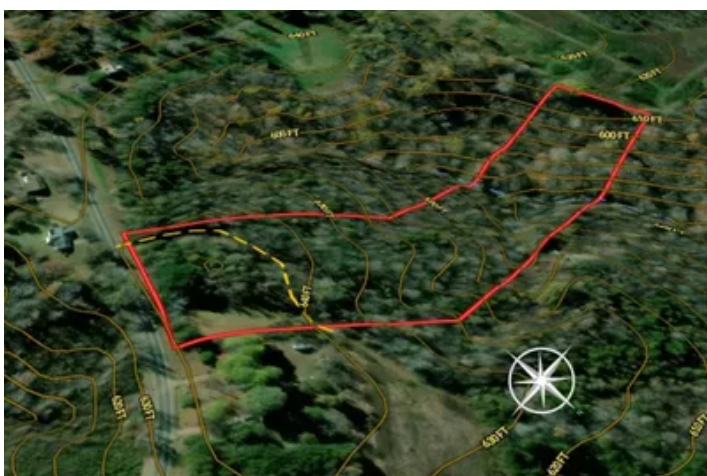
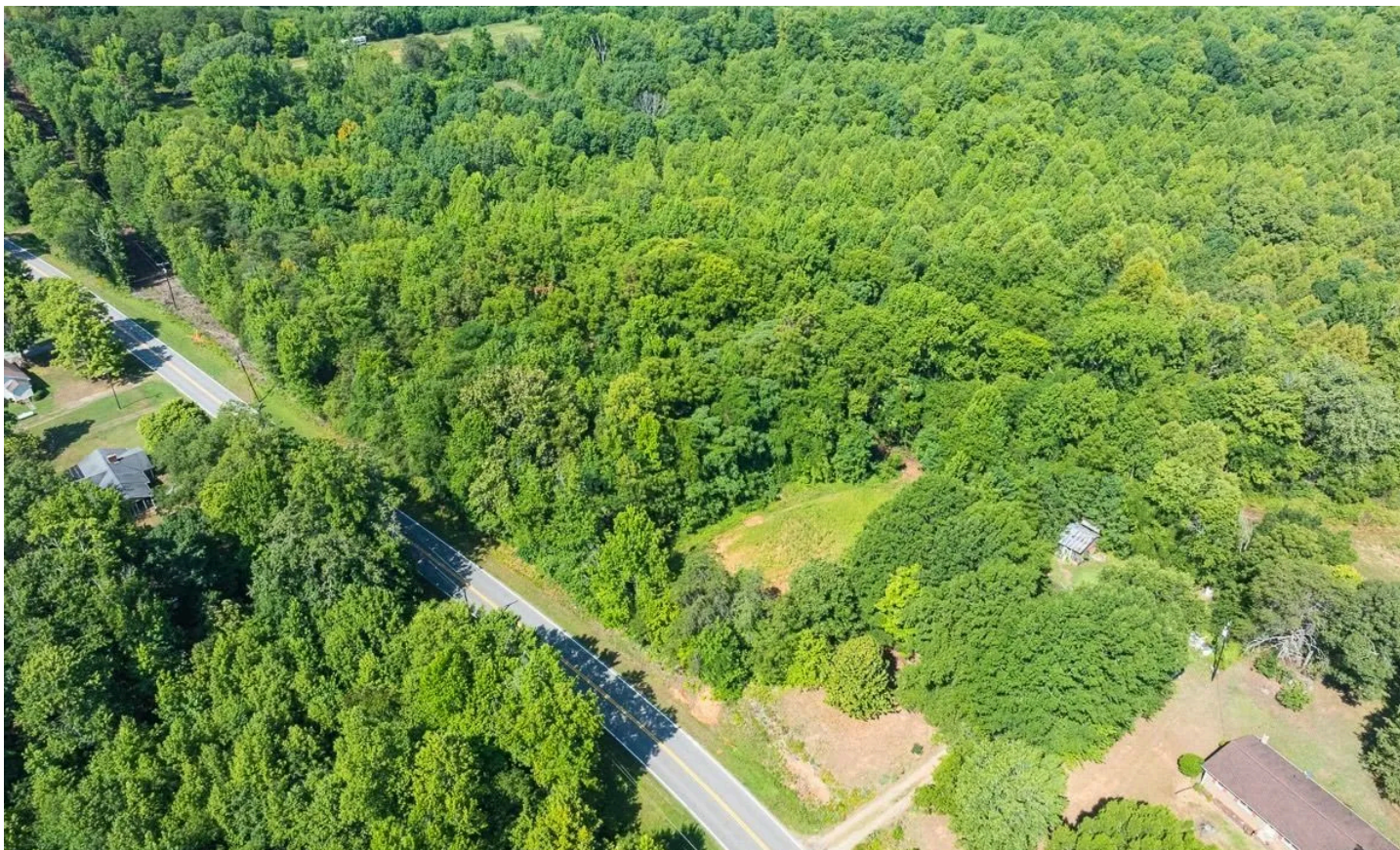


