

+/- 21.73- acre Homesite Lot for Sale in Durham County, NC!
Off of Cassam Road
Bahama, NC 27503

\$399,900
21.73± Acres
Durham County



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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, Business Opportunity

Latitude / Longitude

36.1377 / -78.8248

Acreage

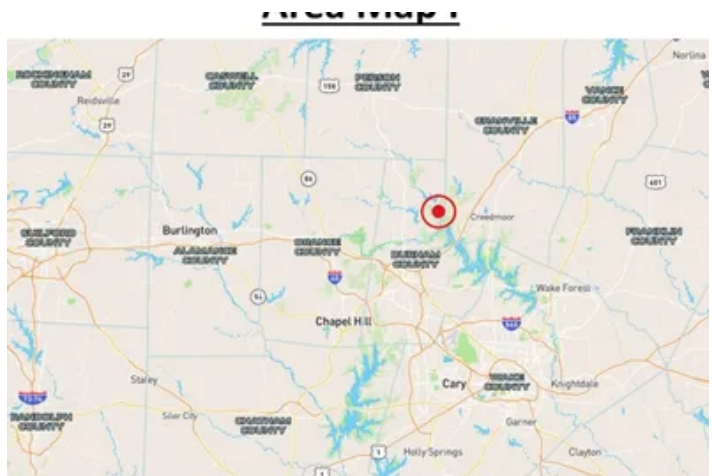
21.73

Price

\$399,900

Property Website

<https://www.mossyoakproperties.com/property/-21-73-acre-homesite-lot-for-sale-in-durham-county-nc--durham-north-carolina/113055/>



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PROPERTY DESCRIPTION

Spacious Wooded Homesite with Trails and Direct Game Land & River Access!

If you're looking for room to build, explore, and enjoy true privacy with outstanding recreational access, this +/-21.73-acre wooded tract delivers.

Located in the quiet Bahama community of northeast Durham County, Lot 2 offers a flexible building site and two 30ft driveway easements over Lot 1 along the approximately 720 feet of road frontage along Cassam Road. The property is fully wooded and already features a 0.44-mile internal trail system, giving you immediate enjoyment of the land for walking, riding, or simply getting outside. The tract features gently rolling terrain, a small stream with hardwood bottomlands and a trail to access it all by foot or ATV.

What Makes This Property Special

The western boundary adjoins the Butner-Falls of Neuse Game Land, part of a massive 37,480-acre North Carolina Wildlife Resources Commission complex that spans Durham, Granville, and Wake Counties. From your property you can access public land and continue to the Flat River for fishing, paddling, hiking, wildlife viewing, camping, and seasonal hunting. Finding a homesite with both public game land and river access this close to Durham is extremely rare.

Property Highlights

- +/-21.73-acres of peaceful, wooded land
- There are 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.
- Existing 0.44-mile trail system already in place.
- Direct access to NCWRC Butner-Falls of Neuse Game Land and the Flat River.
- New survey is on file.
- Septic: Preliminary soil analysis is favorable, but perc testing still must be completed.
- Electricity available via Duke Energy.
- High-speed internet options: fiber optic and Starlink.
- Landline phone service available.
- Private, scenic setting ideal for a custom homesite.

Protective Deed Restrictions (to maintain property value and rural character):

- 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 rare chance to own a larger acreage tract that already has trails and borders thousands of acres of public game land with river access. Perfect for a private homesite, recreational getaway, or legacy property.

