



**217.5 Acres of Multi-use Land for Sale in Caswell County, NC!  
Reidsville, NC / Caswell County**

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**SUMMARY**

**Address**

10281 Cherry Grove

**City, State Zip**

Reidsville, NC 27320

**County**

Caswell County

**Type**

Hunting Land, Farms, Timberland, Recreational Land, Undeveloped Land, Ranches, Horse Property

**Latitude / Longitude**

36.284129 / -79.510532

**Acreage**

217.500

**Price**

\$1,200,000

**Property Website**

<https://www.mossoakproperties.com/property/217-5-acres-of-multi-use-land-for-sale-in-caswell-county-nc-caswell-north-carolina/40944/>



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### **PROPERTY DESCRIPTION**

For immediate assistance with this listing call Sean Maloy at [844-412-1200](tel:844-412-1200).

**Acres of mixed hardwood forest, tillable fields and a large scenic pond awaits you! Call Sean Maloy at [844-412-1200](tel:844-412-1200) to schedule a showing to**

Located in the southwest corner of Caswell County, NC, in the Camp Springs Community, this historic +/- 217.5-acre property offers a rare opportunity for any individual or investors alike!

The historic Hooper Farm is comprised of three parcels that are being offered as one large tract. The property is beautiful as is, but also has the potential for development for multiple homesites. It consists of mainly mixed hardwoods & pines, seven tillable fields totaling approximately 50-acres, a large +/- 2.75 acre pond, and a couple small creeks. There is an old farm house that is in disrepair and not habitable, a couple old tobacco barns and a livestock barn (the latter is in good shape). A small cemetery is located near the northwestern boundary (see interactive map) and looks to date back to the early 1800's; however, there's no county record of it to confirm its exact age.

The property predominantly lies north-south from Cherry Grove Road. The terrain ranges from flat creek bottoms and gently sloping fields, to steep hills and long ridgelines. This varying topography separates different areas of the farm and offers scenic valley views.

The timber on this property varies in age, structure and species, making it a very diverse property for wildlife. The northern area was timbered in the early 2000's and left to naturally regenerate. Today, it consists of various hardwoods & pines and is quite thick in several areas. The southern most area was timbered and contains some old growth hardwoods with a mix of Virginia & Short Leaf pine trees. All three parcels that make up this property are in the deferred Use Tax Program for Timber & Agriculture, which is transferable to any buyer (upon approved application).

There are approximately 50-acres of tillable land that have been in soybean & corn rotation for the past several years, but could be easily transformed into pastures or food plots depending on the owner's desired use.

Caswell County is known for large whitetail deer & turkey populations, and this property doesn't disappoint. The diversity of the habitat found throughout the tract attracts, holds and supports a variety of wildlife, including whitetail deer, turkey, and other small game & non-game animals commonly found in the area. In addition, the large pond attracts waterfowl and many other species of birds. Beaver are frequently spotted swimming in the pond, as well as turbot fish and other aquatic animals & reptiles.

Another valuable attribute that any landowner would appreciate is the access onto and throughout the property. The property has approximately 3,000 feet of frontage on Cherry Grove Road, with two points of access: one at the farm house, and a gated entrance north of the homestead. Once onto the property there are approximately 2.7-miles of road & trail network. These are maintained farm roads that can support farm equipment and light vehicle use.

Electrical service has been established at the farm house, and powerlines run along the road frontage for additional access if needed. Also, I've personally verified 4G-LTE service with Verizon Wireless on the property. All three tracts have a survey on file and the corners are marked and easily found (in winter months). Please reference the "Property Documents" tab on this listing or on the interactive map to download these recorded documents.

Although in Caswell County, this property has a Reidsville, NC mailing address, and lies just off NC Hwy-87 and Hwy-62. This places you just 8-miles northwest to Reidsville, NC, (<https://www.riseupreidsville.com/experiencereidsville>); only 12-miles north of Elon & Elon University (<https://www.downtownelon.com/>, <https://www.elon.edu/u/about/about-the-region/>), and Burlington, NC (<https://www.burlingtondowntown.com/>). Other local towns include: Yanceyville, NC and Danville, VA to the north (<https://www.virginia.org/cities/Danville/>). All these areas offer excellent dining and shopping opportunities! The cities of Greensboro and Winston Salem aren't far away, and the closest major airport is the Piedmont Triad International Airport, located just 28-miles southwest (<https://flyfrompti.com/>).

