

**+/-146.36-acre Premier Recreational Retreat with Lodge
& Cottage for Sale in Person County, NC!**
784 & 785 Glennie Irvin Road
Semora, NC 27343

\$2,490,000
146.31± Acres
Person County



+/-146.36-acre Premier Recreational Retreat with Lodge & Cottage for Sale in Person County, NC!
Semora, NC / Person County

SUMMARY

Address

784 & 785 Glennie Irvin Road

City, State Zip

Semora, NC 27343

County

Person County

Type

Hunting Land, Ranches, Recreational Land, Timberland, Single Family, Lot

Latitude / Longitude

36.5178 / -79.098

Dwelling Square Feet

4,334

Bedrooms / Bathrooms

4 / 2

Acreage

146.31

Price

\$2,490,000

Property Website

<https://www.mossyoakproperties.com/property/-146-36-acre-premier-recreational-retreat-with-lodge-cottage-for-sale-in-person-county-nc-/person/north-carolina/93954/>



+/-146.36-acre Premier Recreational Retreat with Lodge & Cottage for Sale in Person County, NC! Semora, NC / Person County

PROPERTY DESCRIPTION

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

With a Lodge & Cottage, pond, food plots and investment timber, this is a once in a lifetime offering! Call Sean Maloy at [844-412-1200](tel:844-412-1200) to schedule a showing today!

The Circle-L South Ranch: A Premier Recreational Retreat

Situated in the rural landscape of northern Person County, The Circle-L South Ranch spans approximately 146.31 acres, offering a one-of-a-kind recreational property for family and friends. This expansive estate features a grand lodge, a cozy guest house, a stocked pond, tillable land, and timber investment opportunities. It has served as a private sanctuary for family gatherings, hunting, fishing, outdoor recreation, and even festive chili cook-offs. Perfectly situated to feel remote yet accessible, it provides an unparalleled opportunity for those seeking a private escape with modern amenities.

The Lodge: Designed for Gatherings and Comfort

At the heart of The Circle-L South Ranch is its custom-built lodge, crafted for intimate gatherings, easy entertaining, and comfortable hunting camps. With an open-concept lower level and guest quarters upstairs, it's ideal for special occasions or group stays. Key features include:

- **Spacious Kitchen:** Equipped with a built-in icemaker, dishwasher, refrigerator, gas range, microwave, and wine cooler. Ample cabinets and drawers, along with generous countertops for food prep and serving, surround a large farm sink. Well-lit and functional, it includes iron bar chairs, tables, and a dining set—all conveyed with the sale.
- **Accommodations for All:** Approximately 2,990 heated square feet, sleeping up to eight guests in an owner's suite and three (four) upstairs bedrooms (1 king, 2 queen & 1 twin beds). A large hallway connects to an outdoor balcony with scenic views on one end and a sitting area on the other. Includes 1 full bath and one half-bath on this level; all furnishings are included. All bedrooms have their own mini split and flat screen TV.
- **Hunter-Friendly Amenities:** The lower level boasts a mud room for gear storage, a large safe for firearms, and a washer/dryer. Set up for entertaining and relaxing with its extra-large fireplace with gas logs or can be used as a wood burner too, TV sitting area with 82" flat screen, custom pool table, and dart board. Walls are primed for displaying hunting trophies, enhancing the classic hunt camp vibe. A large full bathroom with tile shower on this level accommodates overnight guests.
- **Outdoor Spaces:** A large upper-level deck covered side porches on both sides, and a shaded sitting area beneath the deck provide ample room for socializing and enjoying views. A rock path leads to a firepit overlooking the stocked pond—perfect for unwinding after a day of activities, sharing stories, or roasting marshmallows. All outdoor furniture, including folding tables and chairs for large groups, are included.
- **Reliable Power:** Equipped with a Generac whole-house generator powered by an in-ground propane tank, ensuring uninterrupted comfort during outages.

The Mason House: A Cozy Historical Gem

Built in 1941, the Mason House honors a family legacy dating back to sharecroppers who worked the land around the turn of the century. Remnants of their original home remain near the northern border. Today, it serves as charming overflow guest housing for weekends or extended stays, featuring:

- Approximately 1,626 heated square feet
- Three bedrooms and one full bathroom
- Sunroom, living room, and den/office
- Full kitchen with a small dining nook

- Front porch, back deck, and covered parking area
- All appliances and some furnishings transfer with the property.
- Generac whole-house generator with an above-ground propane tank for reliable backup power

The Land and Features: Tailored for Recreation and Investment

The Circle-L South Ranch is a true haven for outdoor enthusiasts, blending recreation, wildlife, and investment potential:

