

# FOR SALE

## GAT-3212 SOUTH

McCormick County

183.1 +/- Acres

\$499,500



The diverse landscape will provide all outdoor enthusiasts much enjoyment from hunting, trail riding, tree farming, or serve as a permanent residence. The property is comprised of 155 acres of well-stocked loblolly plantation. In addition, there are approximately 28 +/- acres of mature hardwood creek bottom meandering through the tract offering a very diverse habitat for wildlife. The surrounding neighbor is National Forest; as a result, the property will offer privacy, seclusion, and quiet enjoyment along with abundant populations of deer and turkey.

### 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

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