The area has an abundance of outdoor attractions for the whole family. The Dan River (<https://www.danriver.org/our-watershed/about-our-watershed/general-info>) twists and turns through the area and local state game lands offer many hunting and recreational opportunities. In total, Caswell County boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>), and Farmer Lake offers fishing and picnicking just outside the town of Yanceyville, NC (<https://www.caswellcountync.gov/pview.aspx?id=8988&catid=600>). Neighboring Person County has two incredible public lakes:



recreational use year-round. Hyco Lake is the larger of the two (<https://www.visitnc.com/listing/k7PN/hyco-lake>), but Mayo Lake and is perhaps the most natural looking (<https://www.visitnc.com/listing/5D4K/mayo-lake>); both offer excellent boating and fishing opportunities for you and the family.

I personally live in Caswell County, and without hesitation, tell you it's a great place to live and work. I invite you to explore the embedded map at the bot of this listing for a detailed view of the property and surrounding area.

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

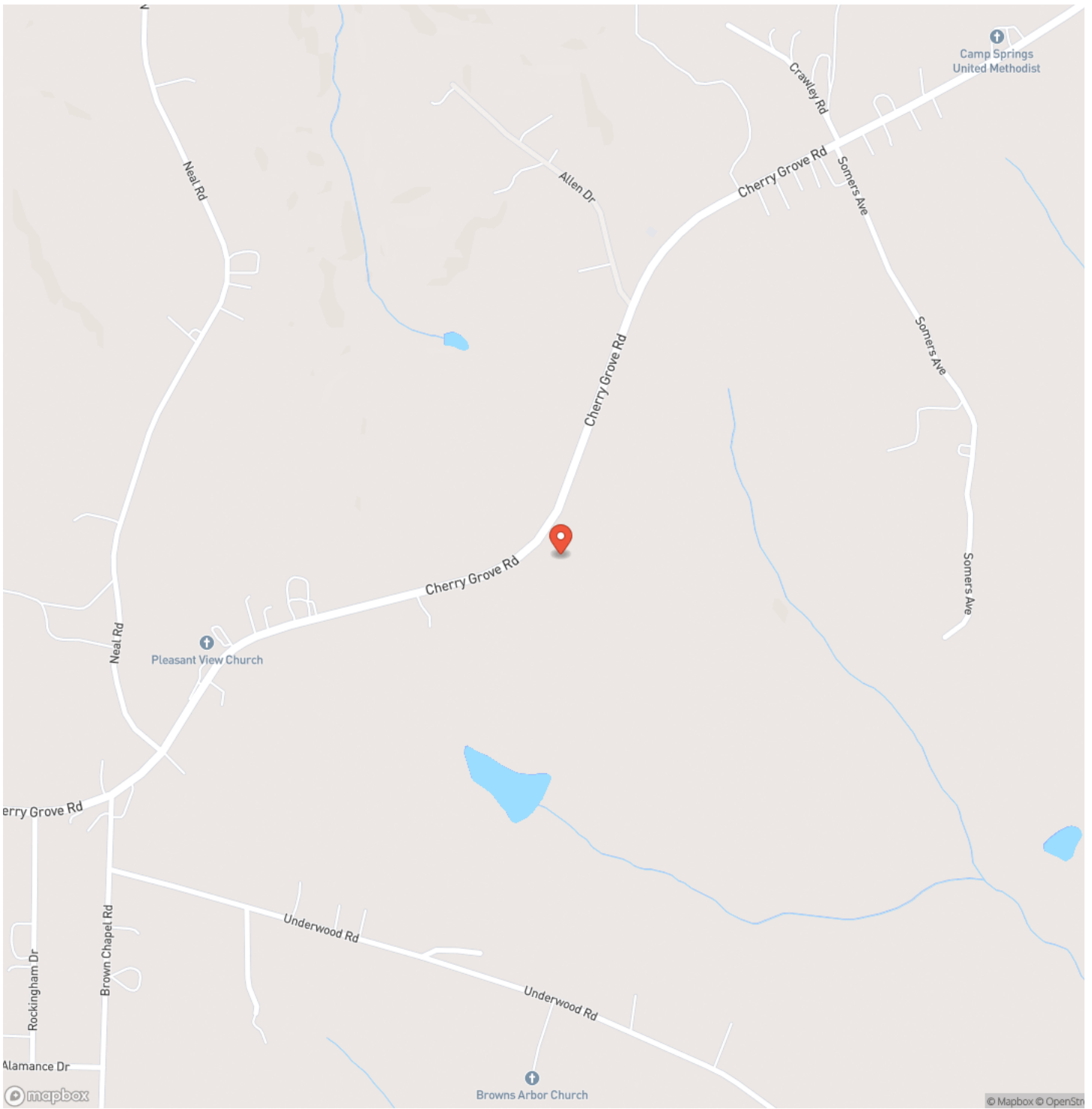
For more information on this and other Farm and Hunting Land for Sale in Caswell County NC, please contact SEAN MALOY at [844-412-1200](tel:844-412-1200), by email [SEANMALOY@MOSSYOAKPROPERTIES.COM](mailto:SEANMALOY@MOSSYOAKPROPERTIES.COM) or visit our website at [LANDANDFARMSREALTY.COM](http://LANDANDFARMSREALTY.COM).



