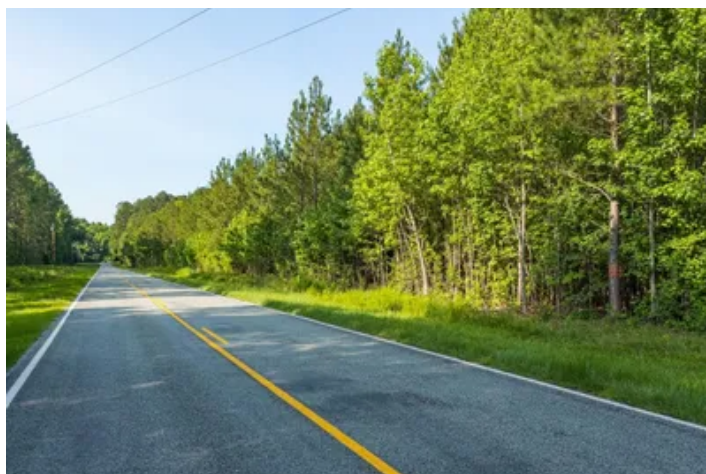


**+/- 10.09 acre Homesite Lot for Sale in Durham County,
NC!**
Off of Cassam Road
Bahama, NC 27503

\$199,900
10.09± Acres
Durham County



+/- 10.09 acre Homesite Lot for Sale in Durham County, NC!
Bahama, NC / Durham County

SUMMARY

Address

Off of Cassam Road

City, State Zip

Bahama, NC 27503

County

Durham County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

36.1356 / -78.8253

Acreage

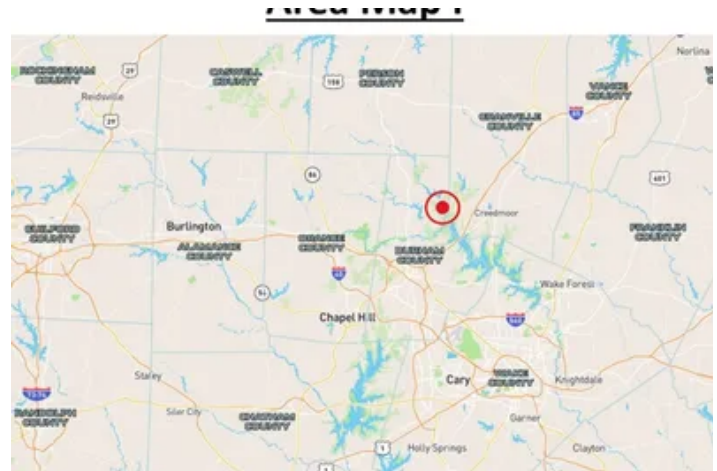
10.09

Price

\$199,900

Property Website

<https://www.mossyoakproperties.com/property/-10-09-acre-homesite-lot-for-sale-in-durham-county-nc--durham-north-carolina/113042/>



+/- 10.09 acre Homesite Lot for Sale in Durham County, NC!

Bahama, NC / Durham County

PROPERTY DESCRIPTION

Rare Wooded Homesite with Direct Access to Public Game Lands & River!

If you've been searching for a private country setting where you can build your dream home and step right into hundreds of acres of public recreation, this is the one.

Nestled in the quiet Bahama community of northeast Durham County, this +/-10.09-acre wooded parcel (Lot 1) offers the perfect blend of seclusion and accessibility. The land is gently sloped to flat and fully timbered with maturing planted loblolly pines — ideal for creating a private, park-like homesite. With approximately 1,250-feet of frontage along scenic Cassam Road, you have excellent flexibility in choosing where to place your home. A convenient panhandle section along the road has already been identified as an additional option for a septic drainfield, giving you maximum freedom to place your home exactly where you want for the best views, privacy, and sunlight.

