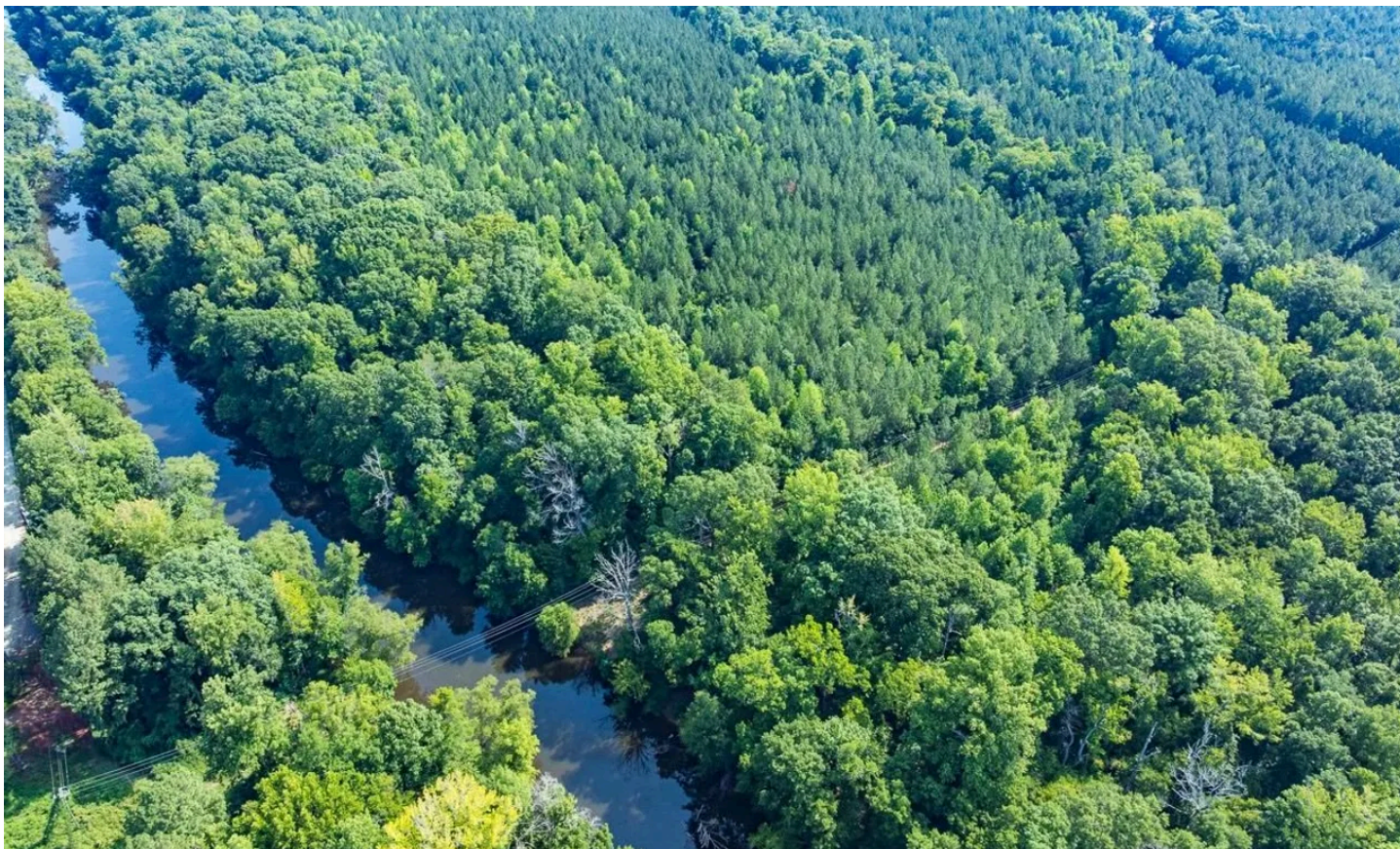


**+/- 54.42-acre Multiuse Property for Sale in Durham
County, NC!**
Off of Cassam Road
Bahama, NC 27503

\$824,900
54.42± Acres
Durham County



+/- 54.42-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, Lot

Latitude / Longitude

36.138 / -78.8247

Acreage

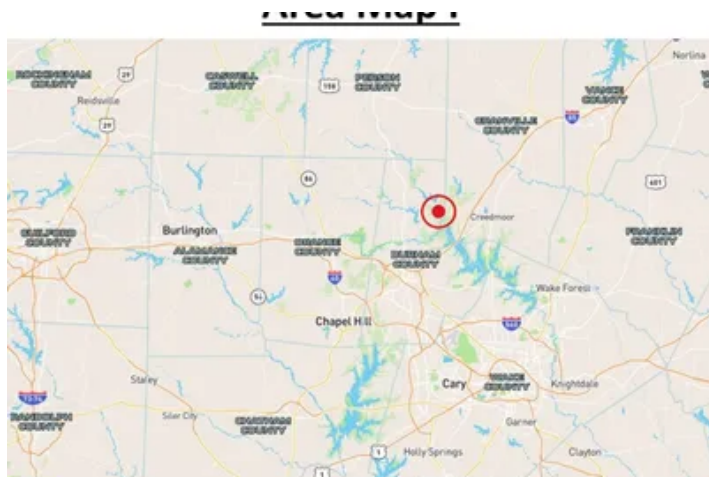
54.42

Price

\$824,900

Property Website

<https://www.mossoakproperties.com/property/-54-42-acre-multiuse-property-for-sale-in-durham-county-nc--durham-north-carolina/113068/>



+/- 54.42-acre Multiuse Property for Sale in Durham County, NC!

Bahama, NC / Durham County

PROPERTY DESCRIPTION

Wooded Private Estate or Development Opportunity with Trails & Direct Game Land Access

This is a rare chance to own +/-54.42 acres of beautiful wooded land with new trails, a creek, strong timber, and direct access to public game lands and the Flat River — all just minutes from Durham.

This offering combines two contiguous tracts (Lot 2 +/-21.73 acres + Lot 3 +/-32.68 acres) into one exceptional 54.42-acre package. The property features approximately 800 feet of total road frontage on Cassam Road, multiple excellent homesite locations, roughly 24+ acres of planted loblolly pines, a small creek with attractive hardwood bottoms, and a perimeter internal trail network totaling over 1.2 miles. The land is diverse, private, and ready for immediate enjoyment or thoughtful development.

Unmatched Recreational Access