- **Wildlife and Hunting:** Attracts abundant small game, deer, turkey, and even occasional bears. Three managed food plots (totaling 4.62 acres) are planted with seasonal wildlife blends. Strategically placed are three Banks box blinds and three Steel Outdoors metal feeders, accessible via about 1 mile of roads and trails to minimize wildlife disturbance.
- **Timber Investment:** Approximately 70 acres of managed planted pines, post-first thinning and ready for harvest in the coming years—offering strong potential for perpetual income. The remaining acreage features mixed hardwoods like oaks, hickory, walnut, and other mast-producing trees, plus wild persimmons.
- **30'x30' Workshop:** Insulated with a roll-up door, steel sheathing on walls and ceiling, and a ceiling-mounted electric heater for year-round comfort. Plenty of space for tools and equipment, topped with a "running buck" wind vane for a sportsman's flair.
- **30'x36' Pole Barn:** Three deep bays for storing tractors, implements, ATVs, and supplies. Features concrete floors, full electrical service, and matching build quality to the workshop.
- **Skinning Shed:** An extension of the workshop on a concrete pad, well-lit with water access—capable of handling multiple deer and easy to clean. Skinning shed includes a walk-in cooler to hang and age your venison
- **Gun Range:** A 100-yard rifle range with a shooting shed, bench, and cabinet. The backstop uses a dirt berm and railroad ties, suitable for handguns too. Downhill angle and property orientation ensure safety.
- **Fuel Station:** Eliminates trips to town with two 300-gallon double-lined tanks (one gas, one diesel). Bulk purchasing saves time and money.
- **Pond:** A 1.5-acre spring-fed pond for year-round beauty and recreation. Solid dam and floating dock invite fishing for stocked bass, catfish, and bream.
- **Gates and Driveway:** Two gated entrances, with the main one featuring keypad access. The paved driveway from the entrance to both houses keeps vehicles clean and simplifies maintenance.
- **Tracts & Surveys:** The Circle-L South Ranch is comprised of five tracts that total +/-146.31 acres. All tracts have good surveys and their own tax identification numbers. See Property Documents for more information.
- **Restrictions and Utility Easement:** Two eastern tracts of land are subject to the Crystal Forest Subdivision restrictive covenants and road maintenance agreement. There is also an easement for the Crystal Cove Waste line on one of these tracts. See Property Documents for more information.

This property is ideal for buyers seeking a private retreat for hunting, fishing, and family events—or those interested in a unique venue for private or corporate gatherings with income-generating potential.

Area Attractions

The Circle-L South Ranch is surrounded by outdoor and cultural attractions that enhance its appeal as a recreational retreat. Just minutes away:

- Hyco Lake, a large man-made reservoir in Person and Caswell counties, offers boating, water sports, fishing, camping, and hiking. (<https://www.hycolake.org/>)
- The Dan River provides public boat landings (e.g., Milton Public Boat Landing) for kayaking, canoeing, and fishing. (<https://dwr.virginia.gov/waterbody/dan-river/>)
- The R. Wayne Bailey-Caswell Game Lands (over 18,000 acres) is a short drive, boasting North Carolina's largest wild turkey population—perfect for hunters. (<https://www.ncwildlife.gov/media/894/download?attachment>)
- For entertainment, the Caesars Virginia casino resort in Danville, VA (about 18 miles north), features 1,500 slot machines, table games, a sportsbook, a 320-room hotel, and a 2,500-seat theater. (<https://www.caesars.com/caesars-virginia>) Nearby cultural spots include the Danville Museum of Fine Arts and History, the Danville Science Center, and the 9-mile Danville Riverwalk Trail for walking or biking through parks and historic districts.

Directions and Distances to Major Airports and Cities

- **Piedmont Triad International Airport (GSO):** Approximately 75 miles, 1-hour 20-minute drive via US-29 S.
- **Raleigh-Durham International Airport (RDU):** Approximately 63 miles, 1-hour 10-minute drive via US-501 S and I-40 E.
- **Charlotte Douglas International Airport (CLT):** Approximately 150 miles, 2-hour 40-minute drive via US-29 S and I-85 S.
- **Greensboro, NC:** Approximately 63 miles, 1-hour 5-minute drive via US-29 S.
- **Raleigh, NC:** Approximately 64 miles, 1-hour 20-minute drive via US-501 S and US-70 E.
- **Durham, NC:** Approximately 48 miles, 55-minute drive via US-501 S.
- **Danville, VA:** Approximately 17 miles, 20-minute drive via US-58 E/US-360 E.
- **Burlington, NC:** Approximately 41 miles, 1-hour drive via NC-119 S and NC-62 W.
- **Mebane, NC:** Approximately 35 miles, 50-minute drive via NC-119 S.

