

**+/- 32.68- acre Multiuse Property for Sale in Durham
County, NC!**
Off of Cassam Road
Bahama, NC 27503

\$499,900
32.680± Acres
Durham County



+/- 32.68- acre Multiuse Property 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

36.1386 / -78.8244

Acreage

32.680

Price

\$499,900

Property Website

<https://www.mossyoakproperties.com/property/32-68-acre-multiuse-property-for-sale-in-durham-county-nc-durham-north-carolina/113062/>



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PROPERTY DESCRIPTION

Private Wooded Tract with Creek with Trails and Direct Game Land Access!

Looking for a versatile, recreation-ready homesite with timber, water, and unmatched public-land access? This +/- 32.68-acre tract offers an outstanding combination of features rarely found this close to Durham.

Located in the desirable Bahama community of northeast Durham County, Lot 3 features approximately 80 feet of road frontage and multiple excellent homesite locations. The property includes roughly 19-acres of planted loblolly pines, a beautiful small creek flowing through attractive hardwood bottoms, and an extensive 0.8-mile internal trail system already in place - ready for walking, riding, or exploring from day one.

The Rare Advantage

Lot 3 enjoys direct access to the Butner-Falls of Neuse Game Land, part of the expansive 37,480-acre North Carolina Wildlife Resources Commission complex spanning Durham, Granville, and Wake Counties. Step off your property onto public land and continue to the Flat River for fishing, paddling, hiking, wildlife viewing, camping, and seasonal hunting. This level of private-to-public land and river access is extremely hard to find in this part of Durham County.

Property Highlights

- +/- 32.68-acres of diverse wooded land
- Approximately 19 acres of planted loblolly pines
- Small creek with attractive hardwood bottoms
- 0.8 miles of existing internal trails
- Approximately 80 ft of road frontage
- Multiple potential homesite locations
- Preliminary soil analysis is very favorable, but perc testing still must be completed.
- Direct access to NCWRC Butner-Falls of Neuse Game Land and the Flat River
- Electricity available (Duke Energy)
- Fiber optic and Starlink internet options
- Landline phone service available
- Peaceful, private setting with strong recreational and timber appeal

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

- No commercial use or activity
- No swine or 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 & 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 - 10 miles south
- Butner - 4.3 miles east
- Creedmoor - 8.25 miles east
- Hillsborough - 16 miles southwest

This is a special opportunity to own a larger acreage tract featuring timber, a creek, an established trail network, and direct access to thousands of acres of public game land and river. Ideal for a private custom homesite, recreational retreat, or multi-use legacy property.

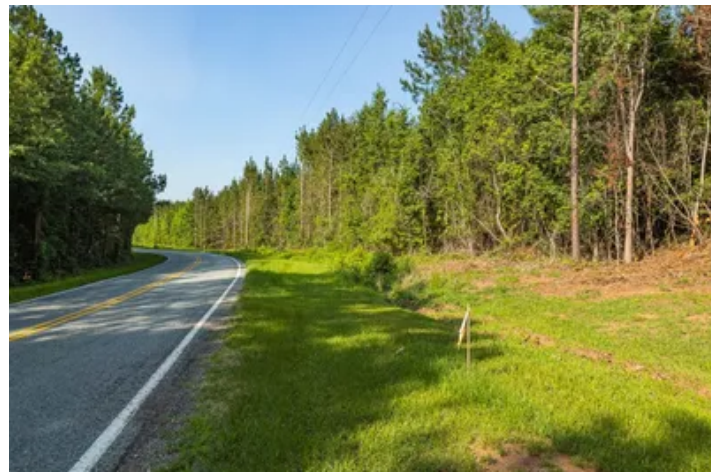
Interactive Property Map:

