

FOR SALE

GAT-3212
McCormick County
298.9 +/- Acres
\$825,000



Located near the rural community of Troy in McCormick County SC, this property offers an abundance of opportunities for the outdoor enthusiast including hunting, trail riding and just exploring the great outdoors. The property offers a gentle rolling topography with scenic vistas overlooking mature hardwood creek bottoms, there are multiple potential home sites located throughout the property. The significant benefit of this property is that it is surrounded by the 370,000-acre Sumter National Forest providing protection, privacy and an abundance of wild game.

The landscape consist of a diverse habitat including 238+/- acres of mature loblolly plantation most of which is one age class and established in 1984. The hardwood creek bottoms have a seasonal flow and consist of 60+/- acres of mature hard and soft wood species. The timber is in excellent growing condition and may provide a continual revenue stream through sustainable forestry management. Located adjacent to the property is the well-documented and historical site referred to as the Long Cane Massacre. This site is significant to the history of exploration and the Calhoun family settlement in South Carolina for its association with the Cherokee War of 1760. An estimated 100 Cherokee Warriors overtook approximately 150 Scottish-Irish settlers in a property dispute here.

FEATURES

- Merchantable Pine Plantation
- Natural Pine and Hardwood
- Deer, Turkey, and Dove Hunting
- Permanent Residential Potential
- County Dirt Road
- Creek

DIRECTIONS

From Troy take Main St W., which turns into Greenwood St, and continue for 2 tenths of a mile. Turn left onto Hall St., which turns into Charleston Rd W., for 1.3 miles. At the fork take the left fork entering into the US Forest Service Lands and continue on public dirt road for .5 miles. Property will begin on the right. The main entrance gate is another 2 tenths of a mile on the right.

CONTACT

TODD CROSBY

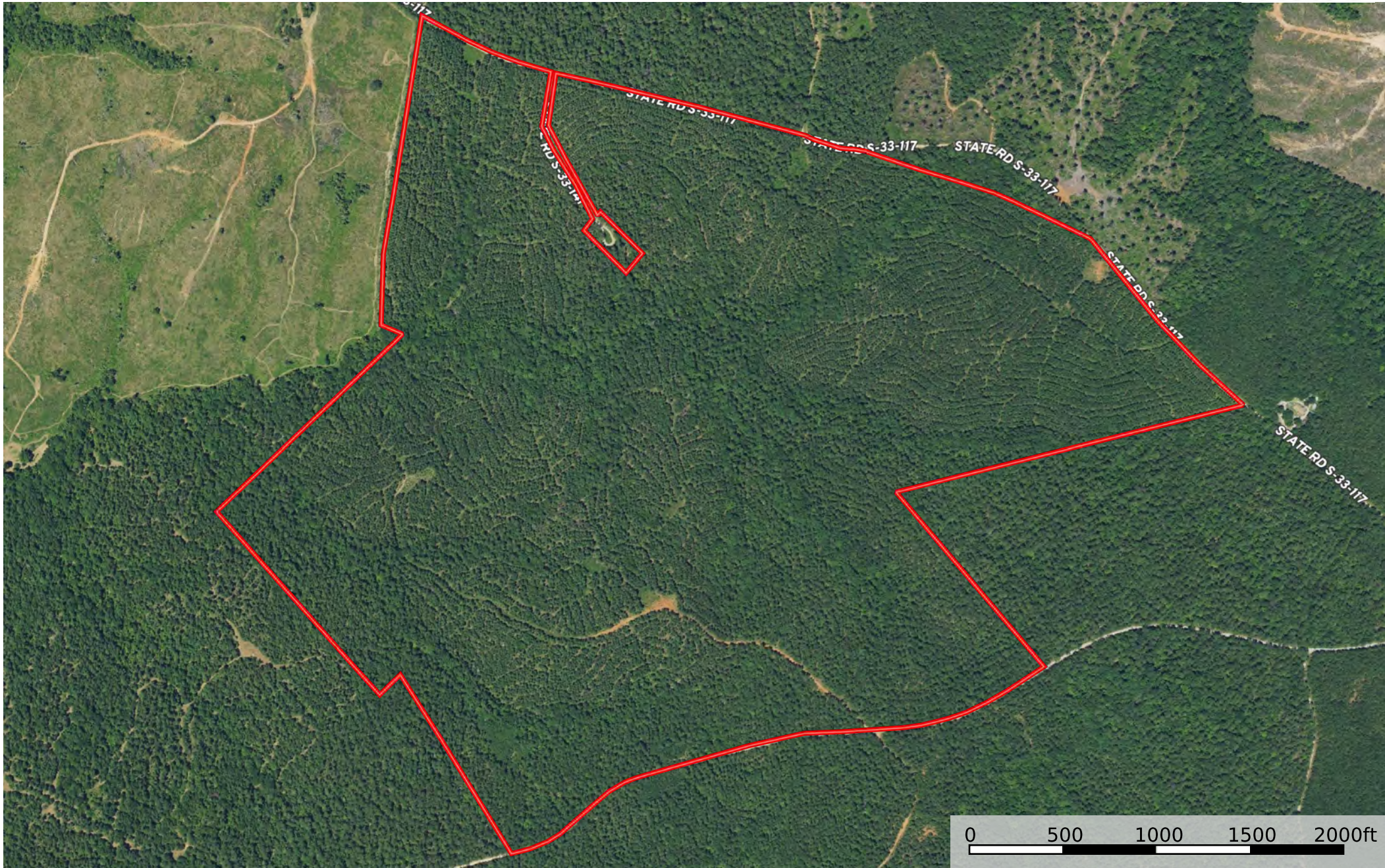
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Boundary

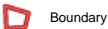
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