7.47 +/- acre Homesite Lot for Sale in Caswell County,
NC!
Off of Park Springs Road
Ruffin, NC 27326

\$79,900
7.47± Acres
Rockingham County



**7.47 +/- acre Homesite Lot for Sale in Caswell County, NC!
Ruffin, NC / Rockingham County**

SUMMARY

Address

Off of Park Springs Road

City, State Zip

Ruffin, NC 27326

County

Rockingham County

Type

Hunting Land, Timberland, Lot, Undeveloped Land

Latitude / Longitude

36.4144 / -79.4876

Acreage

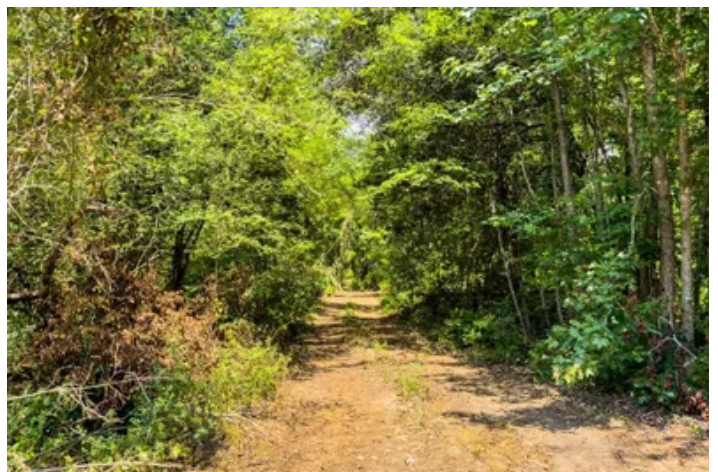
7.47

Price

\$79,900

Property Website

www.mossyoakproperties.com



7.47 +/- acre Homesite Lot for Sale in Caswell County, NC! Ruffin, NC / Rockingham County

PROPERTY DESCRIPTION

With Partially Cleared land, Woods and Generous Restrictive Covenants, this Property is One to Consider for your New Home!

Located in the Ruffin area of west-central Caswell County, NC, this +/-7.47-acre property is a rare opportunity for anyone seeking a country setting to build their home!

Property Overview: Identified as Lot-2, this parcel features gently sloping, wooded terrain, open garden spot, driveway and several homesite locations. The property has approximately 320ft of road frontage along Park Springs Road, which is a public and state-maintained road.

Features and Highlights:

- New survey is on file.
- Septic: Preliminary soil analysis is very favorable, but perc testing still has to be completed.
- Size: +/-7.47-acres of peaceful, wooded land.
- Location: Accessed by a public road with scenic surroundings.
- Utilities:
 - *Electricity available via Duke Energy.
 - *Internet: fiber optic cable and Starlink
 - *Landline service is available and 4G-LTE Verizon cell service confirmed.

The following Deed Restrictions to maintain property value and character are:

- *Type of homes authorized:
 - 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 the lot.
- *Laying hens and no more than four goats are allowed.
- *No commercial use or activity.
- *No swine, cattle.

The property is within the Caswell County School District, with nearby schools including:

- Northern Elementary (PK-5): 9.4 miles.
- N.L. Dillard Middle School (6-8): 6.8 miles.

-Bartlett Yancey High School (9-12): 8.1 miles.

Caswell County boasts abundant outdoor activities:

-R. Wayne Bailey-Caswell Game Lands: Over 18,000 acres for hunting and horseback riding.

<https://www.ncwildlife.gov/media/894/download?attachment>

-Farmer Lake: Fishing, boating, and duck hunting in a serene natural setting.

