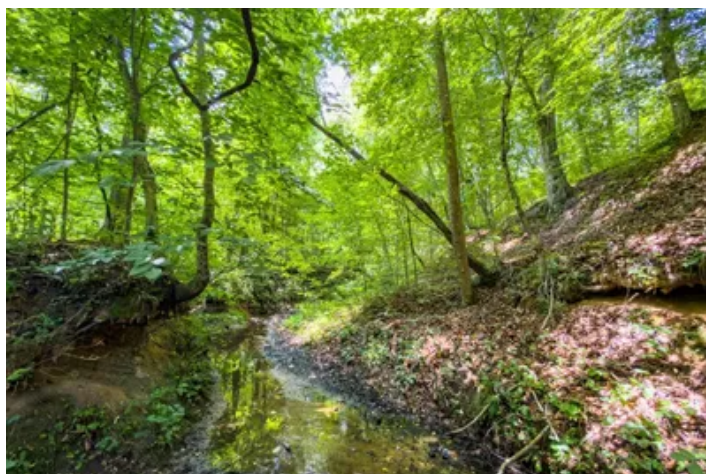
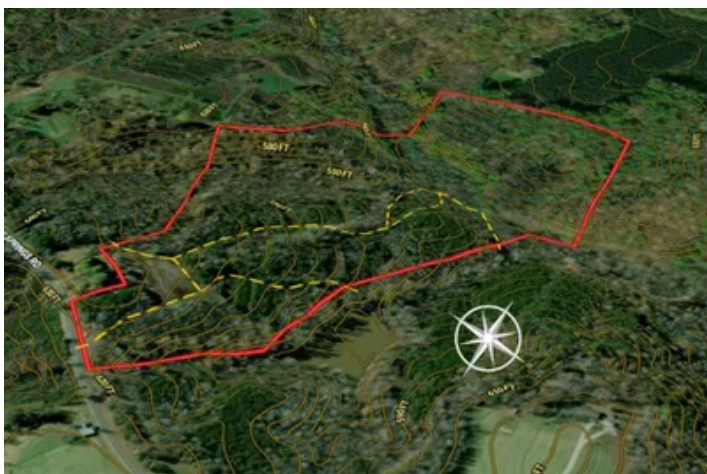


**+/-49.36 Acres of Prime Country Homesite &
Recreational Retreat for Sale in Caswell County, NC!**
Off of Park Springs Road
Ruffin, NC 27326

\$299,900
49.360± Acres
Rockingham County



**+/-49.36 Acres of Prime Country Homesite & Recreational Retreat for Sale in Caswell County, NC!
Ruffin, NC / Rockingham County**

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

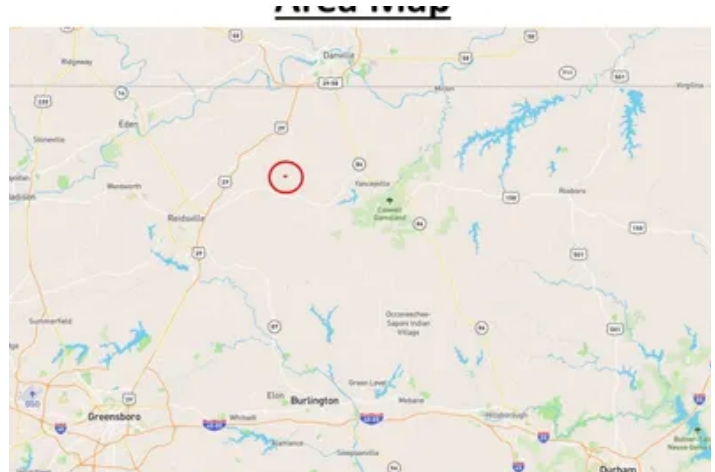
49.360

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/>



+/-49.36 Acres of Prime Country Homesite & Recreational Retreat for Sale in Caswell County, NC! Ruffin, NC / Rockingham County

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.

