+/-49.36 Acres of Prime Country Homesite & Recreational Retreat for Sale in Caswell County, NC!
Off of Park Springs Road
Ruffin, NC 27326

$299,900
49.36± Acres
Rockingham County

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Off of Park Springs Road

City, State Zip
Ruffin, NC 27326

County
Rockingham County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude
36.416 / -79.4864

Acreage
49.36

Price
$299,900

Property Website
https://www.mossyoakproperties.com/property/49-36-acres-of-prime-country-homesite-recreational-retreat-for-sale-in-caswell-county-nc-rockingham-north-carolina/112536/

PROPERTY DESCRIPTION

Having Excellent Hunting Potential, Multiple Homesite Locations and Generous Restrictive Covenants, this Multi-Use Property is One to Consider!

Located in the peaceful Ruffin area of west-central Caswell County, this 49.36-acre property offers a rare combination of usable acreage, diverse habitat, and excellent access - the perfect place for your new country home, family homestead, or private hunting/recreational retreat.

This rolling tract features a wonderful mix of mature hardwoods and pines and an open field near the front - ideal for gardens, orchards, or small livestock pastures. A scenic creek with bottomland runs through the back third of the property, providing a reliable water source and creating natural diversity that supports abundant wildlife.

With approximately 350 feet of road frontage on Park Springs Road (a public, state-maintained road), access is easy and convenient. An existing network of roughly 0.75 miles of internal roads and trails winds through the property and down to the creek, making it simple to explore, ride ATVs/UTVs, hike, or quietly access prime hunting locations.

The varied terrain and habitat attract healthy populations of whitetail deer, wild turkey, small game, and other native wildlife. This area is well-known for producing mature bucks and offers outstanding hunting opportunities right out your back door - perfect for creating lasting family traditions in the woods.

Whether you're dreaming of building your forever home on private, rolling acreage, establishing a self-sufficient homestead with room to grow food, raise animals, and enjoy the outdoors, or creating a private hunting camp or weekend getaway, this property delivers the space, resources, and natural beauty to make it happen!

Here are a few of the property features and highlights:

-New survey is on file.

-Septic: Preliminary soil analysis is very favorable, but perc testing still has to be completed.

-Size: +/-49.36-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).

*Tract may be subdivide one time.

*Only one dwelling/home is allowed on the lot.

*Horses are allowed (one horse per 2-acres of pasture).

*Laying hens and 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!

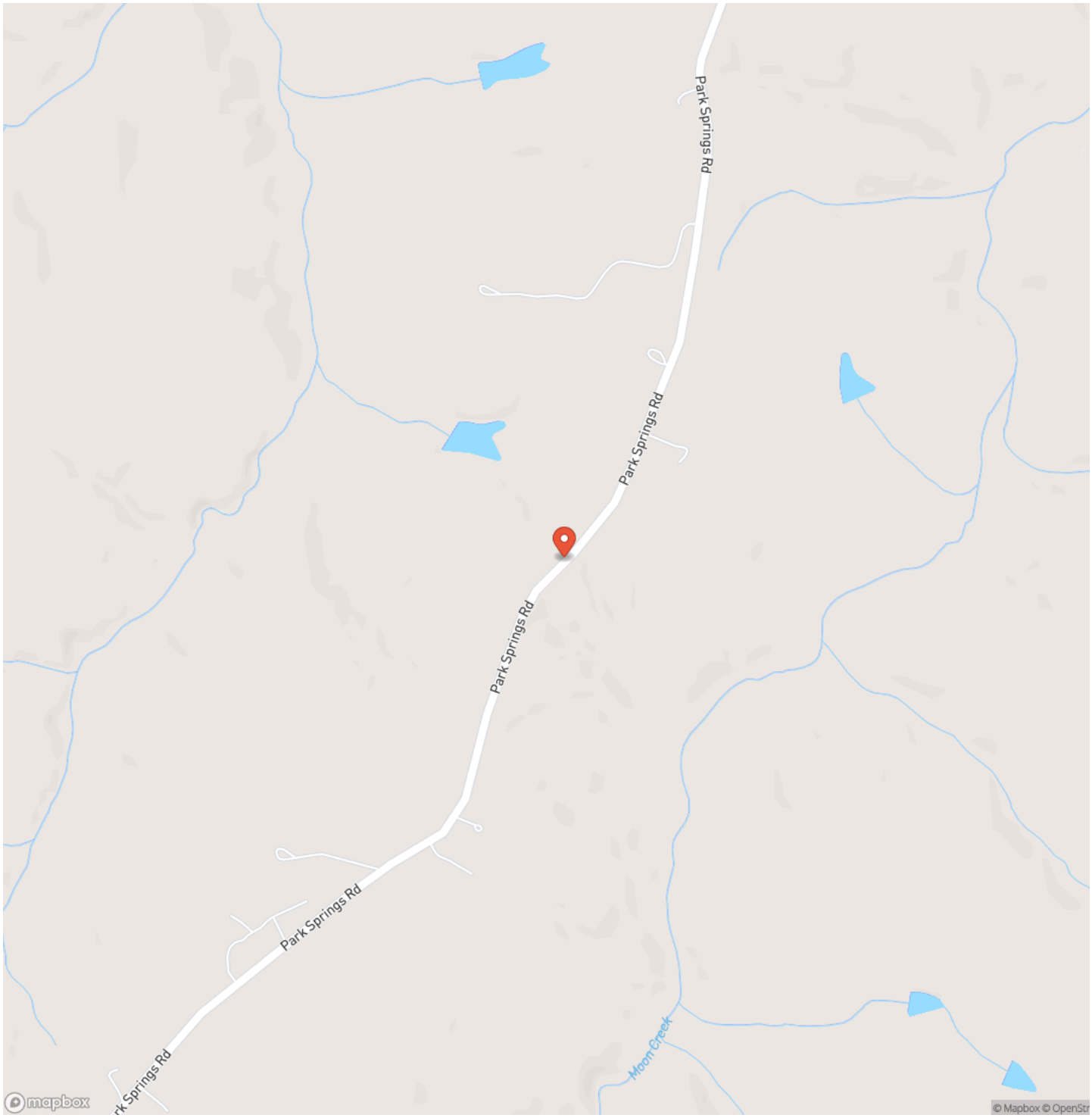
I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting.

