



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Jason & Spencer Copland Tract Caswell County, NC

71.65+/- Acres
Price - \$299,900.00

Property Information:

Address: Boy Scout Camp Road

City: Yanceyville, NC 27379

Legal Information:

Parcel ID: 0055.00.00.0022

Deed: DB 475, PG 469

Plat: PB 15, PG 53 & PB 15, PG 547

Tax Value: \$268,040.00

Estimated 2020 Taxes: \$2,069.00

Great opportunity for your private hunting preserve or create multiple home sites with possible lake views. Enjoy the excellent deer and turkey hunting the area offers while developing the property. Tract borders the Boy Scout Camp on the south. Over 1,400 feet of frontage on Farmer Lake boundary. There is an 80-foot buffer from water's edge that is owned by the lake. The property has 1,100 feet of road frontage on Boy Scout Rd, and 1,700 feet of frontage along Wenasa Trail, which is a private road and offers a prime opportunity to subdivide. Wenasa Trail is on the north side of the property and Graves Watlington Rd fronts the property for a short distance on the south side.

Directions: From intersection of US-158 and NC-86 west of Yanceyville, follow US-158 W for 3.1 miles. Turn left onto Boy Scout Camp Rd and follow for 1.9 miles. Property will be on right. Look for sign.

General Information

Best Use: Residential/Estate/Retreat/Recreation

Current Use: Recreation/Timber/Hunting

Topography: Rolling

Access: Over 1,100 feet of road frontage on Boy Scout Rd and 1,700 feet on Wenasa Trail, a private road to north.

Zoning: AR

Located approximately 6 miles to Yanceyville, 22 miles to Burlington and 37 miles to Greensboro, this tract provides easy access back to amenities and is perfect for a new home or country getaway.

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

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