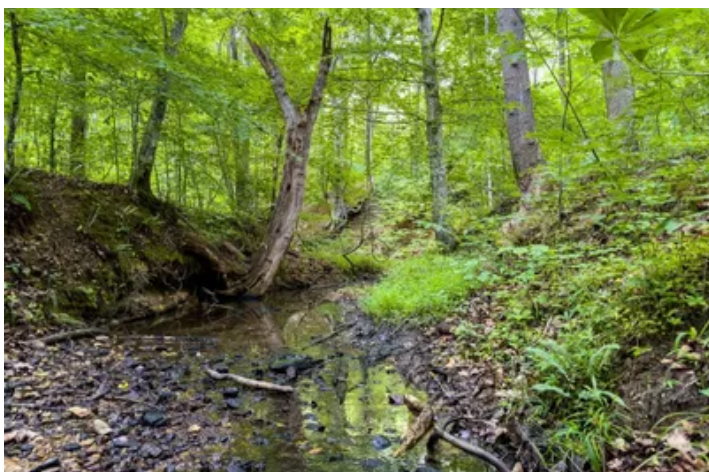
<https://id.land/maps/658796fe43f9558f868084a39d8a2fd6/share/unbranded>

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

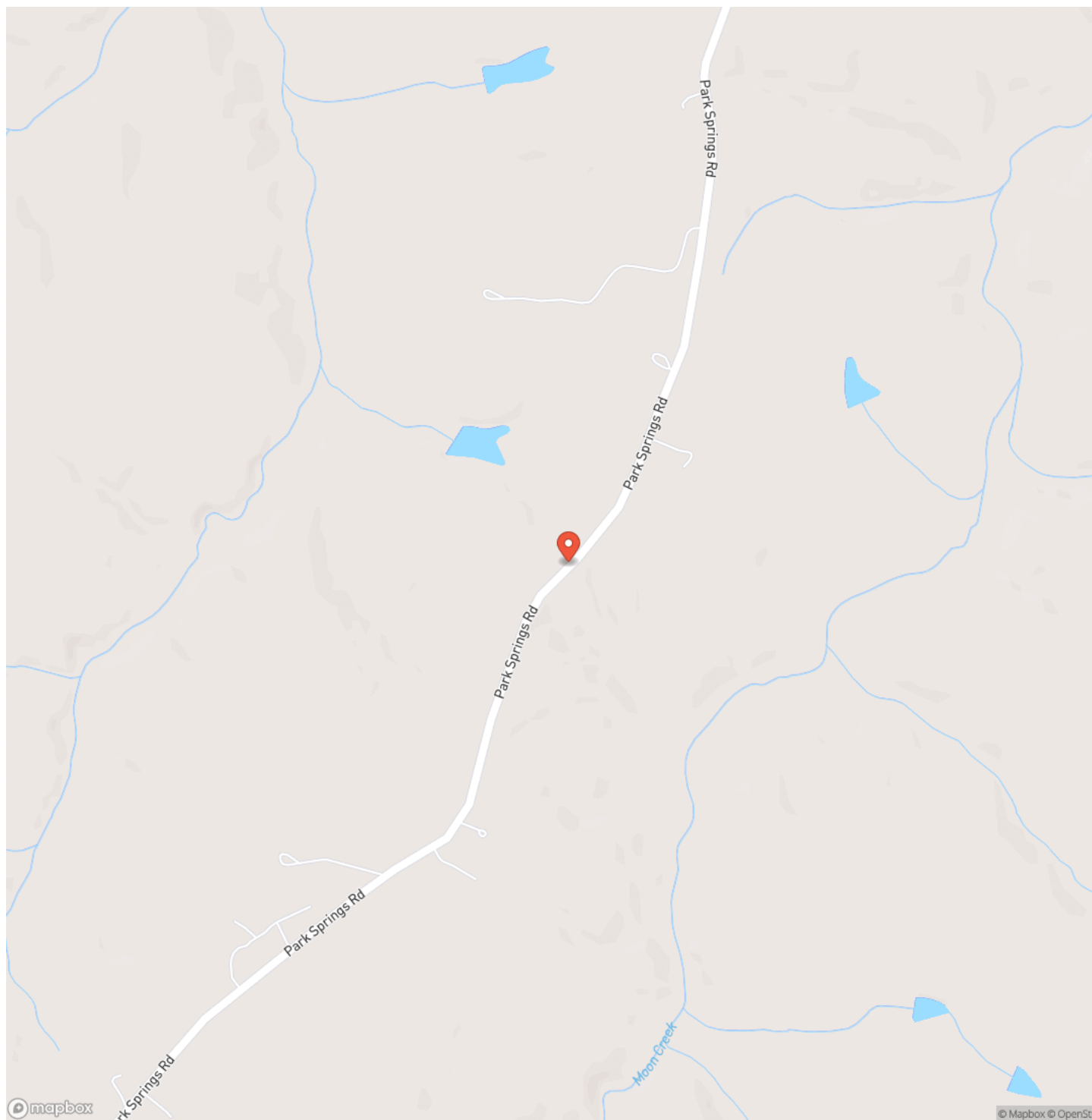
For more information on this and other land for sale in Caswell County, contact Sean Maloy at [844-412-1200](tel:844-412-1200) or by email at seanmaloy@mossyoakproperties.com, or visit landandfarmsrealty.com.