The western boundary of the combined property adjoins the Butner-Falls of Neuse Game Land, part of the massive 37,480-acre North Carolina Wildlife Resources Commission complex spanning Durham, Granville, and Wake Counties. Owners can step directly onto public land and access the Flat River for fishing, paddling, hiking, wildlife viewing, camping, and seasonal hunting. This private-to-public land and river connection is extremely scarce in this part of Durham County and truly makes this a one-of-a-kind offering.

Ideal for Neighborhood Developers

The seller has an existing site plan for the property, making this an attractive opportunity for a developer or builder seeking a ready-to-move project in a high-demand area. With solid road frontage, varied topography, existing trails, timber value, and the unique selling point of direct game land and river access, the tract offers strong potential for a small upscale neighborhood, estate lots, or a conservation-style development. Preliminary work already completed by the seller can help shorten the timeline from acquisition to development.

Property Highlights

- 54.42 total acres (Lot 2 +/-21.73 ac + Lot 3 +/-32.68 ac).
- Approximately 800 ft of combined road frontage on Cassam Road.
- Over 1.2 miles of existing internal trails.
- Small creek with hardwood bottoms.
- Approximately 19 acres of planted loblolly pines.
- Multiple premium homesite locations.
- 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.
- This offering will include two 30ft driveway easements available over Lot 1 along the approximately 720ft of road frontage on Cassam Road. You decide where you want driveways.
- The driveway easements will include utility easements.

-Seller has an existing site plan.