<https://www.caswellcountync.gov/farmer-lake>

-Hyco Lake: Recreational boating, fishing, camping, and swimming.

<https://hycolake.org/>

-Dan River: Endless outdoor opportunities along its scenic banks.

<https://nctriadoutdoors.com/dan-river/>

-For a night out, visit Caesars Virginia in nearby Danville, VA, featuring a casino, luxury amenities, and world-class dining just 20 minutes away!

<https://www.caesars.com/caesars-virginia>

Convenient Location:

-Danville, VA: 12.5 miles north.

-Historic Yanceyville, NC: 8.5 miles south.

-Burlington, NC: 22 miles south.

-Reidsville, NC: 10.4 miles southwest.

This property offers the perfect blend of seclusion and accessibility, making it an ideal spot to build your country retreat. As a Caswell County resident myself, I can personally attest to the charm and quality of life this area provides!

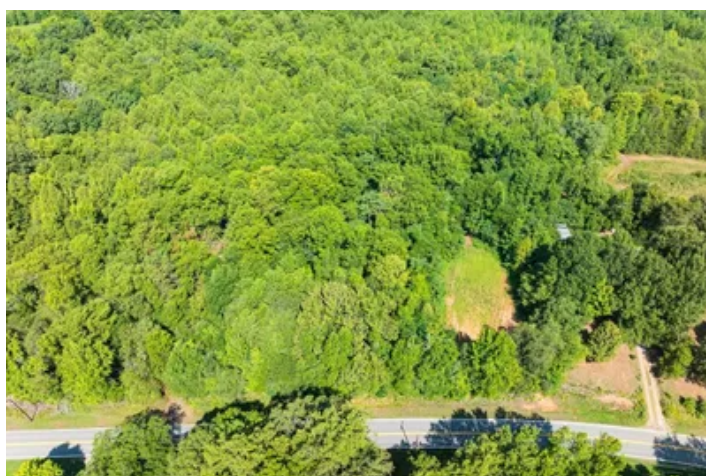
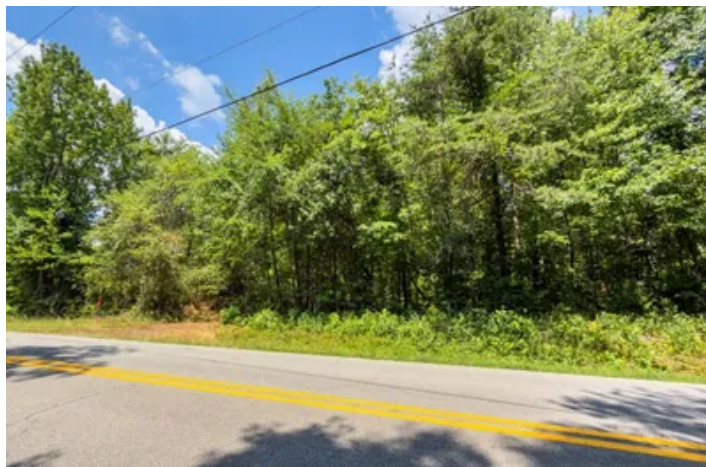
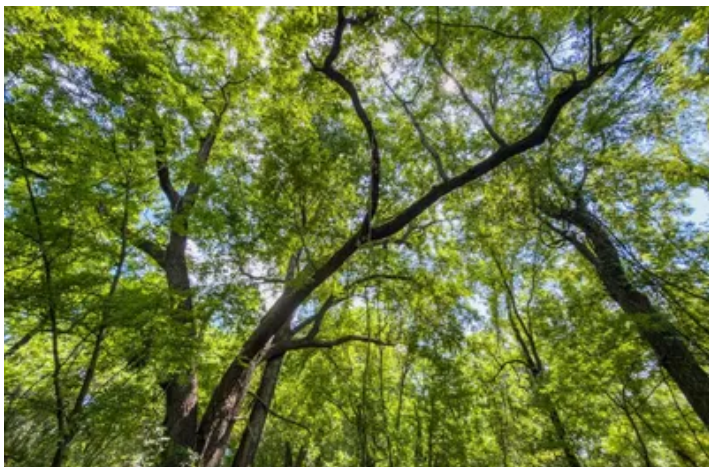
I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting.