Interactive Property Map:

<https://id.land/maps/9a620f2f59e77e8fb89bb80fa49ab720/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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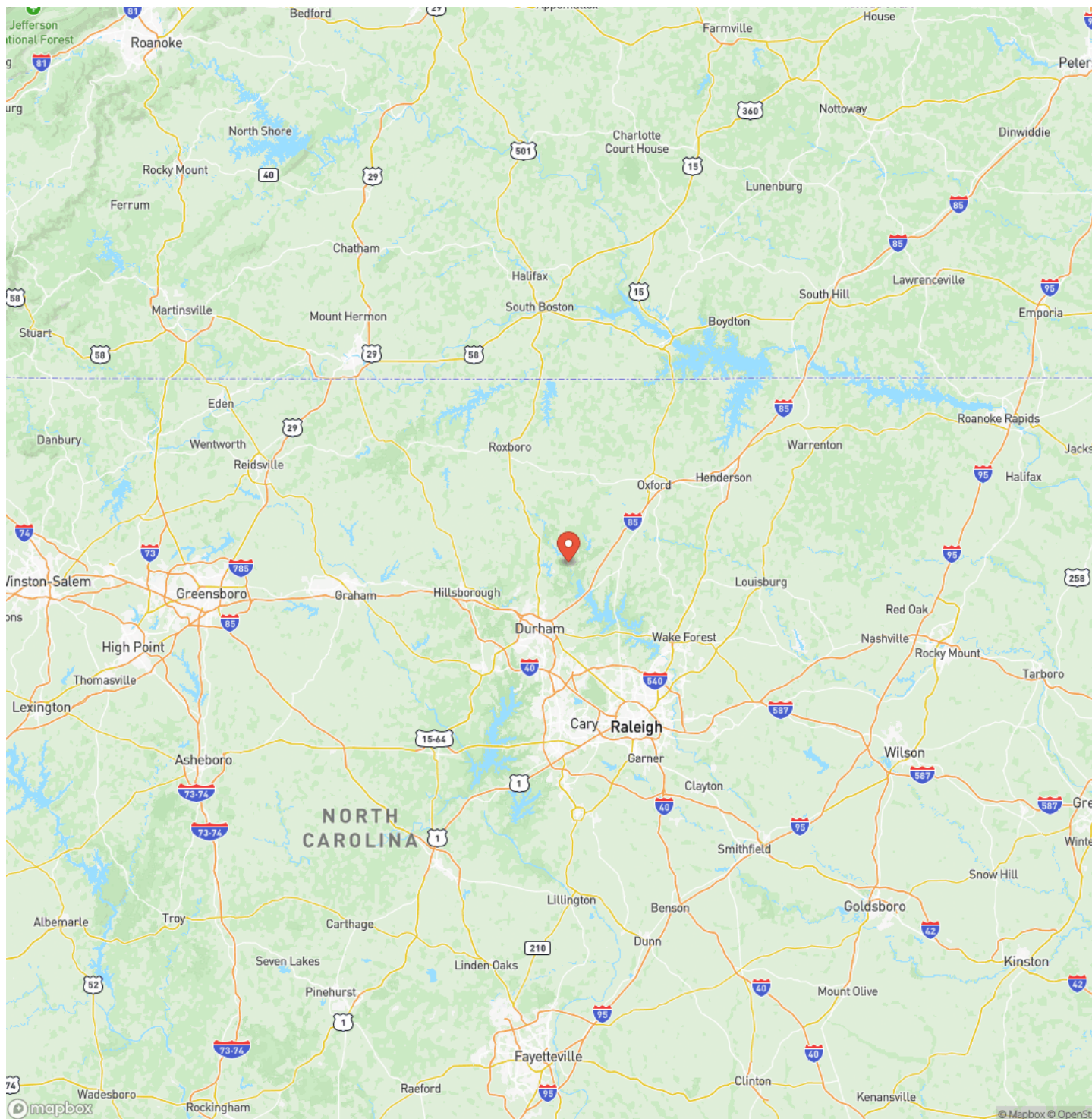