<https://id.land/maps/30a1652f2bd670933da990df1ffea62c/share/unbranded>

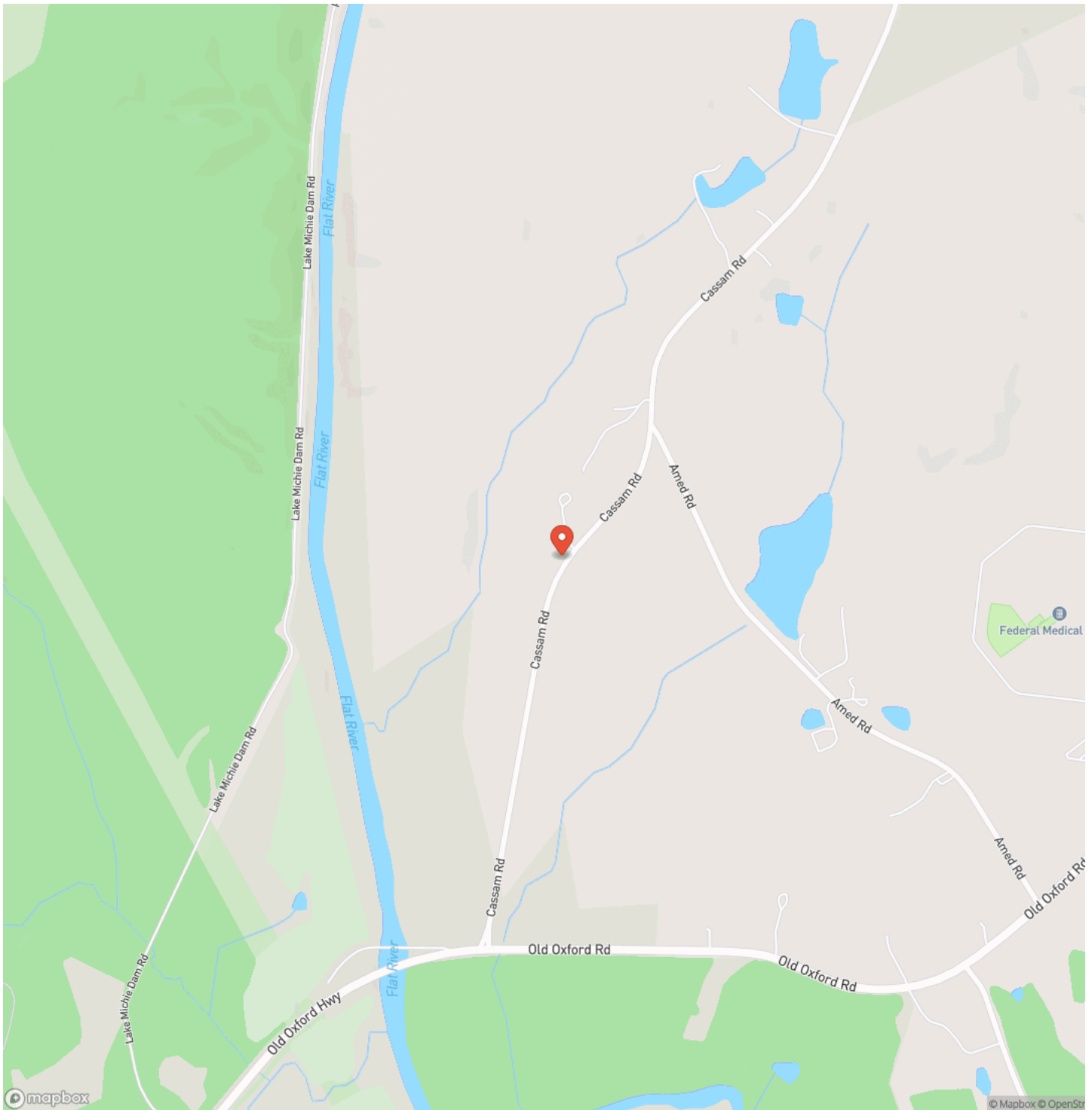
This property is shown by appointment only. Please contact me directly to coordinate your private tour.

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.