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/5a084d5e1d2e8e2525cdc3766af584c1/share/unbranded>

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

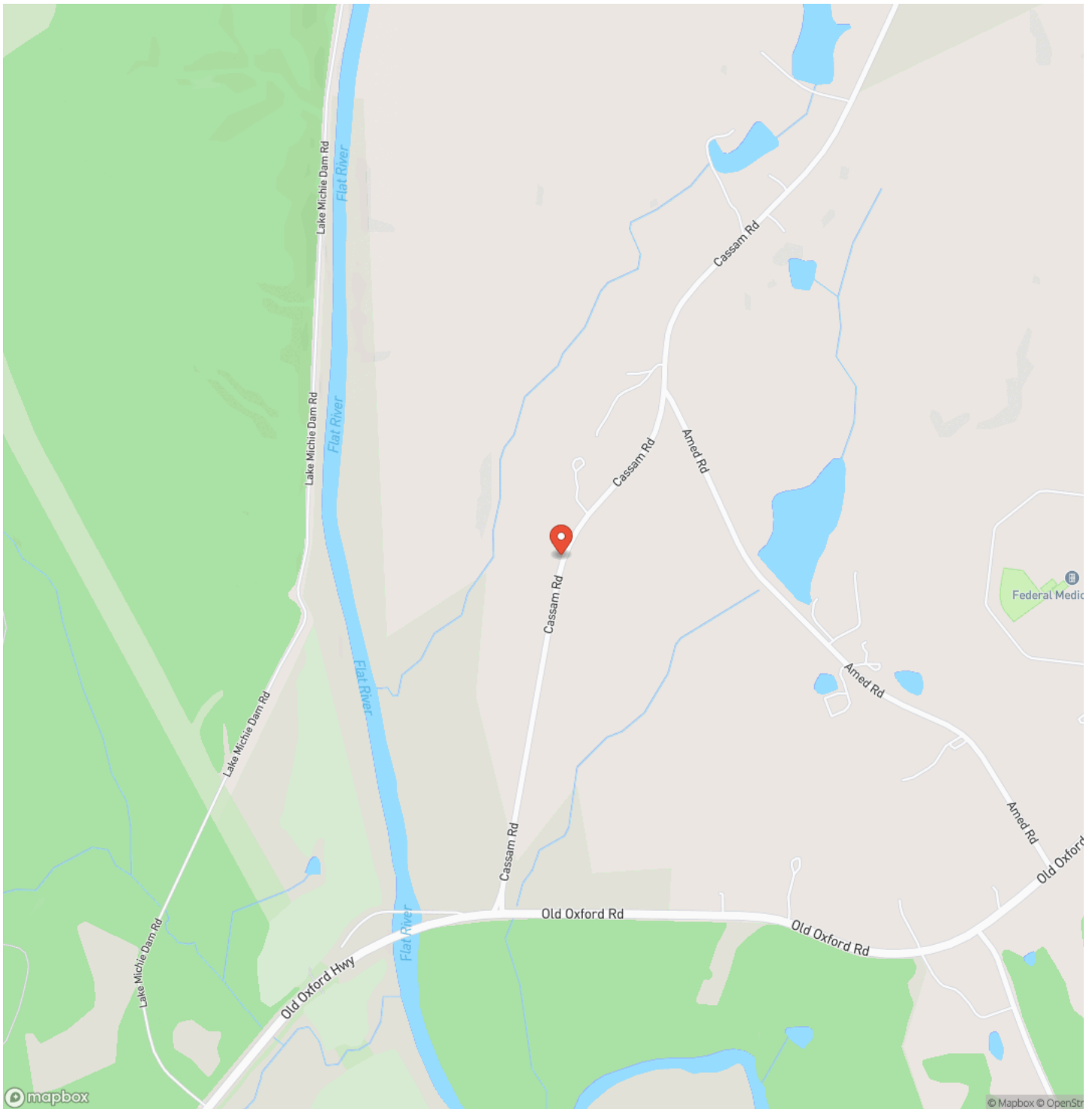
For more information on this and other land for sale in Durham County, contact Sean Maloy at [844-412-1200](tel:844-412-1200) or by email at seanmaloy@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