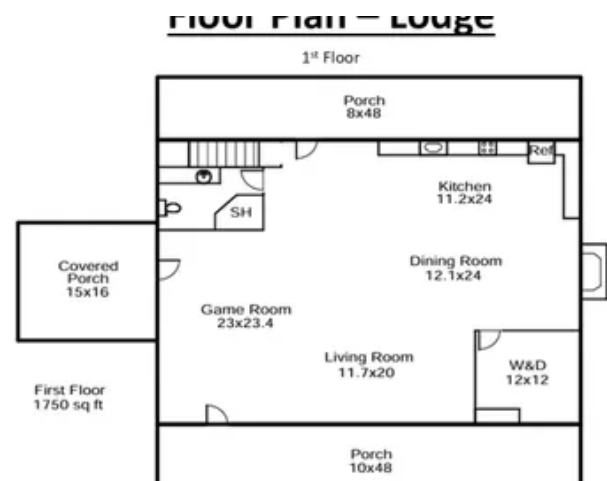
Contact us today to schedule a private tour and experience this exceptional property firsthand!

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.

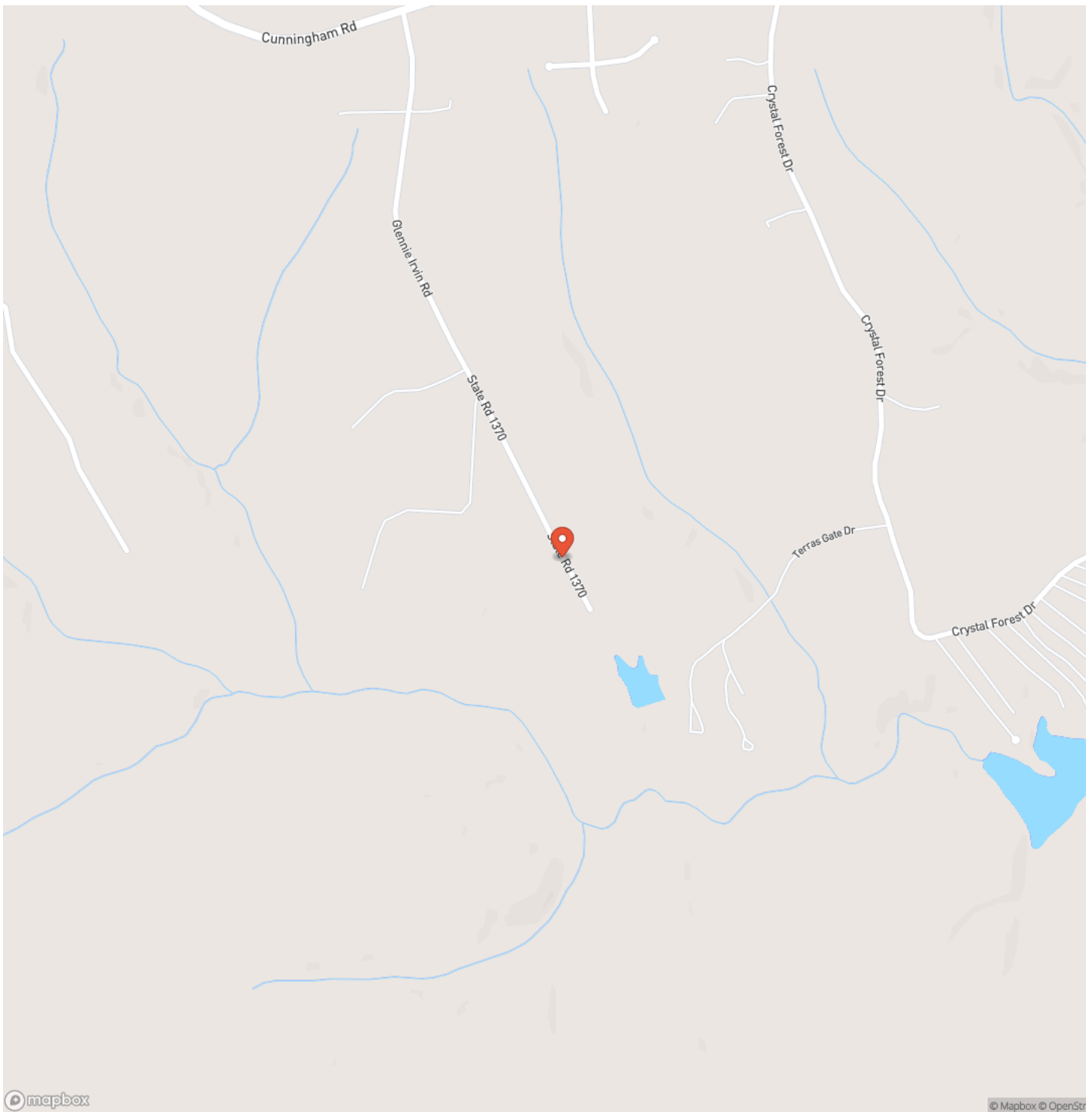
<https://id.land/maps/4fcadf778793c257bdf66be94b32ac75/share/unbranded>