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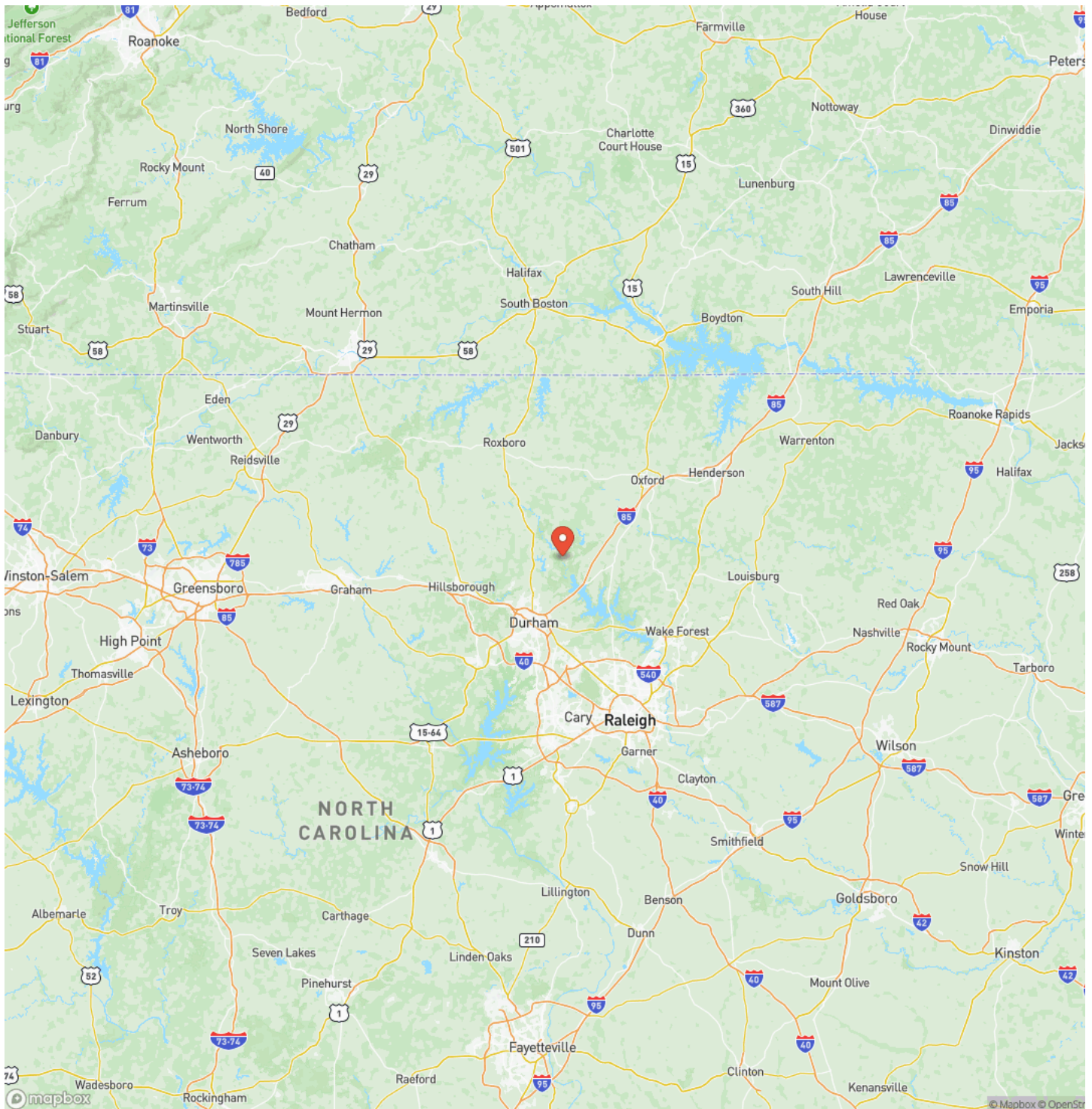


