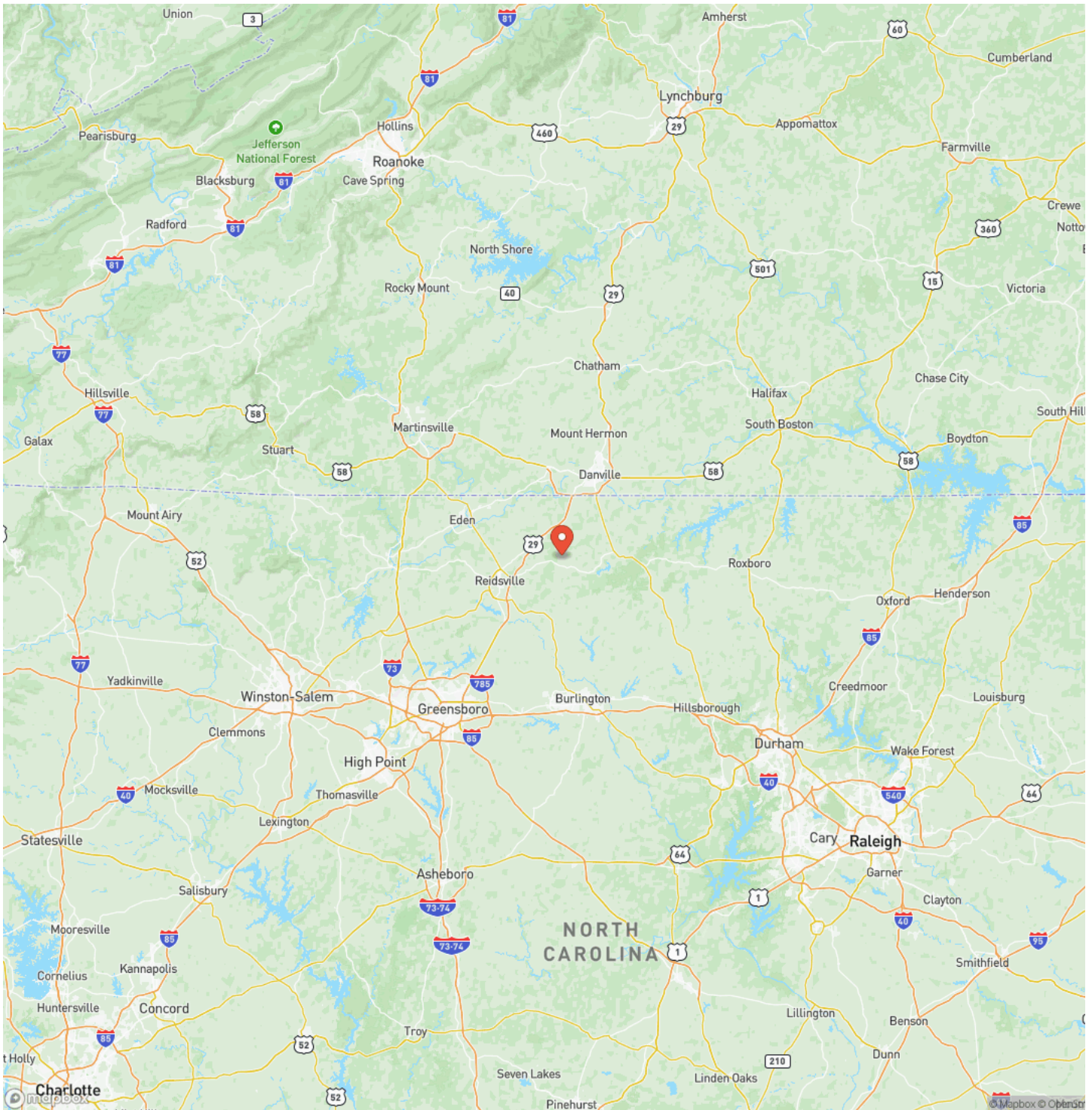


Locator Map

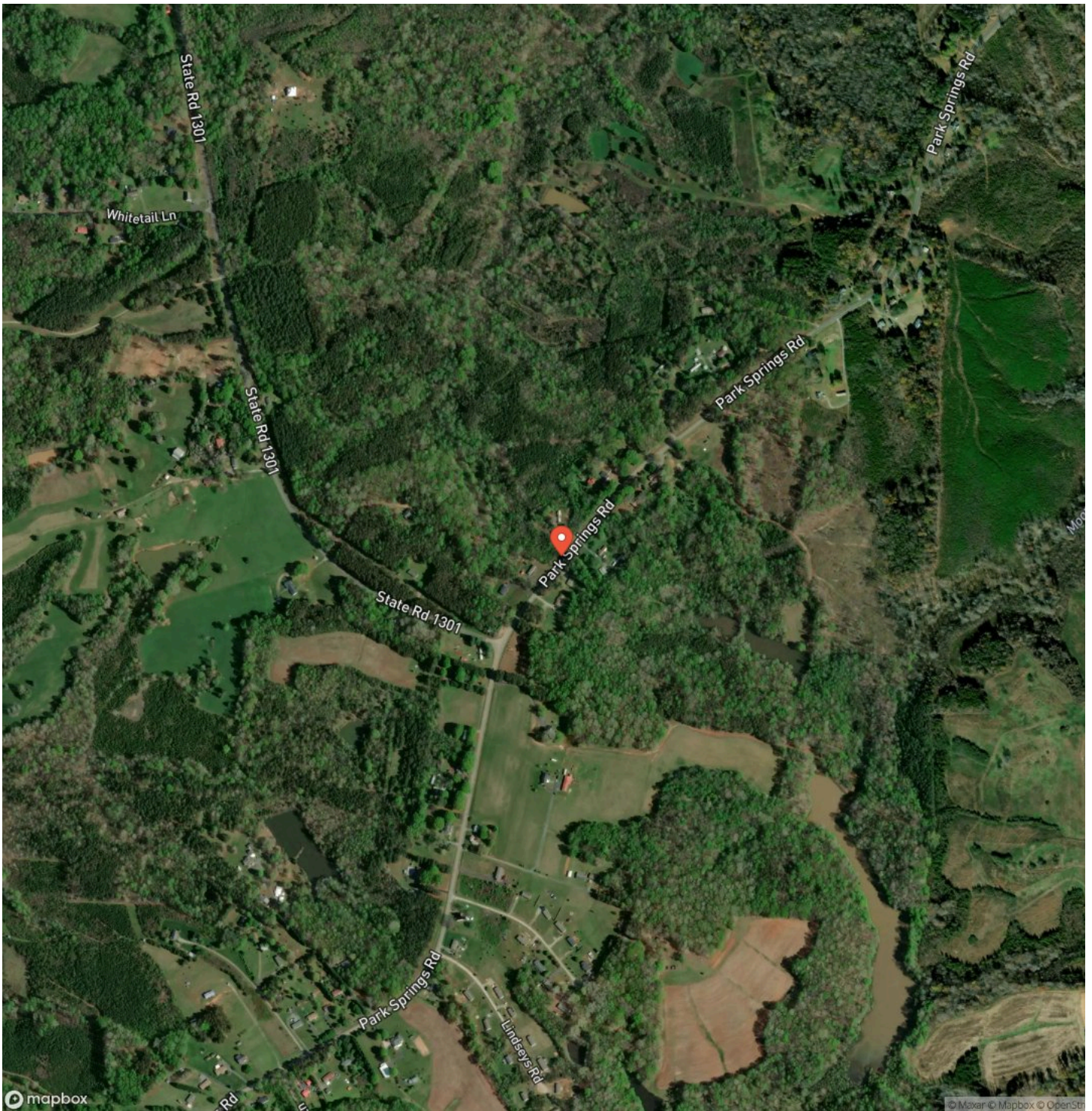


Ruffin, NC / Rockingham County

Locator Map



Satellite Map



8.66 Acre Building Lot For Sale in Caswell County NC! Ruffin, NC / Rockingham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lucas Dargis

Mobile

(336) 684-7754

Office

(844) 480-5263

Email

ldargis@mossyoakproperties.com

Address

842 Fuqua Road

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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