What Truly Sets This Property Apart

Within walking distance and directly adjoining the western boundary is over 450-acres of North Carolina Wildlife Resources Commission Butner-Falls of Neuse Game Land. From your property you can access public land and continue to the Flat River for fishing, paddling, hiking, wildlife viewing, camping, and seasonal hunting. Imagine walking out your back door, crossing onto public land, and reaching the riverbanks for an evening of fishing or quiet wildlife watching — all without driving anywhere. It is extremely rare to find a homesite in this area of Durham County that offers such an opportunity, making it a truly unique opportunity.

The larger Butner-Falls of Neuse Game Land spans over 37,480 acres across Durham, Granville, and Wake Counties and is open year-round for:

- Hiking and wildlife viewing
- Bank fishing and paddling
- Whitetail deer and small-game hunting (in season)
- Camping, cycling, and boating

Property Highlights

- New survey is on file.
- Septic: Preliminary soil analysis is favorable for a 4-bedroom home, but perc testing still must be completed.
- Size: +/-10.09-acres of peaceful, wooded land.
- Location: Accessed by a public road with scenic surroundings.
- The adjacent property (Lot 2) has a maximum of two 30ft driveway easements available over Lot 1 along the approximately 720ft of road frontage on Cassam Road. These driveway easements will include utility easements.
- Utilities:
 - *Electricity: available via Duke Energy.
 - *Internet: fiber optic cable and Starlink.
 - *Landline phone service is available.

-NCWRC Game Land and River access

-Soils for septic will only support one home.

Protective Deed Restrictions (to preserve property values and rural character):

*No commercial use or activity.

*No swine, cattle.

Schools (Durham County Schools)

-Mangum Elementary (PK-5): 3.6 miles.

-Lucas Middle School (6-8): 4.1 miles.

-Northern High School (9-12): 6.8 miles.

Nearby Outdoor Recreation

- Butner-Falls of Neuse Game Lands

<https://www.ncwildlife.gov/media/716/download?attachment>

- Horton Grove Nature Preserve

<https://triangleland.org/preserve/horton-grove-nature-preserve>

- Lake Michie Park and Marina

<https://www.dprplaymore.org/Facilities/Facility/Details/Lake-Michie-Boathouse-38>

- Eno River State Park

<https://www.ncparks.gov/state-parks/eno-river-state-park>

Convenient Location

-Durham, NC: 10-miles south.

-Butner, NC: 4.3-miles east.

-Creedmoor, NC: 8.25-miles east.

-Hillsborough, NC: 16.27-miles southwest.

This is the kind of property that rarely comes available: private, buildable, wooded, and literally bordering public game land with river access. Whether you want a quiet weekend retreat, a forever home surrounded by nature, or a place to raise a family with endless outdoor adventure right outside the door, this homesite lot delivers.

Interactive Property Map:

<https://id.land/maps/5c94a9bcb8daf93cf0899c17ee6f2123/share/unbranded>

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

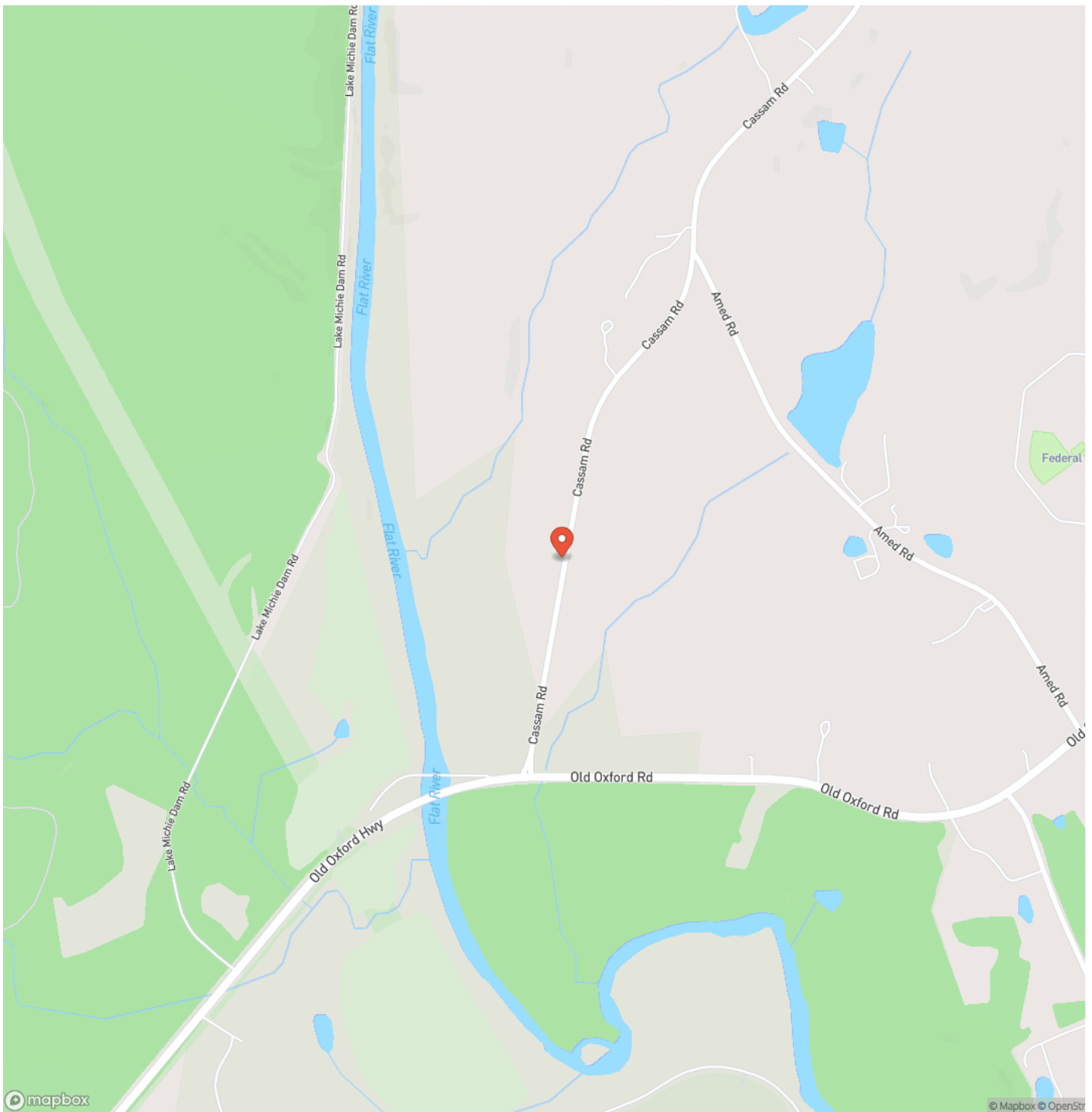
For more information on this and other land for sale in Durham County, contact Sean Maloy at [844-412-1200](tel:844-412-1200) or by email at seanmaloy@mossyoakproperties.com, or visit landandfarmsrealty.com.



+/- 10.09 acre Homesite Lot for Sale in Durham County, NC!
Bahama, NC / Durham County