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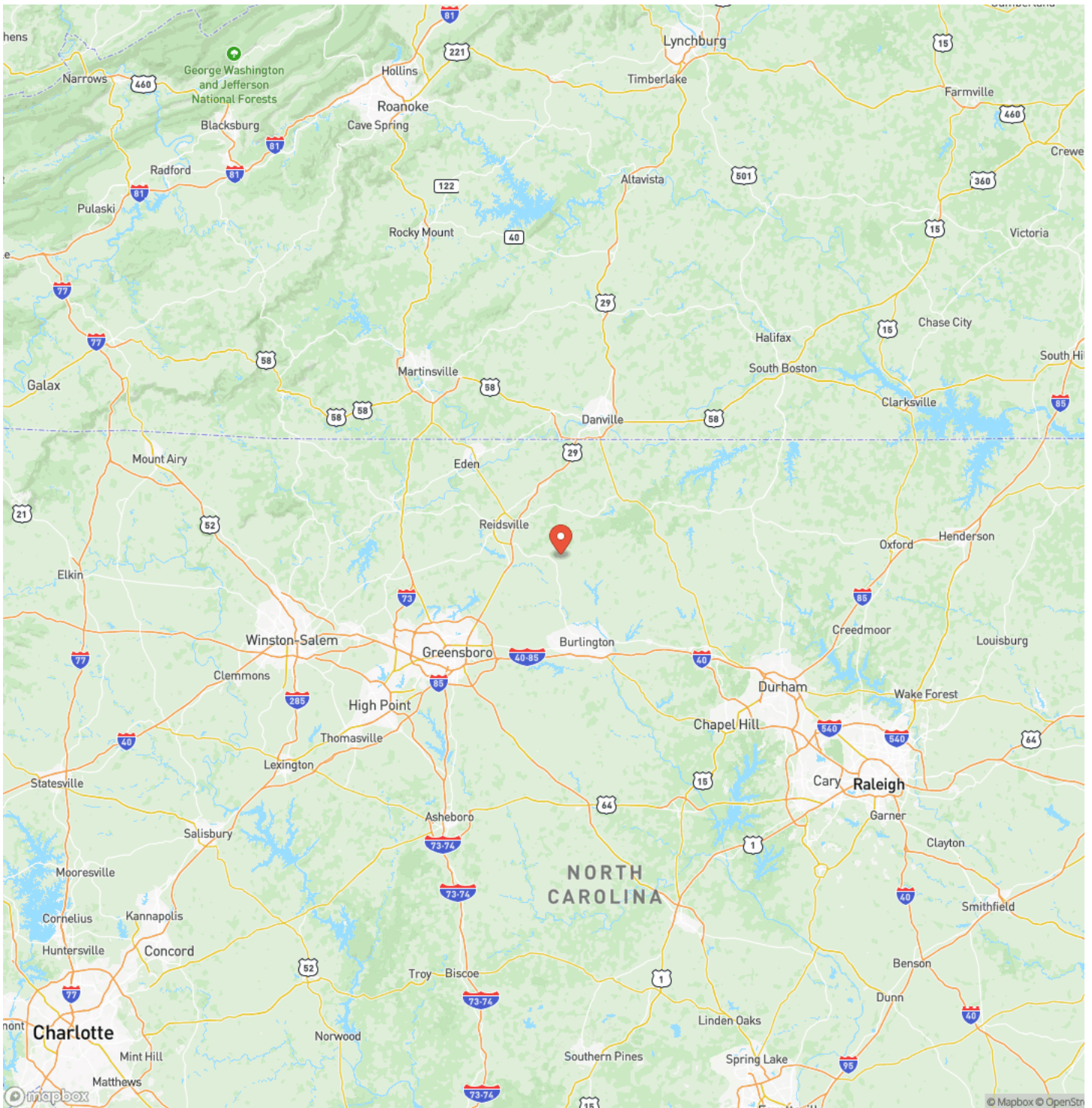