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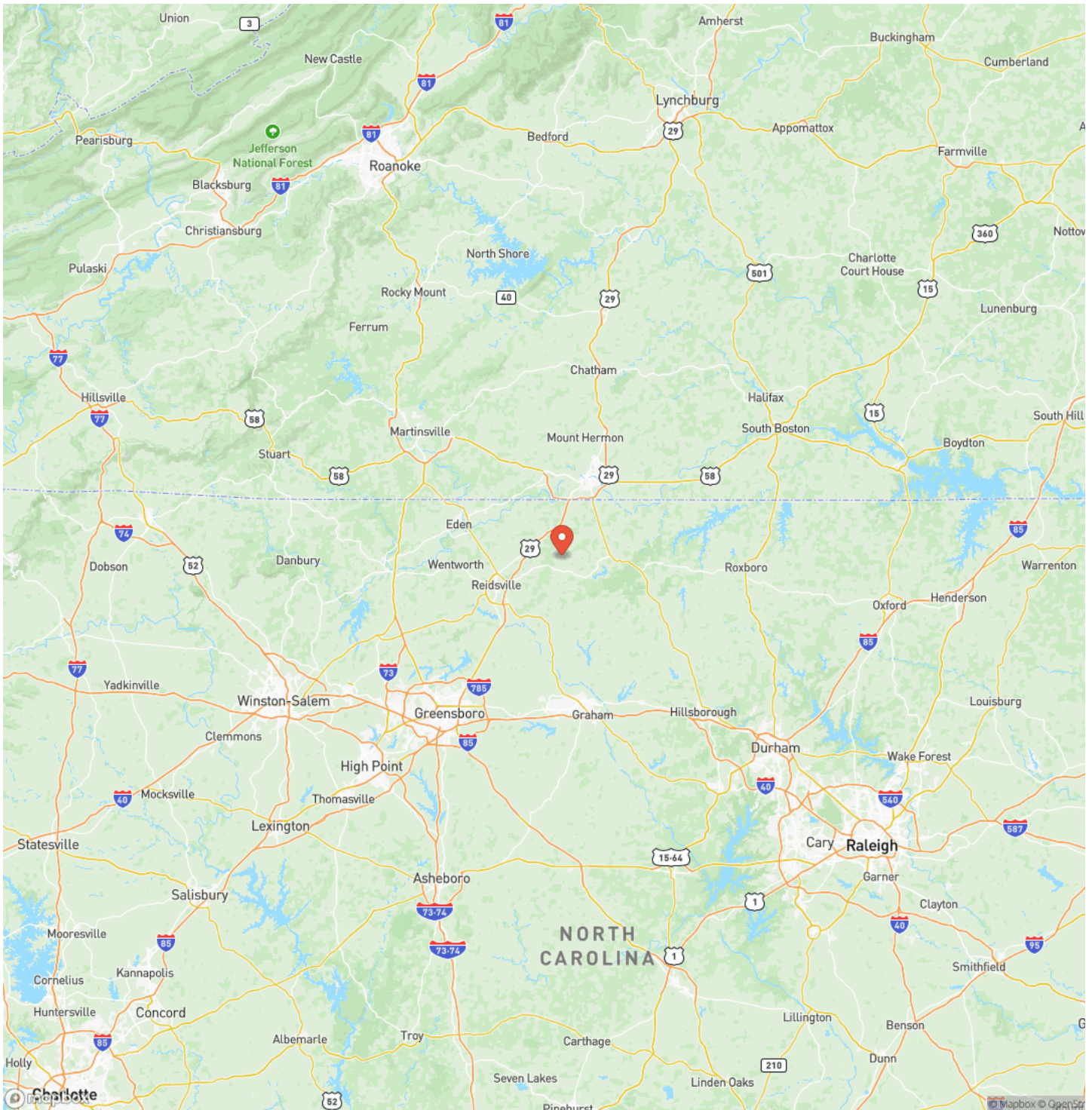


Locator Map



**+/-49.36 Acres of Prime Country Homesite & Recreational Retreat for Sale in Caswell County, NC!
Ruffin, NC / Rockingham County**

Locator Map



**+/-49.36 Acres of Prime Country Homesite & Recreational Retreat for Sale in Caswell County, NC!
Ruffin, NC / Rockingham County**

Satellite Map



+/-49.36 Acres of Prime Country Homesite & Recreational Retreat for Sale in Caswell County, NC!
Ruffin, NC / Rockingham 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

NOTES

[illegible]

DISCLAIMERS

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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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