<https://id.land/maps/46b473e4d5361126f64fed753544477e/share/unbranded>

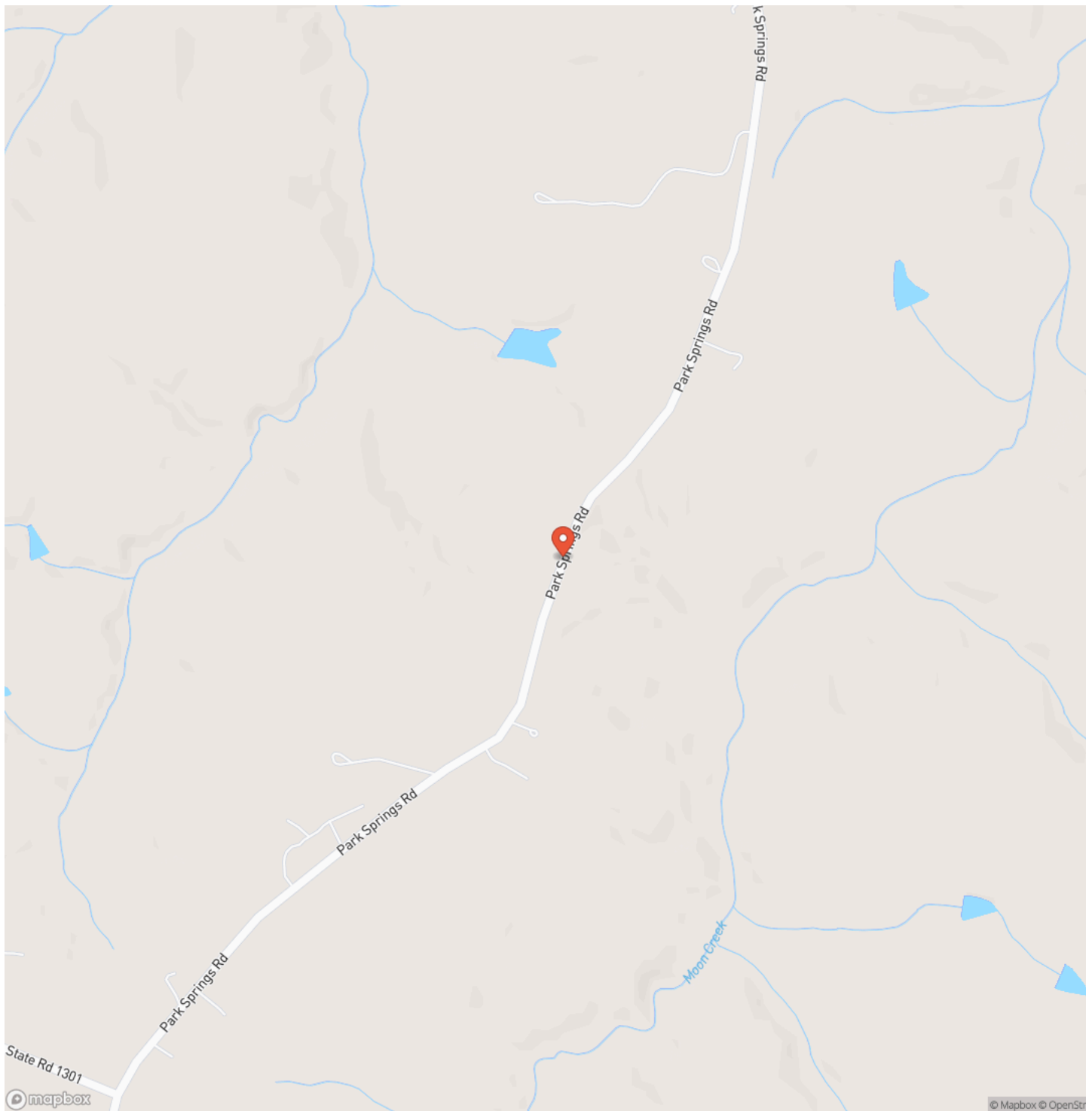
This property is shown by appointment only. Please contact me directly to coordinate your private tour.