https://id.land/maps/658796fe43f9558f868084a39d8a2fd6/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 or by email at seanmaloy@mossyoakproperties.com, or visit landandfarmsrealty.com.

Locator Map



MOSSY OAK PROPERTIES
LAND AND FARMS REALTY
America's Land Specialist

MORE INFO ONLINE:

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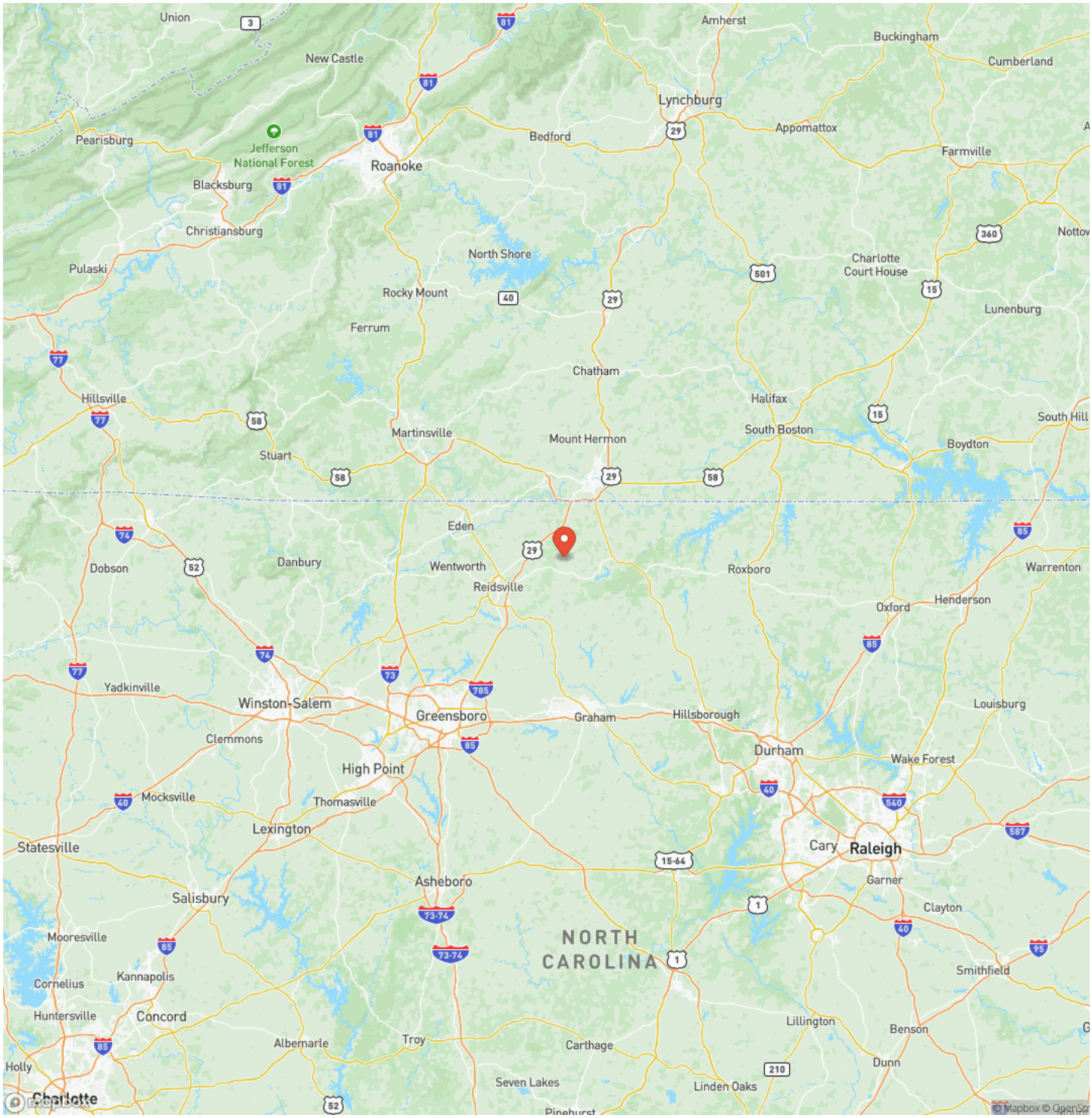
Locator Map



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Satellite Map

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LISTING REPRESENTATIVE

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NOTES

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