Locator Map



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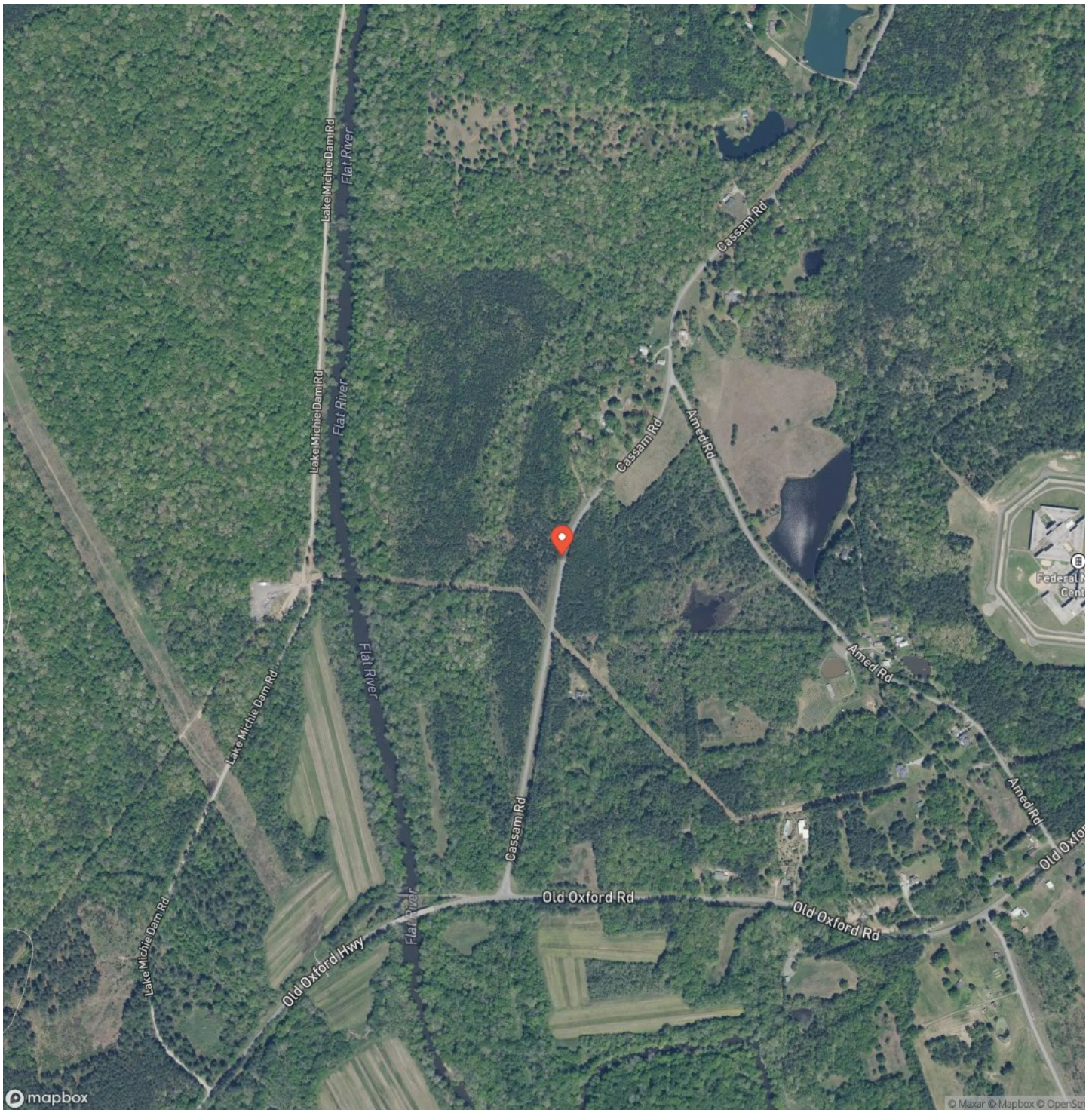


MORE INFO ONLINE:

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Satellite Map



**+/- 21.73- acre Homesite Lot for Sale in Durham County, NC!
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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

Leasburg, NC 27291

NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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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