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Bahama, NC / Durham County

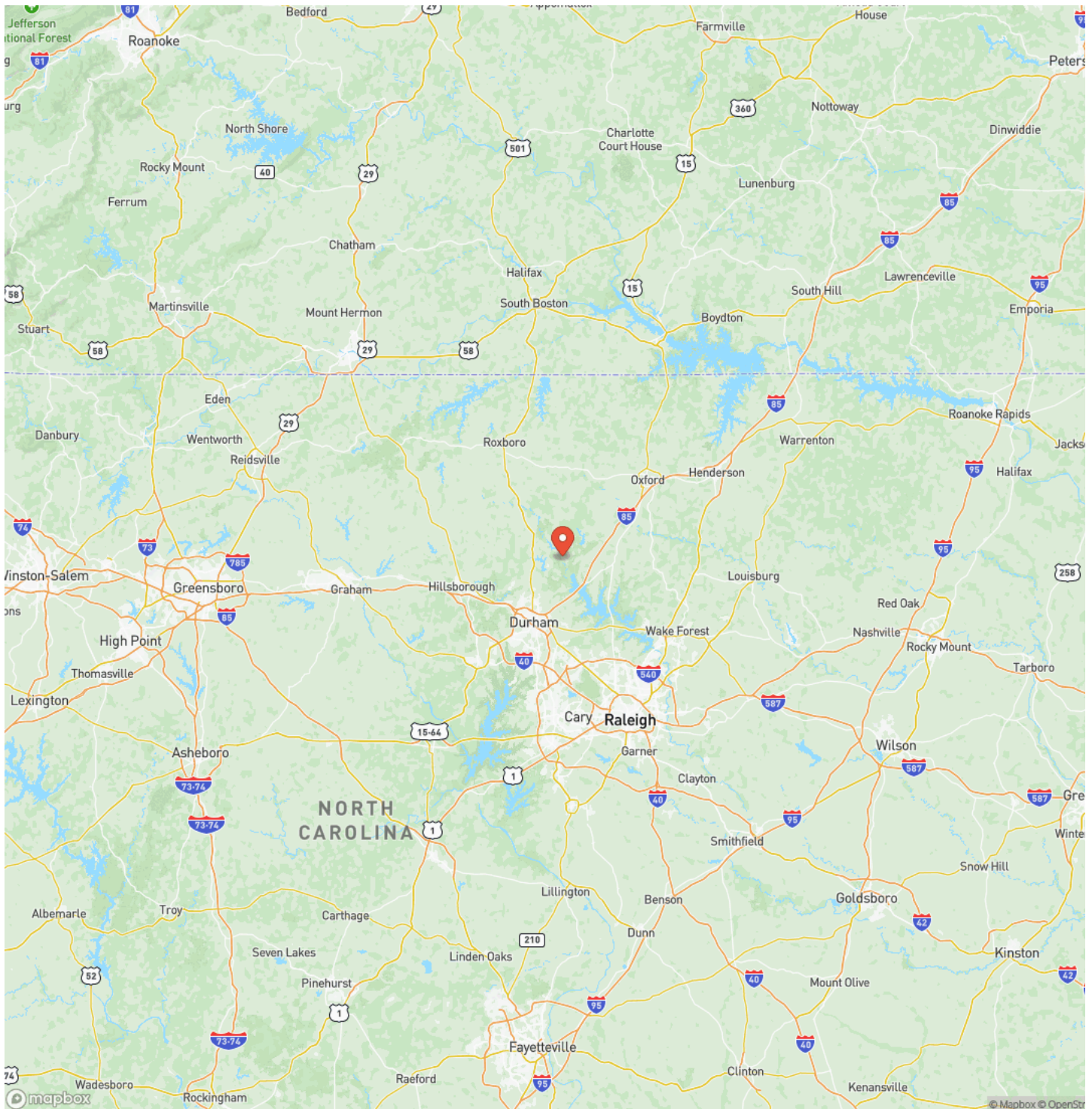


Locator Map



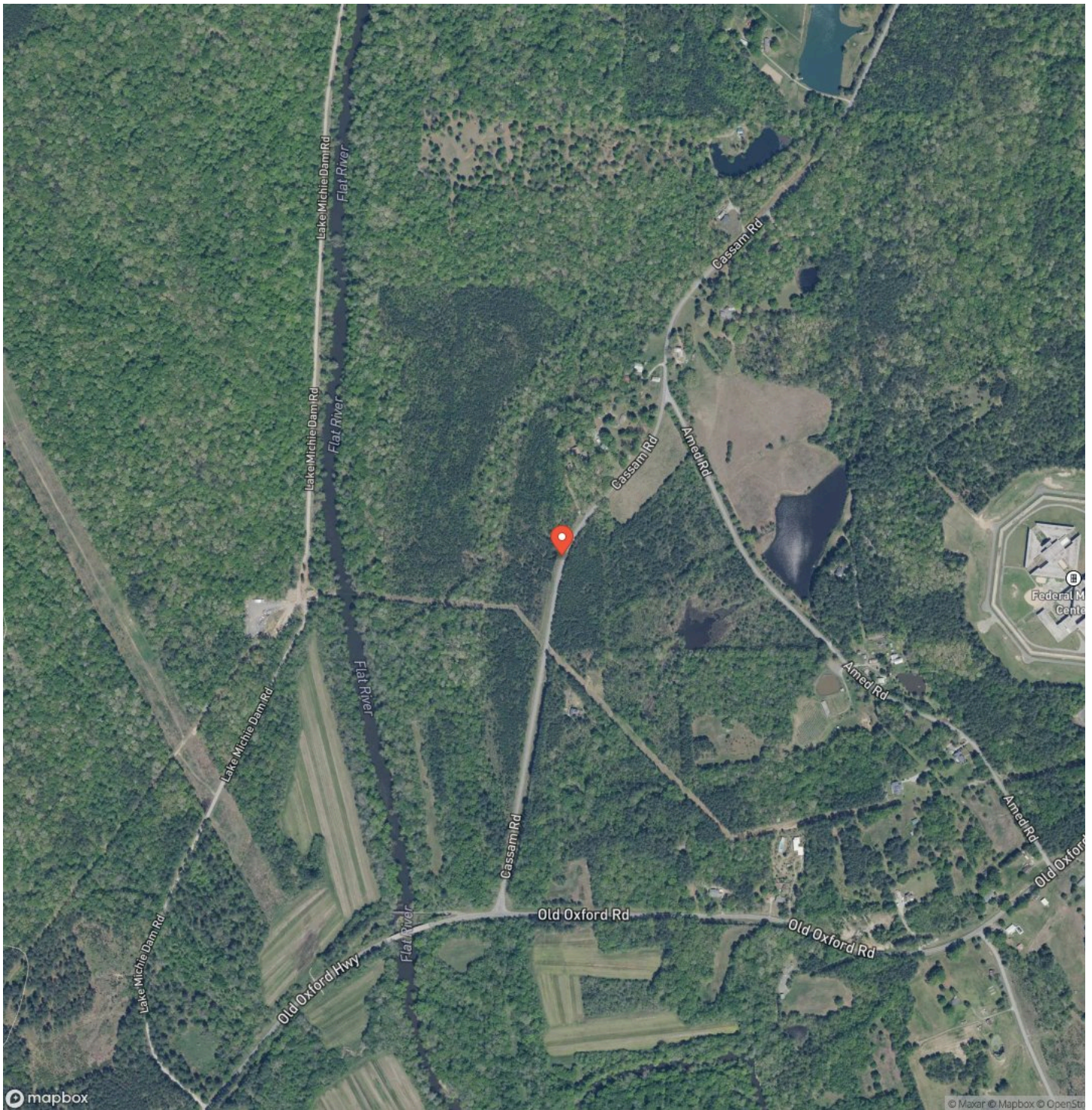
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Locator Map



+/- 54.42-acre Multiuse Property for Sale in Durham County, NC!
Bahama, NC / Durham County

Satellite Map



+/- 54.42-acre Multiuse Property 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

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.

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.



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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