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

7.47 +/- acre Homesite Lot for Sale in Caswell County, NC!
Ruffin, NC / Rockingham County

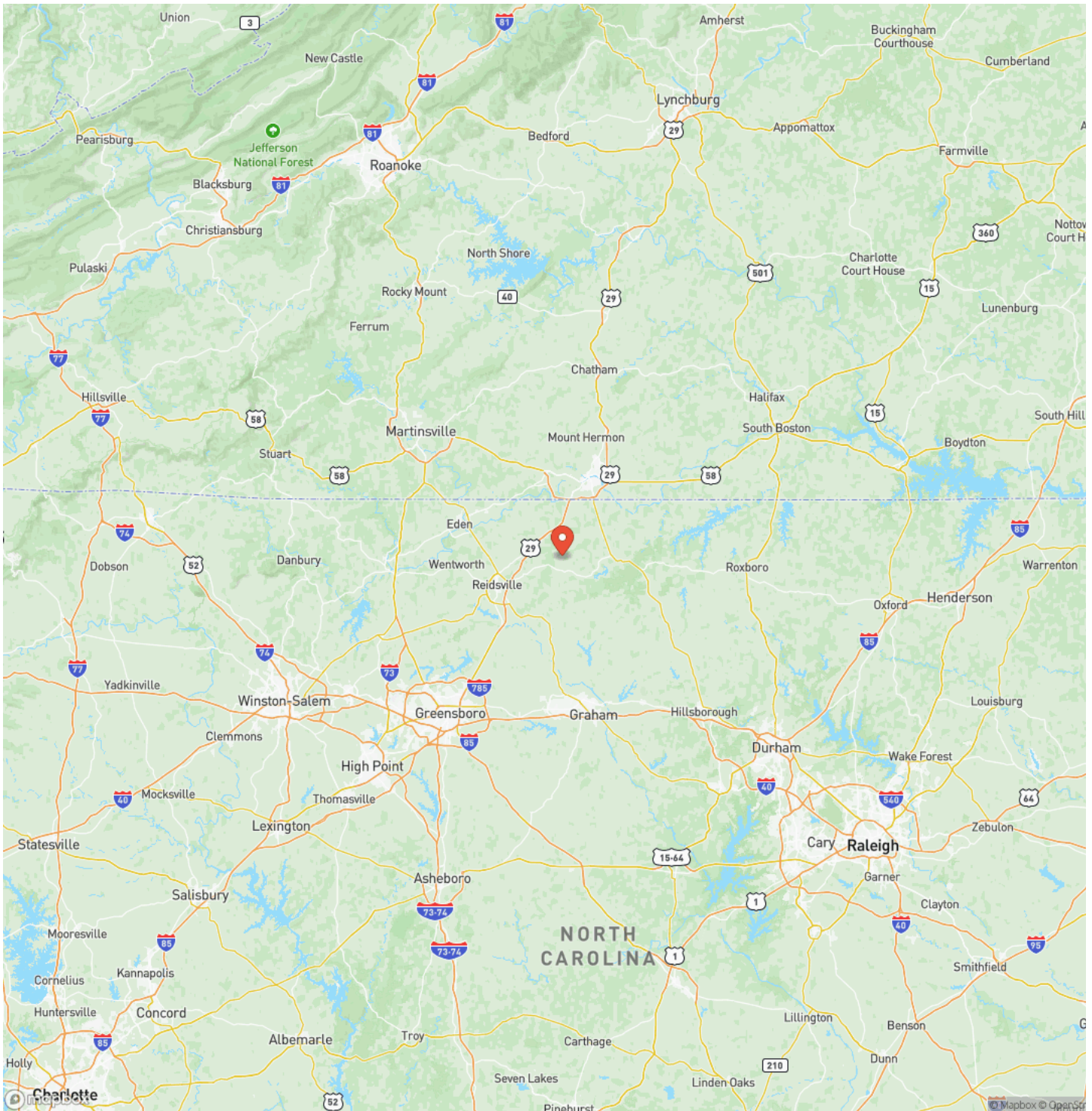


Locator Map



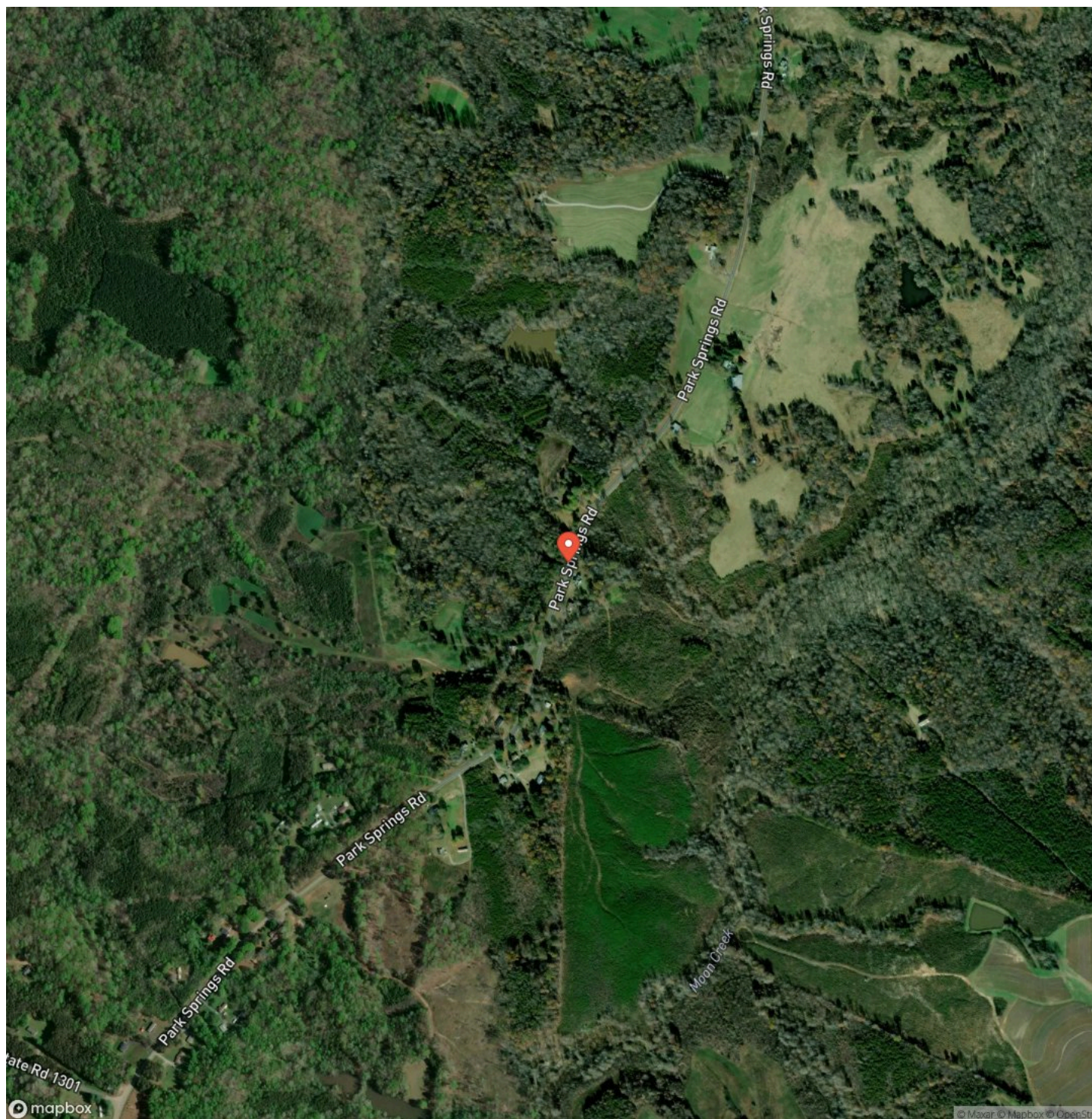
7.47 +/- acre Homesite Lot for Sale in Caswell County, NC!
Ruffin, NC / Rockingham County

Locator Map



7.47 +/- acre Homesite Lot for Sale in Caswell County, NC!
Ruffin, NC / Rockingham County

Satellite Map



7.47 +/- acre Homesite Lot for Sale in Caswell County, NC! Ruffin, NC / Rockingham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sean Maloy

Mobile

(704) 650-6258

Email

seanmaloy@mossyoakproperties.com

Address

842 Fuqua Road

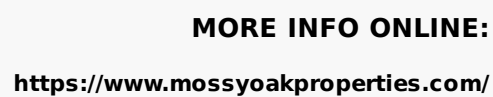
City / State / Zip

Leasburg, NC 27291

NOTES

This image shows a blank 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.

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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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