Locator Map



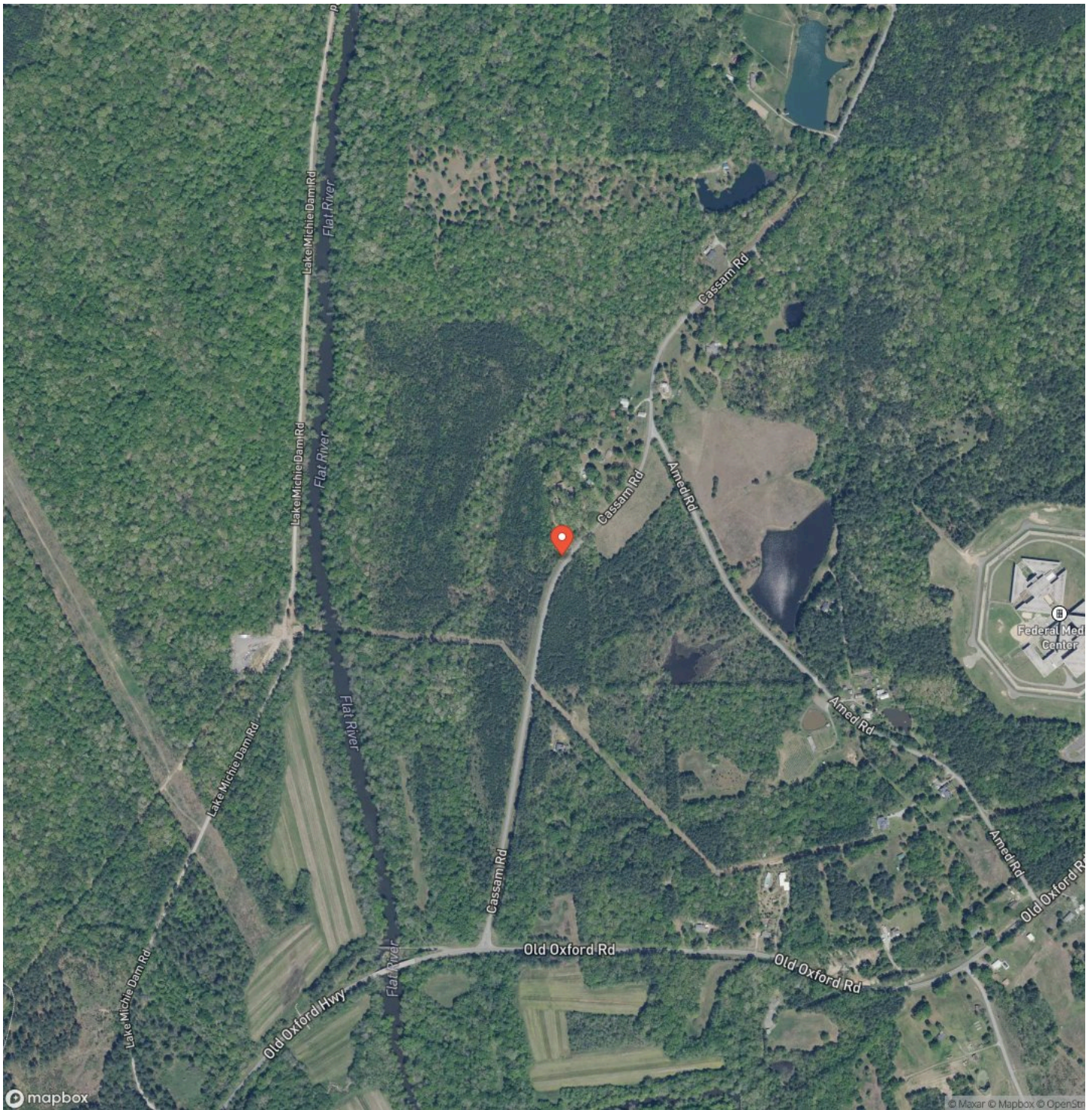
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Sean Maloy

Mobile

(704) 650-6258

Email

seanmaloy@mossyoakproperties.com

Address

842 Fuqua Road

City / State / Zip

NOTES

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

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/>

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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.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
<https://www.mossyOakproperties.com/>