## Locator Map

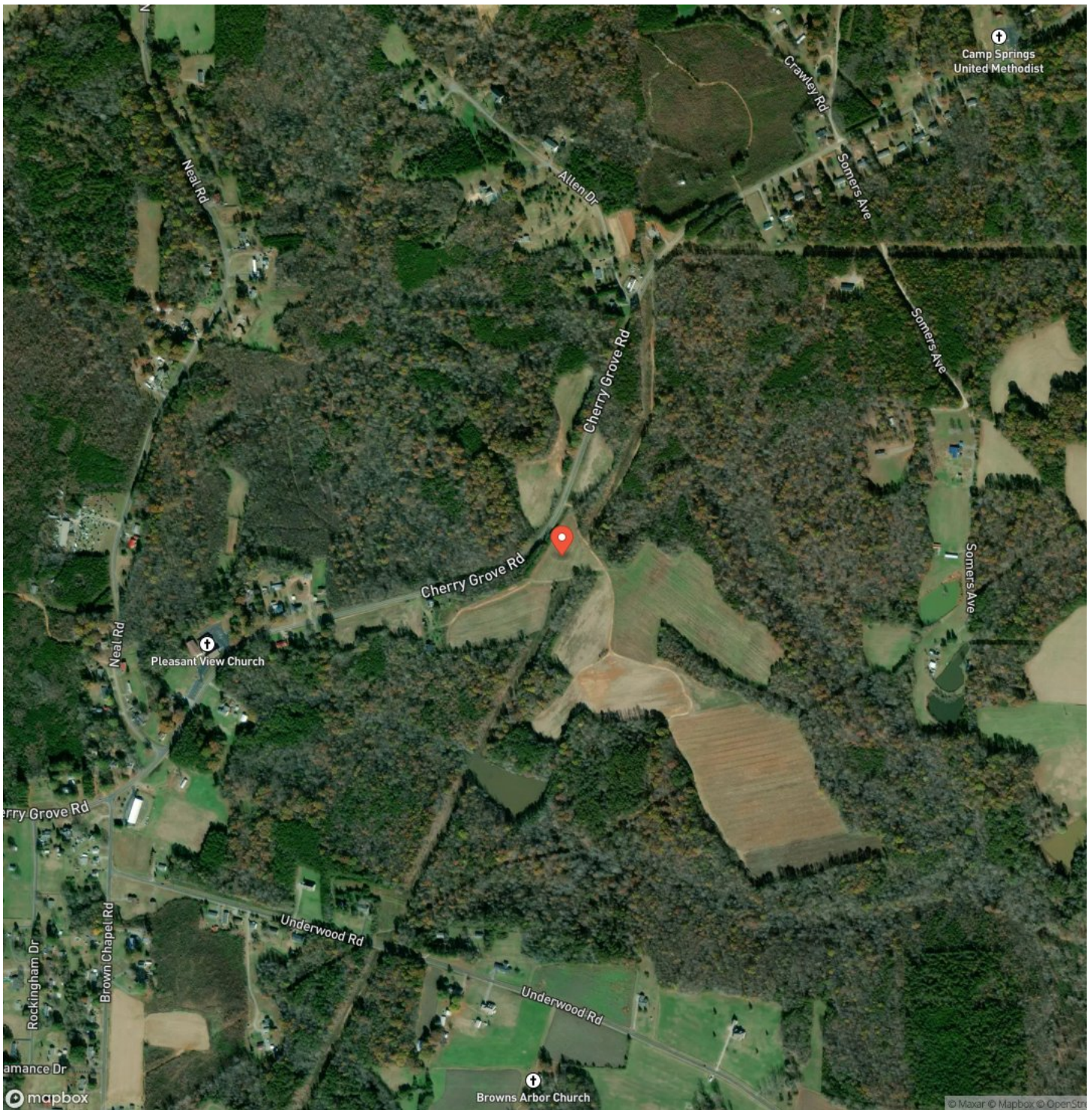


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# Locator Map



## Satellite Map







## **DISCLAIMERS**

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