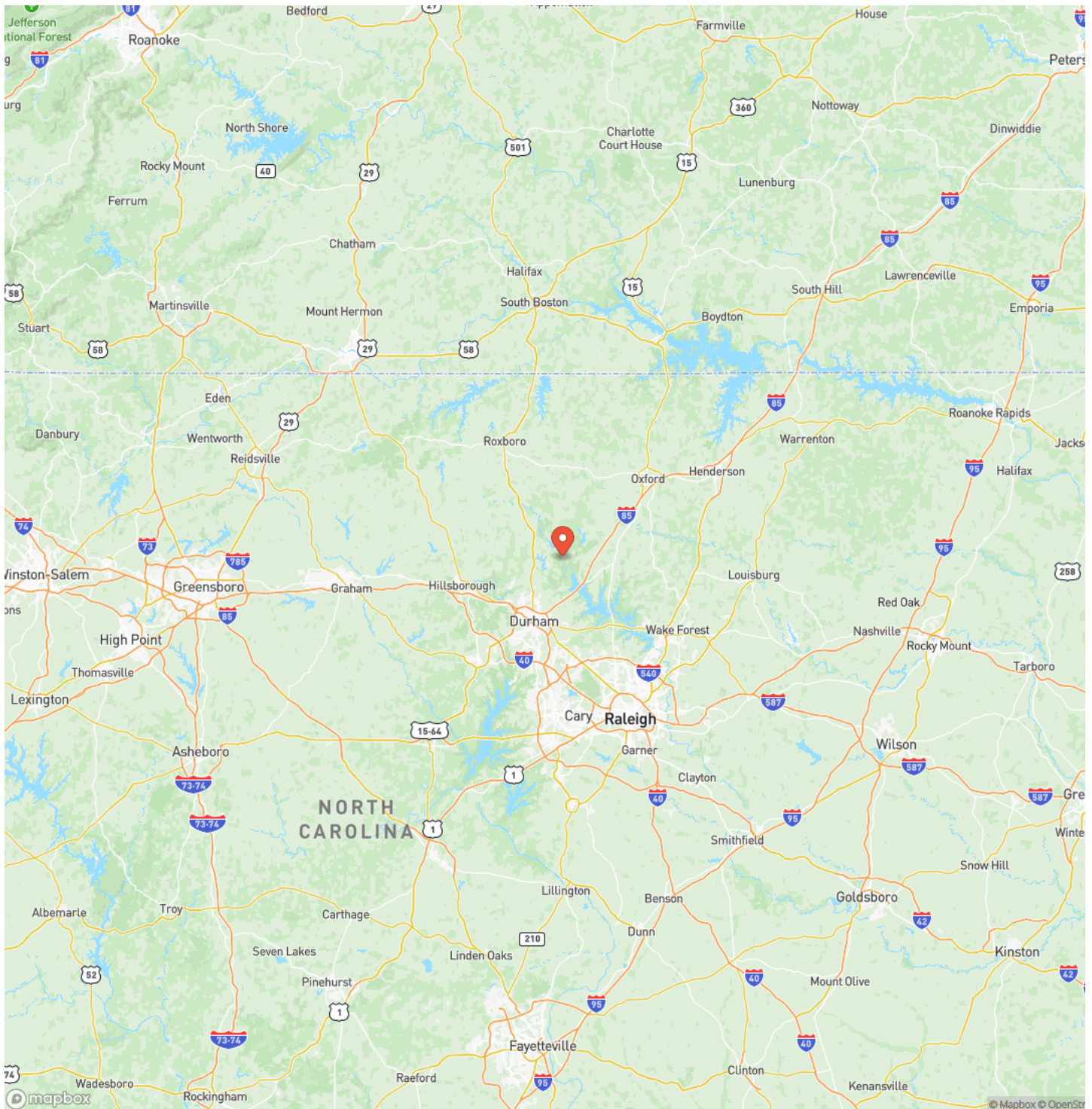


Locator Map



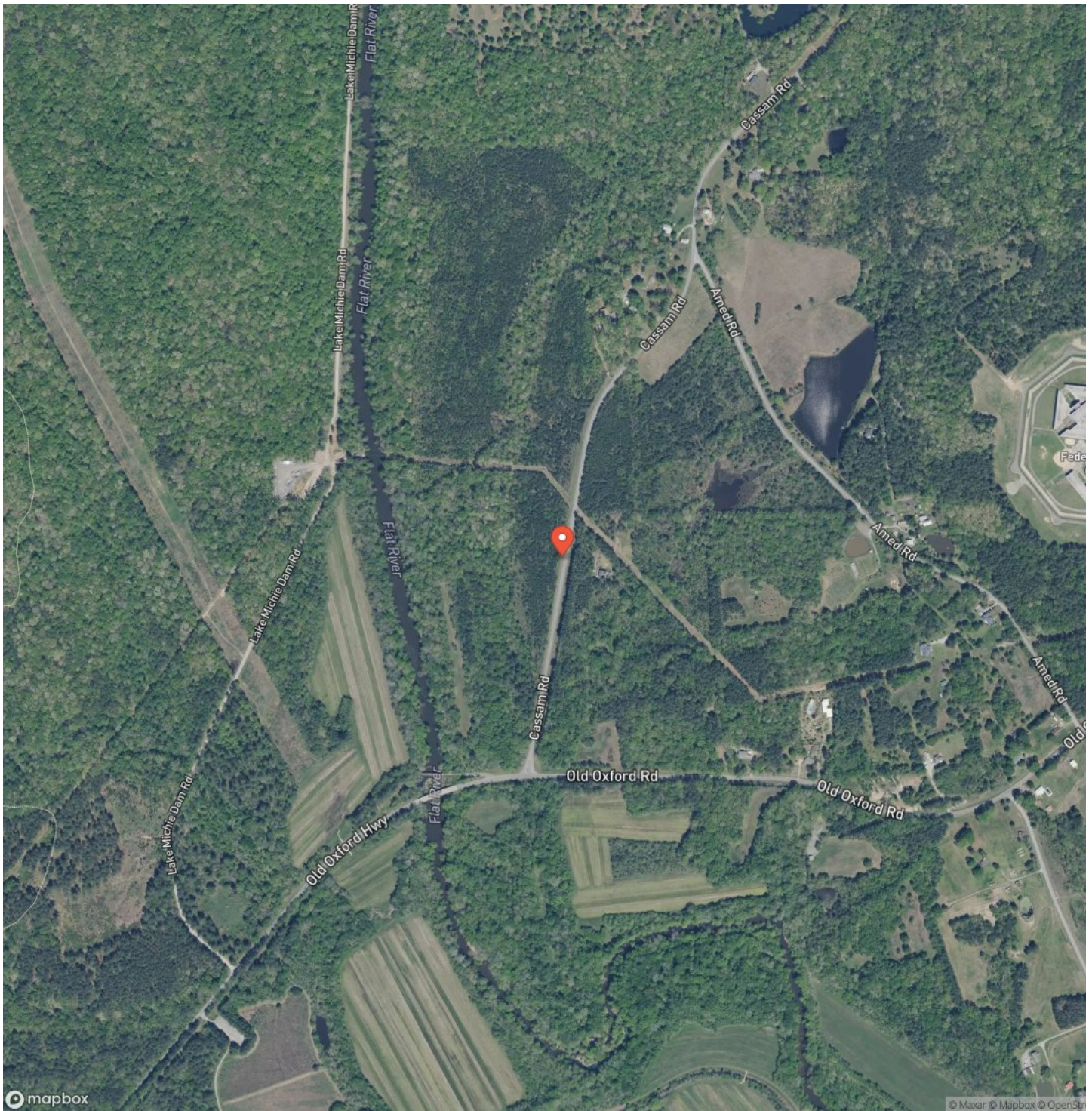
+/- 10.09 acre Homesite Lot for Sale in Durham County, NC!
Bahama, NC / Durham County

Locator Map



+/- 10.09 acre Homesite Lot for Sale in Durham County, NC!
Bahama, NC / Durham County

Satellite Map



**+/- 10.09 acre Homesite Lot for Sale in Durham County, NC!
Bahama, NC / Durham County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Sean Maloy

Mobile

(704) 650-6258

Email

seanmaloy@mossyoakproperties.com

Address

842 Fuqua Road

City / State / Zip

Leasburg, NC 27291

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.



<https://www.mossyoakproperties.com/>

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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