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

**+/-146.36-acre Premier Recreational Retreat with Lodge & Cottage for Sale in Person County, NC!
Semora, NC / Person County**

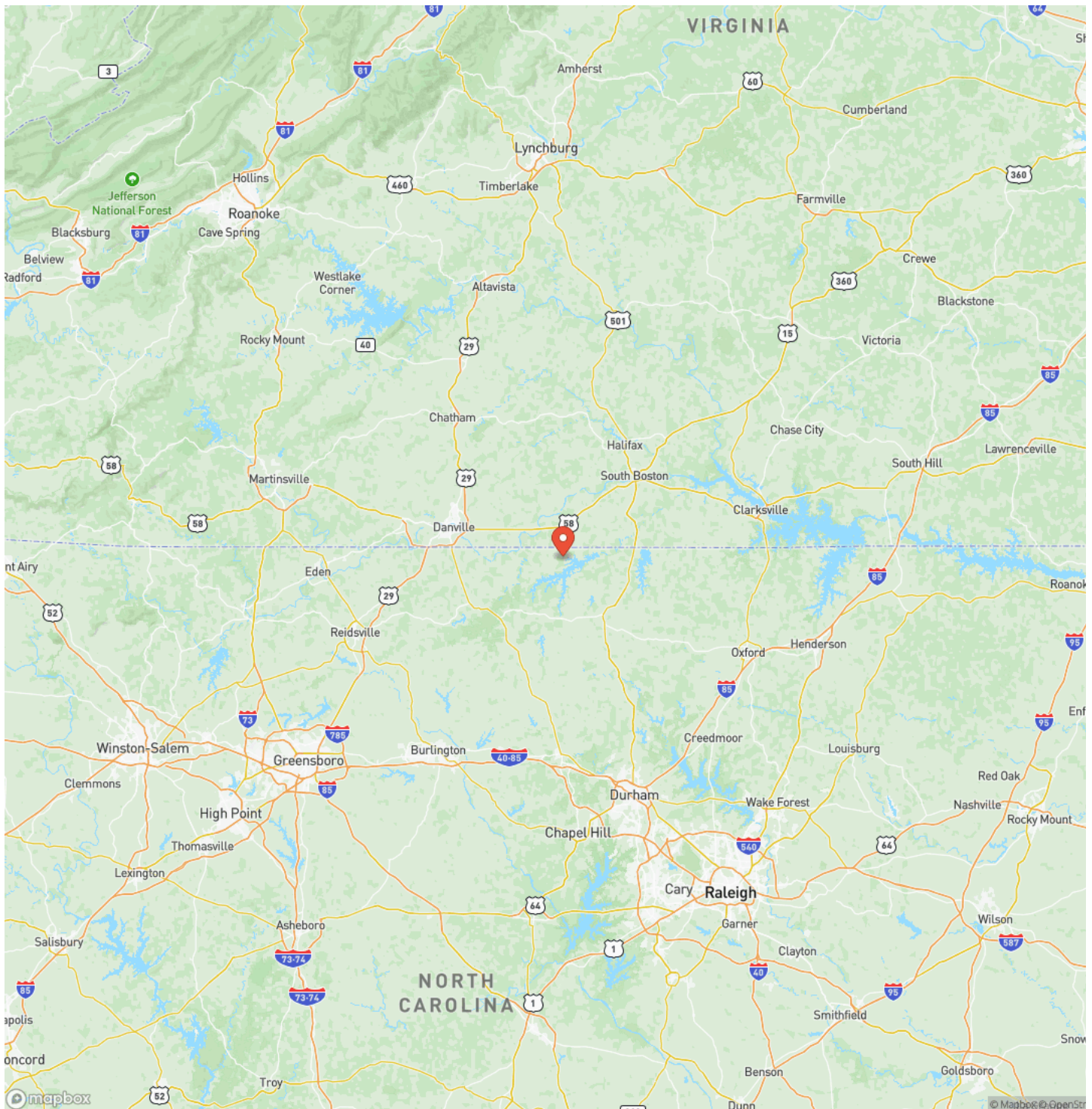


Locator Map



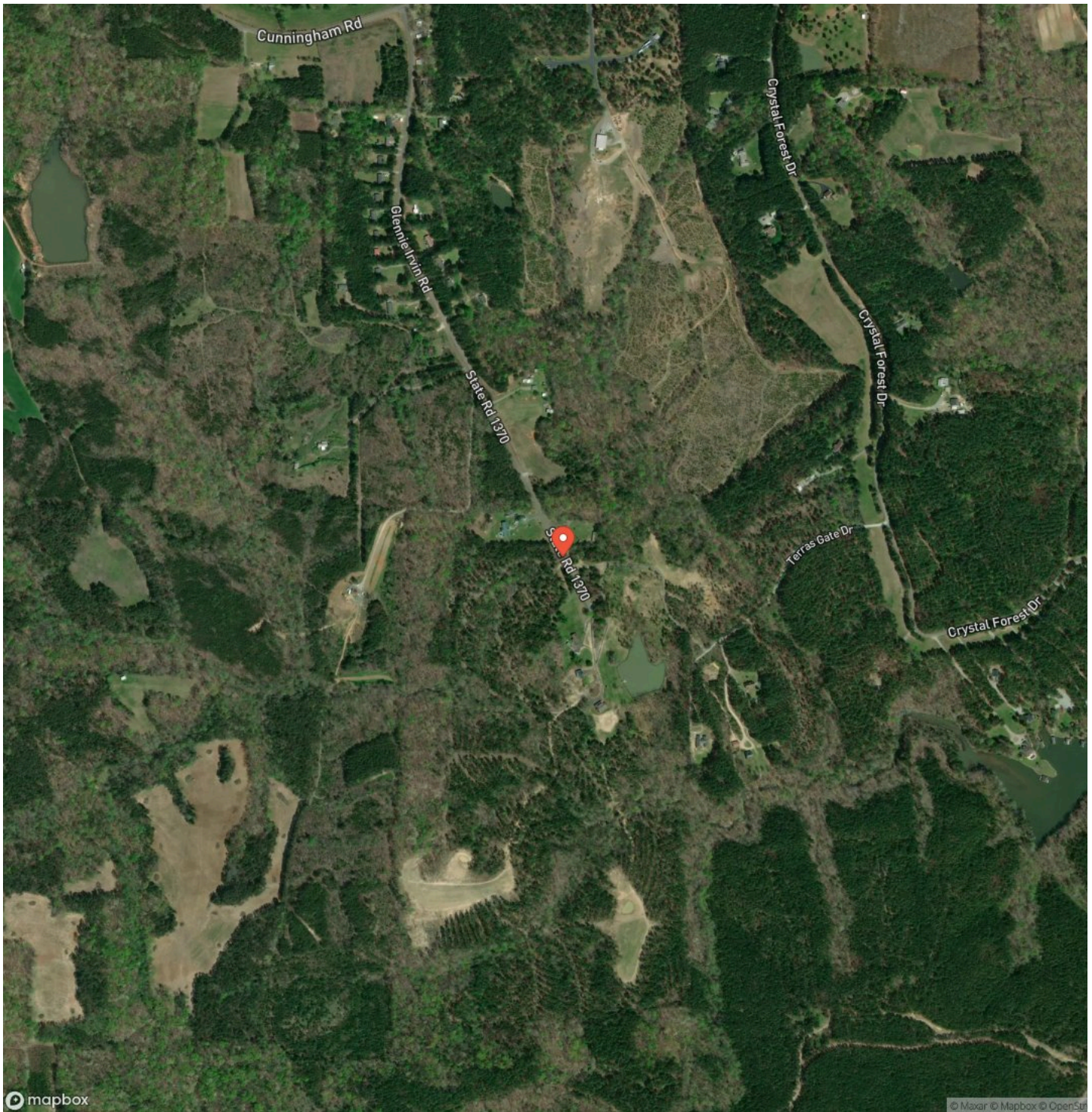
+/-146.36-acre Premier Recreational Retreat with Lodge & Cottage for Sale in Person County, NC! Semora, NC / Person County

Locator Map



+/-146.36-acre Premier Recreational Retreat with Lodge & Cottage for Sale in Person County, NC!
Semora, NC / Person County

Satellite Map



+/-146.36-acre Premier Recreational Retreat with Lodge & Cottage for Sale in Person County, NC! Semora, NC / Person 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 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.

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.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
www.landandfarmsrealty.com

